



THURSDAY JUNE 2, 2022
MINUTES

CALL TO ORDER

A. Roll Call 9:00 AM

Commissioner Marcelle Griffith-Burke, Chair	Present
Commissioner John Kern, Vice Chair	Present
Commissioner Cheri Pavlik	Absent
Commissioner Michael Kelley	Present
Commissioner Sam Caliendo	Present
Commissioner Sheri Scarborough	Present
Commissioner Alex Brumfield	Present
Commissioner Mark Beatty	Present
Commissioner Jess Sowards	Present

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

Motion to receive and file, approved by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second			Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

F. Adoption of the Minutes

Motion to approve the Minutes by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Moved			Second				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

G. Swearing In

H. Amendments to the Agenda

Item number 3, Signs Condition 1 of Exhibit C-1, was amended to correct the spelling of the word “façade” which was missing the letter “c”. Also, Signs Condition 2 of Exhibit C-2 was amended to replace a text placeholder reading “xxxx” to instead read “00787”. The “c” in “façade” was replaced in 2a.

Item number 4, All Petitions Condition 1 of Exhibit C, was amended to read “Boundary Survey, instead of “Preliminary Site Plan”.

I. Motion to adopt the Agenda

Motion to adopt the Agenda, as amended, with a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
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	Moved			Second				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

J. Disclosures

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		3						N/A

K. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 1. **ZV-2021-01937** Title: a Type 2 Variance application of Richard Critchfield by Dunay Miskel and Backman LLP, Agent. Request: to reduce the setbacks for the outdoor storage area
General Location: Approximately 0.12 mile north of Happy Hollow Road and approximately 0.1 mile west of Lyons Road (**Critchfield Holdings**) (Control 2004-00206)

Pages 1 - 18
 Conditions of Approval Pages (5 - 5)
 Project Manager: Donna Adelsperger
 Size: 4.90 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type 2 Variance to reduce the setbacks for the outdoor storage area, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 8-0-0.

D. ZONING APPLICATIONS - NEW

- 2. **CB-2021-01183** Title: a Class B Conditional Use application of U S Sugar Corp, Universal BioCarbon, Inc. - Michael Milicevic by BSC Engineering Inc, Universal BioCarbon Inc, Agent. Request: to allow Chipping and Mulching
General Location: South side of Conners Hwy, approximately 1.6 miles east of the intersection of Conners Highway and US 441 (**Universal BioCarbon, Inc.**) (Control 2013-00353)

Pages 1 - 19
 Conditions of Approval Pages (6 - 6)
 Project Manager: Donna Adelsperger
 Overall Site: 549.27 acres
 Affected Area: 28.74 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow Chipping and Mulching subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Approved a Class B Conditional Use (with conditions) by a vote of 8-0-0.

- 3. **DOA/ZV-2021-01942** Title: a Development Order Amendment application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent.
Request: to modify Conditions of Approval
Title: a Type 2 Variance application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent. Request: to increase wall sign area (Building C3)
General Location: South side of Glades Road approximately 1,450 ft. east of State Road 7
(Johns Glades West MXPD) (Control 2004-00459)

Pages 1 - 34
 Conditions of Approval Pages (7 - 10) Project
 Manager: Timothy Haynes
 Size: 37.26 acres ± BCC District: 5

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

MOTION: To adopt a Resolution approving a Development Order Amendment to modify Conditions of Approval, subject to the Conditions of Approval as Indicated in Exhibit C-1.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Approved a Development Order Amendment as amended (with conditions) by a vote of 8-0-0.

MOTION: To adopt a Resolution approving a Type 2 Variance to increase wall sign area (Building C3), subject to the conditions of approval as indicated in Exhibit C-2.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				Absent
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Approved a Type 2 Variance as amended (with conditions) by a vote of 8-0-0.

4. **ZV-2021-01547** Title: a Type 2 Variance application of 2154 Zip Code Property LLC by Schmidt Nichols, Agent. Request: to reduce the lot frontage (Multiple Use Planned Development Zoning District)
General Location: East side of North Military Trail, approximately 0.1 miles north of Okeechobee Boulevard (**Okeechobee Commerce Park**) (Control 1994-00038)

Pages 1 - 20
 Conditions of Approval Pages (5 - 5) Project
 Manager: Brenya Martinez
 Size: 8.12 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval, as indicated in Exhibit C.

MOTION: To adopt a Resolution approving a Type 2 Variance to reduce the lot frontage (Multiple Use Planned Development District), subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Approved a Type 2 Variance as amended (with conditions) by a vote of 8-0-0.

5. **Z/CA-2021-01817** Title: an Official Zoning Map Amendment application of Eastwood Lantana LLC, Stan Crooks, Encompass Health Rehabilitation Hospital by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District
Title: a Class A Conditional Use application of Eastwood Lantana LLC, Stan Crooks, Encompass Health Rehabilitation Hospital by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Hospital
General Location: North side of Lantana Road, approximately 0.26 miles east of SR7/44 (**Encompass Health Rehabilitation Hospital of Lake Worth**) (Control 1997-00048)

Pages 1 - 30
 Conditions of Approval Pages (9 - 11)
 Project Manager: Imene Haddad/Wendy Hernandez
 Size: 8.21 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0.

MOTION: To recommend approval of a Class A Conditional Use to allow a Hospital subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 8-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second		Moved				
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 8-0-0.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT 9:10 AM

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