



**THURSDAY, September 3, 2020**  
**MINUTES**

**CALL TO ORDER 9:00 AM**

- A. Roll Call
 

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Absent
Commissioner Amir Kanel	Present
Commissioner John Kern	Absent
Commissioner Michael Kelley	Present
Commissioner Marcelle Griffith Burke	Present
Commissioner Mark Beatty	Present
Commissioner Alex Brumfield	Present
Commissioner Jess Sowards	Present
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

Motion to receive and file 7-0

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

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

Motion to receive and file 7-0

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

H. Amendments to the Agenda

**MOTION:** To reorder Agenda, number 7 to number 8 and number 8 to number 7.

Motion carried 7-0.

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

**Board Decision: Approval of reordering of Agenda.**

I. Motion to adopt the Agenda

Motion to receive and file 7-0

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

J. Disclosures

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards	Kelley
7,8	Absent	8	Absent	8	8	7,8	Recused #8	0

\* Commissioner Jess Sowards Recused himself from ZV/CA-2018-01804, Hedge House.

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. POSTPONEMENTS
- B. REMANDS
- C. WITHDRAWALS

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT
- B. STATUS REPORTS
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS
- D. ZONING APPLICATIONS - NEW

1. **CA-2019-01969** Title: a Class A Conditional Use application of Waste Solid, Horizon 880 LLC by Land Research Management Inc., Agent. Request: to allow an Equestrian Waste Management Facility.

General Location: East side of Benoist Farms Road, approximately 0.3 miles north of Southern Blvd. (**Horizon 880-HPAB**) (Control 1994-00010)

Pages 1 - 19

Conditions of Approval Pages (6 - 7)

Project Manager: Ryan Vandenburg

Size: 5.25 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 postpone to Thursday, October 1, 2020.

Motion carried 7-0

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

**Board Decision: Postponed to October 1, 2020 by a vote of 7-0-0.**

2. **DOA/CA-2019-01971** Title: a Development Order Amendment application of Lake Worth Commercial Association, Inc., Palms West Professional Plaza, LLC, 7 Eleven Inc by WGINC, Agent. Request: to reconfigure the Site Plan, add square footage, modify uses and Conditions of Approval, and restart the Commencement of Development Clock.  
Title: a Class A Conditional Use application of Lake Worth Commercial Association, Inc., Palms West Professional Plaza, LLC, 7 Eleven Inc by WGINC, Agent. Request: to allow a Type 1 Restaurant with a Drive-through.  
General Location: Northeast corner of Lake Worth Road and Nassau Road. **(Lake Worth & Nassau MUPD)** (Control 2003-00087)

Pages 20 - 56

Conditions of Approval Pages (26 - 36)

Project Manager: Meredith Leigh

Size: 8.39 acres +

BCC District: 2

(affected area 4.34 acres ±)

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

Motion carried 7-0.

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

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

Motion carried 7-0.

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

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

3. **ZV-2020-00792** Title: a Type 2 Variance application of Concert Fountains Properties, LLC by WGINC, 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 or reduce the percentage of canopy trees required along the exterior side of the wall.  
General Location: Southwest corner of Lake Worth Road and Fountains Drive. **(Lakeshore at the Fountains)** (Control 2019-00175)

Pages 57 - 85

Conditions of Approval Pages (62 - 63)

Project Manager: Brenya Martinez

Size: 32.08 acres ±  
 (affected area 0.14 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 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 or reduce the percentage of canopy trees required along the exterior side of the wall, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0.

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

**Board Decision: Adopted a Resolution approving a Variance by a vote of 7-0-0.**

4. **ZV-2020-01119** Title: a Type 2 Variance application of Gulfstream Product Support Corporation, Palm Beach County by Urban Design Studio, Agent. Request: to allow an increase in maximum sign area for a wall sign.  
General Location: South side of Green Street, approximately 0.10 miles east of North Military Trail, and 0.25 miles south of Belvedere Road. **(Gulfstream/Jet Aviation - Signage)** (Control 1982-00190)

Pages 86 - 106

Conditions of Approval Pages (91 - 91)

Project Manager: Meredith Leigh

Size: 16.40 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 allow an increase in maximum sign area for a wall sign, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0.

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

**Board Decision: Adopted a Resolution for a Type 2 Variance by a vote of 7-0-0.**

**E. CORRECTIVE RESOLUTION**

**F. SUBDIVISION VARIANCE**

5. **SV-2020-00732** Title: a Subdivision Variance application of AMB4614 LLC - Russell Broadnix by Arc Development Global LLC, Agent. Request: to allow access from a 30-foot Right-of-Way.

