



**PALM BEACH COUNTY, FLORIDA**

**THURSDAY JUNE 6, 2019**  
**MINUTES**

**CALL TO ORDER**

A. Roll Call

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Present
Commissioner Amir Kanel	Present
Commissioner John Kern	Present
Commissioner Marcelle Griffith Burke	Absent
Commissioner Mark Beatty	Present
Commissioner Robert Currie	Present
Commissioner Brumfield	Present

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

Motion to receive and file 7-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

F. Adoption of the Minutes

Motion to receive and file 7-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

- G. Swearing In
- H. Disclosures

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Recused: #13, #14, #15	0	Absent	0	8,12,13,15	8	8	0

\*Commissioner Mark Beatty Recused himself from ABN/DOA-2019-00101 Boca Raton Cell Tower, PDD/DOA/CA/W-2019-00135 Boca Raton Golf Course PUD, Z-2019-00758 Boca Raton Golf Course Rezoning to PO.

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 6. **ZV-2018-01037** Title: a Type 2 Variance application of Totally Glass & Blinds, LLC by Land Research Management Inc., Agent. Request: to reduce: front, side and rear setbacks, lot size, frontage, depth, terminal island width and planting material, interior landscaping material, Right-of-Way (R-O-W) buffer width and planting material, and Compatibility Buffer width and planting material; and, to eliminate dumpster, loading space, and Foundation Planting width and planting materials.

General Location: West side of Military Trail, approximately 0.25 miles south of Belvedere Road. (**Totally Glass & Blinds**) (Control 2011-00348)

Pages 69 - 124

Conditions of Approval Pages (74 - 75)

Project Manager: Carlos Torres

Size: 0.15 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the Request subject to 9 Conditions of Approval as indicated on Exhibit C.

**MOTION:** To adopt a Resolution approving a Type 2 Variance to reduce: front, side and rear setbacks, lot size, frontage, depth, terminal island width and planting material, interior landscaping material, Right-of-Way (R-O-W) Buffer width and planting material, and Compatibility Buffer width and planting material; and, to eliminate dumpster, loading space, and Foundation Planting width and planting materials subject to 9 Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Postponed to July 3, 2019 by a vote of 7-0-0.**

- 1. **SV/ZV/CA-2018-01805** Title: a Subdivision Variance application of JMB Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reduce the minimum legal right-of-way access width.

Title: a Type 2 Variance application of JMB Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reduce setbacks, landscape buffer width; reduce and eliminate landscape buffer vegetation materials; eliminate landscape protection measures (curbing) and trees; and, to allow location of a fence on the property line and to eliminate requirement to plant on exterior side of the fence.

Title: a Class A Conditional Use application of JMB Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 2 Congregate Living Facility.

General Location: Northwest corner of 155th Place North and 79th Terrace North. (**Banyan House**) (Control 2015-00115)

Pages 1 - 1

Project Manager: Carrie Rechenmacher

Size: 1.83 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Wednesday, July 3, 2019.

**MOTION:** To postpone to Wednesday, July 3, 2019.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Postponed to July 3, 2019 by a vote of 7-0-0.**

2. **ZV/CA-2018-01804** Title: Type 2 Variance application of Dakota Limited Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reduce parking space dimensions and drive aisle width, allow location of a fence on the property line and eliminate requirement to plant on exterior side of the fence; eliminate parking lot surface material requirement, landscape protection measures (curbing), Right-of-Way (R-O-W), Incompatibility Buffer and landscape island landscaping; and, to increase easement overlap in the R-O-W Buffer.

Title: a Class A Conditional Use application of Dakota Limited Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 2 Congregate Living Facility.

General Location: North side of Donald Ross Road, approximately 350 feet east of 69th Drive North. **(Hedge House)** (Control 2018-00013)

Pages 2 - 2

Project Manager: Carolina Valera

Size: 1.09 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Wednesday, July 3, 2019.

