CALL TO ORDER

A. Roll Call
   Commissioner Sheri Scarborough, Chair Present
   Commissioner Sam Caliendo, Vice Chair Absent
   Commissioner Amir Kanel Present
   Commissioner John Kern Present
   Commissioner Marcelle Griffith Burke Present
   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

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F. Adoption of the Minutes

Motion to receive and file 7-0

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G. Swearing In

H. Disclosures

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*Recused: #5, #6

A. POSTPONEMENTS

B. REMANDS

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

   Pages 1 - 1
   Project Manager: Carrie Rechenmacher
   Size: 1.83 acres
   BCC District: 1
   Staff Recommendation: Staff Recommends approval of the Applicant's request to remand to the Development Review Officer (DRO).

   **MOTION:** To approve the request to remand to the DRO.

   Motion carried 7-0-0

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   **Approved a remand to the DRO 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.
   General Location: North side of Donald Ross Road, approximately 350 feet east of 69th Drive North. *(Hedge House)*

   Pages 2 - 2
   Project Manager: Carolina Valera
   Size: 1.09 acres
   BCC District: 1
   Staff Recommendation: Staff Recommends approval of the Applicant's request to remand to the Development Review Officer (DRO).

   **MOTION:** To approve the request to remand to the DRO.

   Motion carried 7-0-0

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Approved a remand to the DRO by a vote of 7-0-0.

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

3. **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, Compatibility Buffer width and planting material, and required parking; and, to eliminate dumpster, loading space, and Foundation Planting 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 3 - 61
Conditions of Approval Pages (8 - 9)
Project Manager: Carlos Torres
Size: 0.15 acres

BCC District: 7

Staff Recommendation: Staff recommends approval of the Request subject to the 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, Compatibility Buffer width and planting material, and required parking; and, to eliminate dumpster, loading space, and Foundation Planting and planting materials. subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-0

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

D. ZONING APPLICATIONS - NEW


General Location: North side of Morikami Park Road, approximately 630 feet west of South Jog Road. (Morikami Estates) (Control 2008-00522)

Pages 62 - 77
Conditions of Approval Pages (66 - 66)
Project Manager: Carolina Valera
Size: 4.99 acres

BCC District: 5

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

Approved a Type 2 Variance (with conditions) by a vote of 7-0-0.
C.

Motion carried 7-0-0

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

5. **PDD-2019-00292** Title: an Official Zoning Map Amendment application of Broward Rentals, Inc. by J.Morton Planning & Landscape Architecture, Agent. **Request:** to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

**General Location:** South side of Atlantic Avenue, approximately 0.2 miles east of State Road 7/US 441. *(Broward Rentals MUPD)* (Control 2016-00130)

Pages 78 - 99

Conditions of Approval Pages (83 - 85)

Project Manager: Carolina Valera

Size: 10.53 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 recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 6-0-1

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**Postponed to August 1, 2019 by a vote of 6-0-1.**

6. **Z-2019-00527** Title: an Official Zoning Map Amendment application of Stephen Homrich, FCC Environmental Services, LLC, Rose Homrich by J.Morton Planning & Landscape Architecture, Agent. **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.

**General Location:** West Side of State Road 7, approximately 600 feet north of Boynton Beach Boulevard (with additional frontages on 100th Street South and 97th Place South). *(Homrich Nursery)* (Control 2015-00133)

Pages 100 - 116

Conditions of Approval Pages (105 - 105)

Project Manager: Meredith Leigh

Size: 13.44 acres +

BCC District: 5

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) 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 6-0-1

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**Approved a remand to the DRO by a vote of 6-0-1.**

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

7. **ZV-2018-02101** Title: a Type 2 Variance application of Gulf Stream Views LLC by Miller Land Planning, Agent. **Request:** to reduce the side street setback for residential pools.
   **General Location:** Southwest corner of Briny Breezes Blvd. and Old Ocean Blvd. (30 Ocean) (Control 2002-30054)
   
   Pages 117 - 139
   Conditions of Approval Pages (120 - 120)
   Project Manager: Travis Goodson
   Size: 1.96 acres ±
   BCC District: 4

   **Staff Recommendation:** Staff recommends denial of the request for a Type 2 Variance to reduce the side street setback for residential pools. Should the Zoning Commission support the variance, Staff recommends the request be subject to the Conditions of Approval as indicated in Exhibit C.

   **MOTION:** To adopt a Resolution denying a Type 2 Variance to reduce the side street setback for residential pools.

Motion carried 7-0-0

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*Approved a Type 2 Variance by a vote of 7-0-0.*

8. **DOA-2018-02144** Title: a Development Order Amendment application of Delray Golf Investors LLC, Palm Greens Recreation Condom Ass Inc., 13FH Palm Beach, LP by Urban Design Kilday Studios, Agent. **Request:** to reconfigure the Master Plan; redesignate Golf Course areas to Residential and Civic Pods; add residential units; and, add access points.
   **General Location:** Northeast corner of Lake Ida Road and El Clair Ranch Road, within an area partially bounded by the LWDD E-3 canal to the east (0.5 miles west of Military Trail), El Clair Ranch Road and South Jog Road to the west, and the LWDD L-29 Canal to the north (approximately 0.4 miles north of Flavor Pict Road). *(Delray Trails at Villa del Ray PUD)* (Control 1971-00013)

Pages 140 - 187
Conditions of Approval Pages (147 - 151)
Project Manager: Carolina Valera
Size: 671.80 acres ±
(affected area 118.94 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 recommend approval of a Development Order Amendment to reconfigure the Master Plan; redesignate Golf Course areas to Residential and Civic Pods; add residential units; and, add access points, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-0
Recommended Approval of a Development Order Amendment, as amended by a vote of 7-0-0.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

9. Title: Commissioners reset passwords on County e-mail address.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT 11:37A.M.
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

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<th>LAST NAME—FIRST NAME—MIDDLE NAME</th>
<th>NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE</th>
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<td>BEATTY MARK STEVEN</td>
<td>PALM BEACH COUNTY ZONING COMMISSION</td>
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MAILING ADDRESS
2461 PALM HARBOR DRIVE
CITY: PALM BEACH GARDENS, FLORIDA
COUNTY: PALM BEACH

DATE ON WHICH VOTE OCCURRED
ABSTAINED FROM VOTING 07-03-2019

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)
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 JULY 03, 2019:

(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

JULY, 03, 2019
AGENDA ITEM #5 PDD-2019-00292
AGENDA ITEM #6 Z-2019-00527

July 03/2019

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.
WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

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ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)
APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
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IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

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(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
JULY, 03, 2019
AGENDA ITEM #5 PDD-2019-00292
AGENDA ITEM #6 Z-2019-00527

DATE FILED: JULY 03, 2019

Signature

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