



**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**THURSDAY SEPTEMBER 6, 2018**  
**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N Jog Rd, West Palm Beach, 33411**

**CALL TO ORDER**

A. Roll Call - 9:16am

Commissioner Mark Beatty, Chair	Present
Commissioner Alex Brumfield III, Vice Chair	Present
Commissioner Sam Caliendo	Absent
Commissioner Sheri Scarborough	Present
Commissioner Amir Kanel	Absent
Commissioner Joseph Snider	Absent
Commissioner Barbara Katz	Present
Commissioner Robert Currie	Present

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

Motion to receive and file 5-0

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Moved	Second		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

F. Adoption of the Minutes

Motion carried 5-0

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Moved	Second		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

G. Swearing In

## H. Disclosures

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
		6		No	No	4 & 6*	No
Absent	Absent		Absent				

\*Commission Chair Mark Beatty Recused himself from Item #6, ABN/ZV/CA-2017-02003 (American German Club)

### **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**

**4. ZV/DOA/CA-2018-00394 Polo Club Shoppes**

**MOTION CARRIED 7-0**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 1. **CA-2018-00303** Title: a Class A Conditional Use application of Thomas McGovern by Land Research Management Inc., Agent. Request: to allow Limited Pet Boarding accessory to a Single-Family residence.

General Location: Northeast corner of 67th Street North and Coconut Boulevard. **(McGovern's K9 Solutions)** (Control 2018-00026)

Pages 1 - 16

Conditions of Approval Pages (6 - 7) Project

Manager: Lorraine Fuster

Size: 1.32 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to 9 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Limited Pet Boarding accessory to Single-Family residence subject to the Conditions of Approval as indicated in Exhibit C.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Second	Moved		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

**Decision: Recommended Approval of a Class A Conditional Use (as amended) by a vote of 5-0-0.**

- 2. **ZV/Z/W-2018-00380** Title: an Official Zoning Map Amendment application of Jimenez Family Limited Partnership, Skees Industrial Park, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District and Single Family Residential (RS) Zoning District to the General Industrial (IG) Zoning District.

General Location: Approximately 0.15 miles north of Belvedere Road on the east side of Skees Road. **(A1 Industrial Park)** (Control 2005-00231)

Pages 17 - 35

Conditions of Approval Pages (22 - 23)

Project Manager: Lorraine Fuster

Size: 9.85 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone (COZ) and 8 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District and Single Family Residential (RS) Zoning District to General Industrial (IG) Zoning District with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Moved	Second		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

**Decision: Recommended Approval of an Official Zoning Map Amendment (as amended) by a vote of 5-0-0.**

3. **ABN/DOA/CA-2018-00406** Title: a Development Order Abandonment application of Family Church 6, LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Class A Conditional Use for a Place of Worship.

Title: a Class A Conditional Use application of Family Church 6, LLC by Urban Design Kilday Studios, Agent. Request: to allow a Day Care General.

General Location: Northeast corner of Indiantown Road and 134th Way North. **(Jupiter Farms Baptist Church)** (Control 1998-00061)

Pages 36 - 51

Conditions of Approval Pages (42 - 43)

Project Manager: Diego Penaloza

Size: 10.31 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C.

**MOTION:** to recommend approval of a Development Order Abandonment for a Class A Conditional Use to allow a Place of Worship.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Second	Moved		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

**Decision: Recommended Approval of a Development Order Abandonment by a vote of 5-0-0.**

**MOTION:** to recommend approval of a Class A Conditional Use to allow a Day Care General subject to 15 Conditions of Approval as indicated in Exhibit C.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Second	Moved		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

**Decision: Recommended Approval of a Class A Conditional Use by a vote of 5-0-0.**

4. **ZV/DOA/CA-2018-00394** Title: a Type 2 Variance application of Jamestown 29 Investment Holdings LP by Urban Design Kilday Studios, Agent. Request: To allow an increase in height for a relocated Ground Mounted Freestanding Sign; and, to modify Incompatibility Buffers, to include: reduction of buffer width, number of trees and palms, and width of planting area adjacent to a wall; to eliminate small and medium shrubs, a wall, and shrubs required on both sides of a wall; and, to allow an increase in easement overlap.

Title: a Development Order Amendment application of Jamestown 29 Investment Holdings LP by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan and modify the Regulating Plan; to add land area; to add uses; to add an access point, to add square footage; and, modify Conditions of Approval (All Petitions and Engineering).

Title: a Class A Conditional Use application of Jamestown 29 Investment Holdings LP by Urban Design Kilday Studios, Agent. Request: to allow a Type 1 Restaurant with a Drive-Through.

General Location: Southwest corner of Military Trail and Champion Blvd. **(Polo Club Shoppes)** (Control 1986-00090)

Pages 52 - 98

Conditions of Approval Pages (64 - 70)

Project Manager: Carlos Torres

Size: 14.18 acres ±

BCC District: 5

(affected area 9.14 acres ±)

**Staff Recommendation:** Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1, 22 Conditions of Approvals as indicated in Exhibit C-2, and 5 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Type 2 Variance to allow an increase in height for a relocated Ground Mounted Freestanding Sign; and, to modify Incompatibility Buffers, to include: reduction of buffer width, number of trees and palms, and width of planting area adjacent to a wall; to eliminate small and medium shrubs, a wall, and shrubs required on both sides of a wall; and, to allow an increase in easement overlap subject to the Conditions of Approval as indicated in Exhibit C-1.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Moved	Second		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

**Decision: Recommended Approval of a Type 2 Variance by a vote of 5-0-0.**

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan and modify the Regulating Plan; to add land area; to add uses; to add an access point, to add square footage; and, modify Conditions of Approval (All Petition and Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
				Moved	Second		
Absent	Absent	Yes	Absent	Yes	Yes	Yes	Yes