**MOTION:** To postpone to Wednesday, July 3, 2019.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Postponed to July 3, 2019 by a vote of 7-0-0.**

**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**
- D. ZONING APPLICATIONS - NEW**

3. **ABN/Z-2018-02226** Title: a Development Order Abandonment application of Cross Development CC Lake Worth, LLC, Glenn Rasmussen by Gunster Yoakley & Stewart PA, CSS Engineering, Agent. Request: to abandon the Conditional Overlay Zone (COZ).  
Title: an Official Zoning Map Amendment application of Cross Development CC Lake Worth, LLC, Glenn Rasmussen by Gunster Yoakley & Stewart PA, CSS Engineering, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ).  
General Location: 0.08 miles north of Lantana Road on the west side of Haverhill Road .  
**(Caliber Collision Lake Worth) (Control 2012-00580)**

Pages 3 - 16

Conditions of Approval Pages (8 - 9)

Project Manager: Ryan Vandenburg

Size: 4.65 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone and 7 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Conditional Overlay Zone (COZ).

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Abandonment by a vote of 7-0-0.**

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

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.**

4. **DOA-2018-01613** Title: a Development Order Amendment application of Liberty Property Limited Partnership by Cotleur & Hearing Inc., Agent. Request: to reconfigure the site plan to add an access point and modify Conditions of Approval (Landscaping and Use Limitations); and, to modify a Class A Conditional Use for Manufacturing and Processing, add/delete square footages and modify Conditions of Approval (Use Limitations).

General Location: On the north side of Southern Boulevard, approximately 0.3 miles east of Jog Road. **(Liberty Airport Center)** (Control 2001-00064)

Pages 17 - 49

Conditions of Approval Pages (25 - 35)

Project Manager: Carrie Rechenmacher

Size: 68.11 acres ±

BCC District: 2

(affected area 1.00 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 46 Conditions of Approval as indicated in Exhibit C-1; and, 6 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan to add an access point, and modify Conditions of Approval (Landscaping and Use Limitations) subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Development Order Amendment to modify a Class A Conditional Use for Manufacturing and Processing, add/delete square footages and modify Conditions of Approval (Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

5. **DOA-2018-01914** Title: a Development Order Amendment application of EALC Investments, LLC by Charles Putman & Associates, Agent. Request: to reconfigure the Site Plan, add square footage, and modify a Condition of Approval (Day Care).

General Location: Northwest corner of South Jog Road and Morikami Park Road. **(Get Ready Set Grow)** (Control 1982-00184)

Pages 50 - 68

Conditions of Approval Pages (55 - 58)

Project Manager: Meredith Leigh

Size: 4.05 acres ±

BCC District: 5

(affected area 0.08 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 19 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, and modify a Condition of Approval (Day Care) subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

7. **ZV/DOA-2018-01003** Title: a Type 2 Variance application of PS Florida One, Inc. by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reduce a Right of Way (R-O-W) Buffer width; eliminate foundation planting; and, increase the utility easement overlap in a R-O-W Buffer.

Title: a Development Order Amendment application of PS Florida One, Inc. by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reconfigure the Site Plan to add square footage and modify Conditions of Approval (Building and Site Design).

General Location: Northwest corner of Cypress Lakes Preserve Drive and State Road 7.

**(Cypress Lake Preserve MUPD)** (Control 2000-00020)

Pages 125 - 167

Conditions of Approval Pages (132 - 139)

Project Manager: Carolina Valera

Size: 5.81 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; and, 40 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a Resolution approving a Type 2 Variance to reduce a Right of Way (R-O-W) Buffer width; eliminate foundation planting; and, increase the utility easement overlap in a R-O-W Buffer subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Approved a Type 2 Variance (with Conditions) as amended, by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan to add square footage and modify Conditions of Approval (Building and Site Design) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Moved		Second		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 8. **PDD-2018-01692** Title: an Official Zoning Map Amendment application of Concert Fountains Properties, LLC by WGINC, Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: West side of South Jog Road, approximately 0.3 miles south of Lake Worth Road. **(The Lofts at Lake Worth)** (Control 2016-00114)

