



PALM BEACH COUNTY ZONING COMMISSION

THURSDAY JUNE 4, 2020
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	Present
Commissioner Mark Beatty	Absent
Commissioner Alex Brumfield	Present - Remote
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 7-0

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

- F. Swearing In
- G. Adoption of the Minutes

Motion to receive and file 7-0

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

H. Amendments to the Agenda

Motion to receive and file 7-0

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

Board Decision: Approved

I. Motion to adopt the Agenda

Motion to receive and file 7-0

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

J. Disclosures

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
8,15,16	16	16	15,16,17	15,17	None	Absent	*16

*Commissioner Jess Sowards Recused himself from SV/ZV/PDD/CA-2019-01090, Lee's Landing PUD.

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENT

14. SV-2019-02210 Title: a Subdivision Variance application of Garcia Angel H Mora Living Trust by Miller Land Planning, Agent. Request: to allow access from a 30-foot right-of-way.

General Location: East side of Mathis Street, 750 feet north of Melaleuca Street. **(Mathis Apartments)** (Control 2007-00459)

Pages 358 – 37

Conditions of Approval Pages (362 - 362)

Project Manager: Joanne Keller

Size: 1.53 acres + BCC District: 3

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

Board Recommendation: Board recommends postponement to Thursday, July2, 2020.

Speakers: Bradley Miller, Agent, 13 Comment cards received from the public. 7 members of the public spoke.

MOTION: To postpone to July 2, 2020 Motion carried 7-0-0

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

Board Decision: Postponed to July 2, 2020 by a vote of 7-0-0

17. ZV/DOA/CA/W-2019-01438 Title: a Type 2 Variance application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to reduce the width for a Divider Median.

Title: a Development Order Amendment application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to reconfigure the Site Plan, to add a use, building and square footage

Title: a Class A Conditional Use application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to allow a Type 1 Restaurant with a Drive-through.

Title: a Type 2 Waiver application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a parcel of land with a Residential Future Land Use designation or Use.

General Location: Northeast corner of Atlantic Avenue and Hagen Ranch Road.

(McDonald's L/C #009-2659 Atlantic and Hagen) (Control 1973-00039)

Pages 483 - 517

Conditions of Approval Pages (494 - 501)

Project Manager: Carrie Rechenmacher

Size: 23.46 acres + BCC District: 5

(affected area 0.96 acres +)

Staff Recommendation: Staff recommends approval of the requests subject to the

Conditions of Approval as indicated in Exhibits C-1 through C-4.

2 Comment Cards received

MOTION: To postpone to August 6, 2020 Motion carried 7-0-0

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

Board Decision: Postponed to August 6, 2020 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

1. SV-2019-01235 Title: a Subdivision Variance application of David and Sandra Getz by Cotleur & Hearing Inc., Agent. Request: to allow access from a 20-foot easement.

General Location: North side of Center Street, approximately 1,500 feet west of North Pennock Lane. **(Getz Subdivision)** (Control 2019-00082)

Pages 1 - 17

Conditions of Approval Pages (5 - 5)

Project Manager: Joanne Keller

Size: 1.35 acres + BCC District: 1

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 Subdivision Variance to allow access from a 20-foot easement, subject to the Conditions of Approval as indicated in Exhibit C.

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

Board Decision: Approved a Subdivision Variance by a vote of 7-0-0.

2. ZV-2019-01992 Title: a Type 2 Variance application of David and Sandra Getz by Cotleur & Hearing Inc., Agent. Request: to eliminate the requirement for lot frontage.

General Location: North side of Center Street, approximately 1,500 feet west of North Pennock Lane. **(Getz Subdivision)** (Control 2019-00082)

Pages 18 - 37

Conditions of Approval Pages (21 - 21)

Project Manager: Travis Goodson

Size: 1.35 acres + BCC District: 1

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 eliminate the requirement for lot frontage, subject to the Conditions of Approval as indicated in Exhibit C.

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

Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.