**Decision: Recommended Approval of a Development Order Amendment by a vote of 5-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-Through subject to the Conditions of Approval as indicated in Exhibit C-3.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
Absent	Absent	N/A	Absent	N/A	N/A	N/A	N/A

**Decision: Withdrawn by applicant.**

- DOA-2017-02490** Title: a Development Order Amendment application of SR II, LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; relocate square footage; increase building square footage; and, modify a Condition of Approval (Environmental).  
General Location: East side of Pratt Whitney Road, approximately 1,000 feet north of Corporate Road North. (**Palm Beach Park of Commerce Surf Ranch Florida**) (Control 1981-00190)

Pages 99 - 133

Conditions of Approval Pages (108 - 112)

Project Manager: Lorraine Fuster

Size: 78.91 acres ±

BCC District: 1

(affected area 46.66 acres ±)

**Staff Recommendation:** Staff recommends approval of the request, subject to 27 Conditions

of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; relocate square footage; increase building square footage; and, to modify a Condition of Approval (Environmental).

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
Absent	Absent	N/A	Absent	N/A	N/A	N/A	N/A

**Decision: Recommended Approval of a Development Order Amendment by a vote of 5-0-0.**

**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**

6. **ABN/ZV/Z/CA-2017-02003** Title: a Development Order Abandonment application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow the expansion of an existing Private Club, Sewage Treatment Plant and On-Site Water Treatment Facility.  
Title: a Type 2 Variance application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow for an increase in easement overlap within a Compatibility Buffer; to modify a Right-of-Way (R-O-W) Buffer, to include: width reduction, to eliminate small and medium shrubs, to eliminate trees; eliminate or reduce minimum wall or fence setback, and eliminate or reduce 75 percent planting on the exterior side of a fence or wall; to allow for Drive Aisle width reduction; and, to eliminate a Divider Median within the parking area.  
Title: an Official Zoning Map Amendment application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) the Zoning District.  
Title: a Class A Conditional Use application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow an Assembly Membership Nonprofit.  
General Location: Northeast corner of Lantana Road and Myers Road, approximately 870 feet west of Haverhill Road. **(American German Club)** (Control 1981-00148)

Pages 134 - 196

Conditions of Approval Pages (148 - 153) Project Manager: Carlos Torres

Size: 10.27 acres ±  
 District: 2

BCC

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C-1, 1 Condition of Approval as indicated in Exhibit C-2, and 17 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow the expansion of an existing Private Club, Sewage Treatment Plant, On-Site Water Treatment Facility.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
Absent	Absent	N/A	Absent	N/A	N/A	N/A	N/A

\*Commission Chair Mark Beatty Recused himself from ABN/ZV/Z/CA-2017-02003 (American German Club)

**Decision: To Postpone to October 4, 2018 due to lack of quorum.**

**MOTION:** To adopt a resolution approving a Type 2 Variance to allow for an increase in easement overlap within a Compatibility Buffer; to modify a Right-of-Way (ROW) Buffer, to include: width reduction, to eliminate small and medium shrubs, to eliminate trees;

eliminate or reduce minimum wall or fence setback, and eliminate or reduce 75 percent planting on the exterior side of a fence or wall; to allow for Drive Aisle width reduction; and, to eliminate a Divider Median within the parking area subject to the Conditions of Approval as indicated in Exhibit C-1.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
Absent	Absent	N/A	Absent	N/A	N/A	N/A	N/A

\*Commission Chair Mark Beatty Recused himself from ABN/ZV/Z/CA-2017-02003 (American German Club)

**Decision: To Postpone to October 4, 2018 due to lack of quorum.**

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
Absent	Absent	N/A	Absent	N/A	N/A	N/A	N/A

\*Commission Chair Mark Beatty Recused himself from ABN/ZV/Z/CA-2017-02003 (American German Club)

**Decision: To Postpone to October 4, 2018 due to lack of quorum.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow an Assembly Membership Nonprofit subject to the Conditions of Approval as indicated in Exhibit C-3.

Kanel	Snider	Katz	Caliendo	Scarborough	Brumfield	Beatty	Currie
Absent	Absent	N/A	Absent	N/A	N/A	N/A	N/A

\*Commission Chair Mark Beatty Recused himself from ABN/ZV/Z/CA-2017-02003 (American German Club)

**Decision: To Postpone to October 4, 2018 due to lack of quorum.**

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

- 7. 2019 Zoning Commission Hearing dates.

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT 9:58am**

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**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, MARK STEVEN BEATTY, hereby disclose that on SEPTEMBER 06, 20 18 :

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MY FIRM, ARCHITECTURE GREEN LLC. RETAINED JMORTON PLANNING AND LANDSCAPE ARCHITECTURE TO PROVIDE LANDSCAPE ARCHITECTURE SERVICES FOR CANYON DISTRICT PARK.

ZONING COMMISSION PUBLIC HEARING  
SEPTEMBER, 6, 2018  
AGENDA ITEM #6 ABN/ZV/Z/CA-2017-02003

SEPT/06/2018  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, MARK STEVEN BEATTY, hereby disclose that on SEPTEMBER 06, 20 18 :

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MY FIRM, ARCHITECTURE GREEN LLC. RETAINED JMORTON PLANNING AND LANDSCAPE ARCHITECTURE TO PROVIDE LANDSCAPE ARCHITECTURE SERVICES FOR CANYON DISTRICT PARK.

ZONING COMMISSION PUBLIC HEARING  
SEPTEMBER, 6, 2018  
AGENDA ITEM #6 ABN/ZV/Z/CA-2017-02003

SEPT/06/2018  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