Pages 168 - 195

Conditions of Approval Pages (175 - 181)

Project Manager: Carolina Valera

Size: 62.60 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 29 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application**

Jeff Brophy, Agent and staff provided brief presentation. Jack Rice representing the Fountains North residents spoke acknowledging the Agent and Staff for drafting Conditions of Approval to alleviate the concerns of the residents regarding security, potential environmental hazards from the soil of the golf course, visual screening from the new development, and prohibiting accessing the site through the Fountains North during construction. Three Comment Cards were submitted in opposition.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.**

**D. ZONING APPLICATIONS - NEW**

- 9. **DOA-2018-01562** Title: Development Order Amendment application of Lyons Retail, Inc., SAFStor, Inc. by HSQ Group Inc., Agent. Request: to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval (Architectural Review and Landscaping).

General Location: Northeast corner of Lyons Road and Lantana Road. **( Sherbrooke Center)** (Control 1989-00063)

Pages 196 - 223

Conditions of Approval Pages (202 - 209)

Project Manager: Carolina Valera

Size: 8.89 acres ±

BCC District: 3

(affected area 5.90 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application**

Jay Hubner, Agent and staff provided brief presentation. Four public comment cards were

submitted: two did not wish to speak but indicated in writing they were opposed to the project due to the massing and proximity of the proposed 3-story Self Service Storage building to surrounding residential neighborhood; and, two people spoke in opposition of the request citing similar concerns, in addition to concerns regarding the location of the loading area, potential outdoor storage of trucks and recreational vehicles, stormwater management, excessive lighting, the proposed 3-story Self Service Storage building impacts on underground aquifers, and conflicts with existing Conditions of Approval.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval (Architectural Review and Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

10. **DOA/CA-2018-02137** Title: a Development Order Amendment application of 441 Associates, LLC by Insite Studio, Agent. Request: to reconfigure the Site Plan, modify uses, add square footage, modify or delete Conditions of Approval (Building and Site Design, Landscaping, Signs, Use Limitations), and Restart the Commencement Clock. Title: a Class A Conditional Use application of 441 Associates, LLC by Insite Studio, Agent. Request: to allow a General Day Care.

General Location: Northwest corner of State Road 7 and 52nd Place South, approximately 0.75 miles north of Lantana Road. **(South Road Office MUPD)** (Control 2003-00036)

Pages 224 - 251

Conditions of Approval Pages (229 - 240)

Project Manager: Meredith Leigh

Size: 9.26 acres ±

BCC District: 6

(affected area 4.36 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 51 Conditions of Approval as indicated in Exhibit C-1; and, 6 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, modify uses, add square footage, modify or delete Conditions of Approval (Building and Site Design, Landscaping, Signs, Use Limitations), and Restart the Commencement Clock subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

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

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.**

11. **DOA/CA-2018-00120** Title: a Development Order Amendment application of Grove Zoning Commission

Nurseries Inc by WGINC, Agent. Request: to reconfigure the Site Plan, add square footage, modify uses and modify and delete Conditions of Approval (All Petition, Architecture, Dumpster, Engineering, Landscape).

Title: a Class A Conditional Use application of Grove Nurseries Inc by WGINC, Agent. Request: to allow a Type 3 Congregate Living Facility; and, a Self Service Storage Facility (Limited Access).