3. ZV-2019-01966 Title: Standalone Type 2 Variance application of Concert Fountains Properties, LLC by WGI INC., Agent. Request: to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall. General Location: Southeast corner of Lake Worth Road and Fountains Drive. **(Lakewood Cove)** (Control 2018-00188)

Pages 38 - 59

Conditions of Approval Pages (43 - 43)

Project Manager: Brenya Martinez

Size: 9.44 acres + BCC District: 2

(affected area 0.21 acres +)

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 setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall, subject to the Conditions of Approval as indicated in Exhibit C.

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

Board Decision: Approved Standalone Type 2 Variance by a vote of 7-0-0.

4. ZV/CA-2019-00333 Title: a Type 2 Variance application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width.

Title: a Class A Conditional Use application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: South side of Melaleuca Lane, approximately 450 feet west of Kirk Road.

(Genesis House) (Control 2005-00327)

Pages 60 - 98

Conditions of Approval Pages (70 - 73)

Project Manager: Carrie Rechenmacher

Size: 2.88 acres + BCC District: 3

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

MOTION: To adopt a resolution approving a Type 2 Variance to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width, subject to the Conditions of Approval as indicated in Exhibit C-1.

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
	Moved		Second				

Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
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Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.

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

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

Board Decision: Recommended Approval of a Class A Conditional Use by a 7-0-0.

5. Z/CA-2019-00515 Title: an Official Zoning Map Amendment application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District. Title: a Class A Conditional Use application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 3 Congregate Living Facility. General Location: South side of Woolbright Road, approximately 200 feet west of Jog Road. **(CERTUS Premier Memory Care at Boynton Beach)** (Control 2006-00305) Pages 99 - 124 Conditions of Approval Pages (108 - 109) Project Manager: Travis Goodson Size: 3.59 acres + BCC District: 5 Staff Recommendation: Staff recommends approval of the requests, 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 Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District, subject to the Condition of Approval as indicated in Exhibit C-1.

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

Board Decision: Recommended Approval of an Official Zoning Map Amendment 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 the Conditions of Approval as indicated in Exhibit C-2.

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

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

D. ZONING APPLICATIONS - NEW

6. **ABN/ABN-2019-02195** Title: a Development Order Abandonment application of Eglise Evangelique Baptiste Par La Foi, Inc. - Jean Clermont by Master Plan Inc., Agent. Request: to abandon a Class B Conditional Use to allow a General Daycare; and, to abandon a Class B Conditional Use to allow Indoor Entertainment. General Location: East side of Military Trail, approximately 485 feet south of Westgate Avenue. **(Eglise Evangelique Baptiste Par La Foi)** (Control 1980-00228)

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 Development Order Abandonment to abandon a Class B Conditional Use to allow a General Daycare.

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

Board Decision: Approved a Development Order Abandonment by a vote of 7-0-0

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Class B Conditional Use to allow Indoor Entertainment.

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

Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 7-0-0.

7. ABN/DOA/CA-2019-01031 Title: a Development Order Abandonment application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair.
 Title: a Development Order Amendment application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock.
 Title: a Class A Conditional Use application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to allow a Type 1 Restaurant with a drive-through.
 General Location: Southeast corner of Hypoluxo Road and Military Trail. **(Hypoluxo Trail Center PCD)** (Control 1985-00013)

Pages 133 - 155
 Conditions of Approval Pages (136 - 146)
 Project Manager: Cody Sisk
 Size: 9.21 acres + BCC District: 3
 (affected area 0.97 acres +)

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

1 Comment card received from Lobbyist, Bradley Miller

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair.

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

Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 7-0-0.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock, subject to the Conditions of Approval as indicated in Exhibit C-1.

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

Board Decision: 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 Type 1 Restaurant with a drive-through, subject to the Conditions of Approval as indicated in Exhibit C-2.

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

Board Decision: Recommended Approval of a Class A Conditional Use Class A by a vote of 7-0-0.

8. ZV/DOA-2019-01227 Title: a Development Order Amendment application of West Ridge South, Inc. by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan, to add buildings, square footage, uses, and an access point; delete land area; and, amend Conditions of Approval.