General Location: Approximately 653 feet north of Melaleuca Lane, on the east side of Gulfstream Road. **(Covenant Villas)** (Control 2018-00175)

Pages 107 - 120

Conditions of Approval Pages (111 - 111)

Project Manager: Joanne Keller

Size: 1.82 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 access from a 30-foot Right-of-Way.

Motion carried 7-0.

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

**Board Decision: Adopted a Resolution approving a Subdivision Variance by a vote of 7-0-0.**

**MOTION:** To move item 6, SV-2020-00796 from the Regular Agenda to the Consent Agenda approved.

Motion carried 7-0.

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

**Board Decision: To move Item SV-2020-00796 to the Consent Agenda approved by a vote of 7-0-0.**

6. **SV-2020-00796** Title: a Subdivision Variance application of Stonewood Jupiter, LLC, D.R. Horton, Inc. by WGINC, Agent. Request: to allow an increase in daily trips over the 1,500 average daily trip threshold for a local residential street.

General Location: West side of Limestone Creek Road, approximately 0.30 miles north of Church Street. **(Reserve at Jupiter)** (Control 2018-00034)

Pages 121 - 153

Conditions of Approval Pages (126 - 126)

Project Manager: Joanne Keller

Size: 21.11 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 an increase in daily trips over the 1,500 average daily trip threshold for a local residential street.

Motion carried 7-0.

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

**Board Decision: Adopted a Resolution approving 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**

**D. ZONING APPLICATIONS – NEW**

- 7. **ZV-2020-00787** Title: a Type 2 Variance application of Glades 95th Owner, LLC by Dunay Miskel and Backman LLP, Agent. Request: to increase maximum wall sign area.

General Location: Southwest corner of Glades Road and 95th Avenue South, approximately 1,500 feet east of State Road 7. **(Johns Glades West MXPD)** (Control 2004-00459)

Pages 198 - 222

Conditions of Approval Pages (203 - 204)

Project Manager: Travis Goodson

Size: 37.26 acres ±

BCC District: 5

(affected area 19.04 acres ±)

Staff Recommendation: Staff recommends denial of the request. However, should the Zoning Commission approve the request, Staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

Speaker: Scott Backman

**MOTION:** To postpone to Thursday, October 1, 2020.

Motion carried 7-0.

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

**Board Decision: Postponed to October 1, 2020 by a vote of 7-0-0.**

**7. 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 drive aisle width and Right-of-Way (R-O-W) Buffer Landscape planting; eliminate parking lot surface material (asphalt), landscape protection measures (curbing) and Landscape Island and Interior Island required planting; and, increase Hedge Height on a residential lot.

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) BCC District: 1

Pages 154 - 197

Conditions of Approval Pages (165 - 167)

Project Manager: Ryan Vandenburg Size:

1.09 acres ±

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 drive aisle width and Right-of-Way (R-O-W) Buffer Landscape planting; and, eliminate parking lot surface material (asphalt), landscape protection measures (curbing) and Landscape Island and Interior required planting, subject to the Conditions of Approval as indicated in Exhibit C-1.

Speakers: Dodi Glas, Neil Schiller, Matt Mendel, Michele Mellgren, Jeff Collins

Motion carried 6-0.

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

\* Commissioner Jess Sowards Recused himself from ZV/CA-2018-01804, Hedge House.

**Board Decision: Adopted a Resolution denying a Type 2 Variance by a vote of 6-0-0.**

**MOTION:** To adopt a Resolution to deny a Type 2 Variance to increase Hedge Height on a residential Lot.

Motion carried 6-0.

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

\* Commissioner Jess Sowards Recused himself from ZV/CA-2018-01804, Hedge House.

**Board Decision: Adopted a Resolution denying a Type 2 Waiver by a vote of 6-0-0.**

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

Motion carried 6-0.

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

**Board Decision: Recommended Denial of a Class A Conditional Use by a vote of 6-0-0.**



**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

8. Title: 2021 Zoning Commission Hearing Dates

Pages 223 - 223

9. Title: Post Community Residential Housing Presentation by Dan Lauber, Consultant, Postponed to October 1, 2020 ZC Hearing.

PBC Zoning Division News Release on "Medical Use -Residential Community Housing"  
see hyperlink below, for review:

[https://discover.pbcgov.org/pzb/zoning/AdminNewsReleases/  
Medical Use Community Residential Housing.pdf](https://discover.pbcgov.org/pzb/zoning/AdminNewsReleases/Medical_Use_Community_Residential_Housing.pdf)

- a. Dan Lauber, Consultant Report on Community Residential Housing

- b. Frequently Asked Questions

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT 12:37**