General Location: Northwest corner of Boynton Beach Boulevard and Orchid Grove Trail. **(Boynton Commons MUPD) (Control 2006-00367)**

Pages 252 - 279

Conditions of Approval Pages (269 - 270)

Project Manager: Carrie Rechenmacher

Size: 10.10 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 31 Conditions of Approval as indicated in Exhibit C-1; 4 Conditions of Approval as indicated in Exhibit C-2; and, 4 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, modify uses and modify and delete Conditions of Approval (All Petition, Architecture, Dumpster, Engineering, Landscape) subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment Use by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 3 Congregate Living Facility subject to Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Self Service Storage Facility (Limited Access) subject to Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.**

- ZV/DOA/CA/W-2018-02152** Title: a Type 2 Variance application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to allow relocation of a fence along the west property line; and, relocation of required planting material and reduction of the required planting width along the south and west property line.

Title: a Development Order Amendment application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to reconfigure the Master Plan to increase residential units and add residential density bonus uses.

Title: a Class A Conditional Use application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to allow Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Developments Rights (TDRs) within a Planned Unit

Development (PUD).

Title: a Type 2 Waiver application of Lake Worth Road Villas, LLC by Insite Studio, Agent .

Request: to allow a reduction of the required frontage along an Arterial or Collector.

General Location: Southwest corner of Lake Worth Road and Florida's Turnpike. **(Lake Worth Royale)** (Control 2017-00194)

Pages 280 - 327

Conditions of Approval Pages (291 - 300)

Project Manager: Carlos Torres

Size: 27.35 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated on Exhibit C-1, 26 Conditions of Approval as indicated in Exhibit C-2, 4 Conditions of Approval as indicated in Exhibit C-3, 8 Conditions of Approval as indicated in Exhibit C-4 and 4 Conditions of Approval as indicated in Exhibit C-5.

**People who spoke on this application**

Brian Terry, Agent and staff provided brief presentation.

**MOTION:** To adopt a Resolution approving a Type 2 Variance to allow relocation of a fence along the west property line; and, relocation of required planting material; and reduction of the required planting width along the south and west property line subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Approved a Type 2 Variance (with Conditions) by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan to increase residential units and add residential density bonus uses subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Development Order Amendment by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow Workforce Housing Program Density bonus greater than 30% subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Transfer of Development Rights (TDR) to a Planned Unit Development (PUD) subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				

Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes
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**Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.**

**MOTION:** To recommend approval of the request for a Type 2 Waiver to allow a reduction of the required frontage along an Arterial or Collector subject to the Conditions of Approval as indicated in Exhibit C-5.

Motion carried 7-0-0

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
Moved			Second				
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

**Recommended Approval of a Type 2 Waiver by a vote of 7-0-0.**

13. **ABN/DOA-2019-00101** Title: a Development Order Abandonment application of City of Boca Raton by Miller Land Planning, Agent. Request: to abandon a Class A Conditional Use to allow a Self Support/Lattice Tower; and, to abandon Type 2 Waivers to allow a reduction of the required setback for a Self Support/Lattice Tower.

Title: a Development Order Amendment application of City of Boca Raton by Miller Land Planning, Agent. Request: to add and delete land area.

General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike. ( **Boca Raton Cell Tower**) (Control 1981-00019)

Pages 328 - 411

Conditions of Approval Pages (346 - 357)

Project Manager: Ryan Vandenburg

Size: 193.51 acres ±

BCC District: 5

(affected area 3.27 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated in Exhibit C-1.

**People who spoke on this application**

Four residents spoke in opposition to the project, citing concerns related to health, property value, traffic, property insurance concerns, use of the Tower by private communication companies, and concerns over the break point. There was also a petition submitted in opposition to the Tower. The Agent as well as Facilities Development & Operations Strategic Planning (FD&O) staff provided a detailed presentation and agreed to the all of the Conditions of Approval. Further, FD&O staff agreed to an additional Condition of Approval in response to public input, to limit use of the proposed Government Tower to Government entities only.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Class A Conditional Use to allow a Self Support/Lattice Tower.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes

\*Commissioner Mark Beatty Recused himself from ABN/DOA-2019-00101.

**Recommended Approval of a Development Order Abandonment by a vote of 6-0-1.**

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Type 2 Waiver to allow a reduction of the required setback for a Self Support /Lattice Tower.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		

Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes
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\*Commissioner Mark Beatty Recused himself from ABN/DOA-2019-00101.