General Location: South side of Sandalfoot Boulevard, approximately 685 feet east of US-441/State Road 7. (**Sandalfoot Square**) (Control 1980-00103)

Pages 156 - 215

Conditions of Approval Pages (168 - 178)

Project Manager: Meredith Leigh

Size: 32.18 acres + BCC District: 5

(affected area 2.68 acres +)

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

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Compatibility Buffer and Compatibility Buffer landscape planting requirements; and, to allow an easement to overlap a required Landscape Buffer by more than five feet, with no space for required planting materials, subject to the Conditions of Approval as indicated in Exhibit C-1.

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

Board Decision: Approved a Type 2 Variance 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, delete land area, add an access point and a use, and amend Conditions of Approval for the Planned Commercial Development, subject to the Conditions of Approval as indicated in Exhibit C-2.

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

Board Decision: Recommended Approval of a Development Order 7-0-0 Amendment by a vote of 7-0-0.

9. ZV-2019-01642 Title: a Type 2 Variance application of SIL FIR Corp by Kimley-Horn and Associates Inc, Agent. Request: to eliminate a Type 2 Incompatibility Buffer.

General Location: Southeast corner of Okeechobee Boulevard and Seminole Boulevard. (Cumberland Farms Westgate) (Control 2012-00374)

Pages 216 - 238

Conditions of Approval Pages (220 - 221)

Project Manager: Ryan Vandenburg

Size: 2.60 acres + BCC District

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 eliminate a Type 2 Incompatibility Buffer, subject to Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Type 2 Incompatibility Buffer, subject to Conditions of Approval as indicated in Exhibit C.

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

Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.

10. **ZV/PDD/DOA-2019-01902** Title: a Type 2 Variance application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to allow one additional Freestanding Sign.
 Title: an Official Zoning Map Amendment application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
 Title: a Development Order Amendment application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to a Class A Conditional Use to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock.
 General Location: Northeast corner of Boynton Beach Boulevard and State Road 7.
(Bethesda West Hospital) (Control 2006-00011)
 Pages 239 - 306
 Conditions of Approval Pages (250 - 263)
 Project Manager: Ryan Vandenburg
 Size: 58.68 acres + BCC District: 5
 Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.
 3 Comment cards received by public

MOTION: To adopt a resolution approving a Type 2 Variance to allow one additional Freestanding Sign, subject to the Conditions of Approval as indicated in Exhibit C-1.

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

Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.

MOTION: To recommend approval of an Official Zoning Map Amendment to rezone from the Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-2.

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

Board Decision: Recommended Approval of an Official Zoning Map (with conditions, as amended) by a vote of 7-0-0.

MOTION: To recommend approval of a Development Order Amendment to a Planned Development District to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, subject to the Conditions of Approval as indicated in Exhibit C-3.

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

Board Decision: Recommended Approval of a Development Order Amendment (with conditions, as amended) by a vote of 7-0-0.

MOTION: To recommend approval of a Development Order Amendment to a Class A Conditional Use to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, subject to the Conditions of Approval as indicated in Exhibit C-4.

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

Board Decision: Recommended Approval of a Development Order Amendment (with conditions, as amended) by a vote of 7-0-0.

11. **ZV-2019-02196** Title: a Type 2 Variance application of East Coast Mulch Corp by Arc Development Global LLC, Agent. Request: to eliminate a six-foot high concrete block and steel wall with a continuous footing in a landscape buffer where a use is proposed that is incompatible with an adjacent development or district; and, to eliminate a six-foot high opaque wall within a Type 3 Incompatibility Buffer.

General Location: South side of Belvedere Road, approximately 350 east of North Cleary Road and 0.35 miles west of Jog Road. (**East Coast Mulch**) (Control 1979-00202)

Pages 307 - 328

Conditions of Approval Pages (313 - 314)

Project Manager: Meredith Leigh

Size: 4.80 acres + BCC District: 2

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 eliminate a six-foot high concrete block and steel wall with a continuous footing in a landscape buffer where a use is proposed that is incompatible with an adjacent development or district; and, to eliminate a six-foot high opaque wall within a Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C.

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

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

12. **CA-2020-00253** Title: a Class A Conditional Use application of Migrant Association Of South Florida Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow for Assembly Institutional Non-Profit.

General Location: North side of Boynton Beach Boulevard, approximately 500 feet west of Acme Dairy Road. (**Caridad Center Soup Kitchen**) (Control 1983-00067)

Pages 329 - 344

Conditions of Approval Pages (334 - 334)

Project Manager: Ryan Vandenburg

Size: 6.70 acres + BCC District: 5

(affected area 0.10 acres +)

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 Class A Conditional Use to allow for Non-Profit Assembly Institutional, subject to the Conditions of Approval as indicated in Exhibit C.

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

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

13. SV-2019-01495 Title: a Subdivision Variance application of Carey & Rivera Properties LLC by PLACE Planning & Design, Agent. Request: to allow access from a 30-foot right-of-way.

General Location: Approximately 0.2 miles north of Melaleuca Lane on the west side of Gulfstream Road. (Gulfstream Road Apartments) (Control 2018-00167)

Pages 345 - 357

Conditions of Approval Pages (349 - 349)

Project Manager: Joanne Keller

Size: 1.10 acres + BCC District: 3

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 Subdivision Variance to allow access from a 30-foot right-of-way, subject to the Conditions of Approvals indicated in Exhibit C.

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

Board Decision: Approved a Subdivision Variance by a vote of 7-0-0

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

15. ABN/Z-2019-01611 Title: a Development Order Abandonment application of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow Farm Implement Sales and Service.

Title: an Official Zoning Map Amendment application of Southeast Investments of Palm Beach County Inc. by JMorton 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: Northeast corner of Atlantic Avenue and State Road 7. (**Young Property North**) (Control 1976-00133)

Pages 372 - 385

Conditions of Approval Pages (377 - 378)

Project Manager: Ryan Vandenburg

Size: 12.77 acres + BCC District: 5

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

Speakers on this application: Lauren McClellan, Agent

21 Comment Cards received at hearing

11 Approve, 3 members of public spoke

10 Oppose, 6 members of the public spoke

12 Did not wish to speak

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow Farm Implement Sales and Service.

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

Board Decision: Recommended Approval of a Development Order 7-0-0 Abandonment by a vote of 7-0-0.

MOTION: To recommend approval of an Official Zoning Map Amendment to rezone from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ), subject to Conditions of Approval as indicated in Exhibit C.

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

Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.

16.SV/ZV/PDD/CA-2019-01090 Title: Subdivision Variance application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow access to a major street of higher classification (Jog Road).

Title: a Type 2 Variance application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to eliminate a Type 3 Incompatibility Buffer.

Title: an Official Zoning Map Amendment application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Class A Conditional Use application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow a Type 3 Congregate Living Facility.

General Location: Northwest corner of Jog Road and Pioneer Road. **(Lee's Landing PUD)**
(Control 2019-00092)

Pages 386 - 482

Conditions of Approval Pages (398 - 404)

Project Manager: Ryan Vandenburg

Size: 9.33 acres + BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.

Speakers on this application: Josh Nichols, Chip Carlson – Agents

18 Comment Cards received – All oppose

11 Did not wish to speak

5 Members of the public spoke

MOTION: To adopt a resolution approving a Subdivision Variance to allow access to a major street of higher classification (Jog Road), subject to the Conditions of Approval as indicated in Exhibit C-1.

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
	Moved	Second					
Yes	Yes	Yes	No	Yes	Yes	Absent	Recused

Board Decision: Approved Subdivision Variance by a vote of 5-1-1.

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C-2.

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
	Moved	Second					
Yes	Yes	Yes	No	Yes	Yes	Absent	Recused

Board Decision: Approved a Type 2 Variance by a vote of 5-1-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-3.

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
	Moved	Second					
Yes	Yes	Yes	No	Yes	Yes	Absent	Recused

Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-1-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 3 Congregate Living Facility, subject to the Conditions of Approval as indicated in Exhibit C-4

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
	Moved	Second					
Yes	Yes	Yes	No	Yes	Yes	Absent	Recused

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 5-1-1.

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hear