**Recommended Approval of a Development Order Abandonment by a vote of 6-0-1.**

**MOTION:** To recommend approval of a Development Order Amendment to add and delete land area subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes

\*Commissioner Mark Beatty Recused himself from ABN/DOA-2019-00101.

**Recommended Approval of a Development Order Amendment by a vote of 6-0-1.**

14. **PDD/DOA/CAW-2019-00135** Title: an Official Zoning Map Amendment application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to reconfigure the Master Plan, add and delete land area and add uses.

Title: a Class A Conditional Use application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to allow a Self Support Communication Tower.

Title: a Type 2 Waiver application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to allow a reduction of the required Tower separation distances and required setbacks.

General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike. **(Boca Raton Golf Course PUD)** (Control 1981-00019)

Pages 328 - 411

Conditions of Approval Pages (346 - 357)

Project Manager: Ryan Vandenburg

Size: 193.51 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-2; 30 Conditions of Approval as indicated in Exhibit C-3; 4 Conditions of Approval as indicated in Exhibit C-4; and, 4 Conditions of Approval as indicated in Exhibit C-5.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Public Ownership (PO) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes

\*Commissioner Mark Beatty Recused himself from PDD/DOA/CAW-2019-00135.

**Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-1.**

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan, add and delete land area and add uses subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes

\*Commissioner Mark Beatty Recused himself from PDD/DOA/CAW-2019-00135.

**Recommended Approval of a Development Order Amendment by a vote of 6-0-1.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Self Support Communication Tower subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		

Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes
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\*Commissioner Mark Beatty Recused himself from PDD/DOA/CAW-2019-00135.

**Recommended Approval of a Class A Conditional Use by a vote of 6-0-1.**

**MOTION:** To recommend approval of a Type 2 Waiver to allow a reduction of the required Tower separation distances and required setbacks subject to the Conditions of Approval as indicated in Exhibit C-5.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes

\*Commissioner Mark Beatty Recused himself from PDD/DOA/CAW-2019-00135.

**Recommended Approval of a Type 2 Waiver by a vote of 6-0-1.**

- 15. **Z-2019-00758** Title: an Official Zoning Map Amendment application of G.L. Acquisitions Corporation, City of Boca Raton by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Public Ownership (PO) Zoning District.

General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike. **(Boca Raton Golf Course Rezoning to PO)** (Control 1981-00019)

Pages 328 - 411

Conditions of Approval Pages (346 - 357)

Project Manager: Ryan Vandenburg

Size: 0.01 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-6.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Public Ownership (PO) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-6.

Motion carried 6-0-1

Beatty	Kanel	Burke	Caliendo	Scarborough	Kern	Currie	Brumfield
			Second		Moved		
Recused*	Yes	Absent	Yes	Yes	Yes	Yes	Yes

\*Commissioner Mark Beatty Recused himself from Z-2019-00758.

**Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-1.**

**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**

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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 JUNE, 6, 20 19 :

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

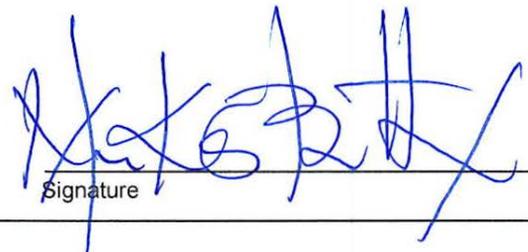
- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of PALM BEACH COUNTY, 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. HAS A COUTINUING SERVICE CONTRACT WITH PALM BEACH COUNTY.**

- Agenda June 6, 2019
- Item #13 - ABN/DOA-2019-00101
- Item #14 - PDD/DOA/CA/W-2019-00135
- Item #15 - Z-2019-00758

6/7/19  
Date Filed

  
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.