

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals
- C. Remand

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA-

CONSENT AGENDA

A. Disclosures for Consent Items

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
None	None	None	None	None	Absent	None	None	None

- B. Requests to pull items from consent
- C. Zoning Applications
- 1. [DOA/CA-2024-01788 Tree Top Academy \(1989-00066\)](#)

Zoning Application of Treetop Academy of Jupiter, LLC by 2GHO Inc.

Location: North side of Church Street east of Limestone Creek Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 1

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request** to modify the overall Site Plan for the previously approved Daycare to reduce square footage and number of children from 400 to 290 on 4.49 acres

MOTION: To recommend approval of item 1.a.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of a Development Order Amendment item 1.a. by a vote of 8-0-0

- b. **Title:** a Class A Conditional Use **Request:** to allow a Private School (90 students K through 5th Grade) on 4.49 acres

MOTION: To recommend approval of item 1.b.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of a Class A Conditional Use item 1.b., by a vote of 8-0-0

2. [ABN/Z-2024-01914 Paving Lady \(1982-00111\)](#)

Zoning Application of Hope Evangelical Lutheran Church by Land Research Management Inc.

Location: Southeast corner of Belvedere Road and Pike Road

Project Manager: Jerome Small, Senior Site Planner

BCC District: 2

DISCLOSURES

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

- a. **Title:** a Development Order Abandonment **Request:** to allow an abandonment of a Place of Worship and School approved by Resolutions R-1996-1735 and R-1985-0647

MOTION: No action required

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Multifamily Residential (RM) Zoning District to the Light Industrial (IL) Zoning District on 4.28 acres

MOTION: To recommend approval of item 2.b.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommended approval of an Official Zoning Map Amendment item 2.b., by a vote of 8-0-0

3. [DOA-2024-01760 Boca YMCA \(1984-00152\)](#)

Zoning Application of Young Mens Christian Assn Of by WGINC

Location: Northwest corner of Boca Circle and Toledo Rd, north of Palmetto Park Rd.

Project Manager: Jerome Small, Senior Site Planner

BCC District: 4

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request:** to modify Conditions of Approval on 15 acres

MOTION: To recommend approval of item 3.a.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of a Development Order Amendment item 3.a., by a vote of 8-0-0

4. [PDD/DOA-2024-00634 Palm Beach Marketplace \(1988-00029\)](#)

Zoning Application of Okee Property East, LLC, Palm Beach Marketplace, LLC, 1960 Okeechobee Blvd, LLC, PBM Place, LLC, Okee Property West, LLC by Cotleur & Hearing Inc.

Location: Southeast corner of Okeechobee Blvd and Church Street, approximately 0.1 miles west of I-95.

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 7

DISCLOSURES

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.21 acres

MOTION: To recommend approval of item 4.a.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of an Official Zoning Map Amendment item 4.a., by a vote of 8-0-0

- b. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan to add land area (2.21 acres) to a 10.18 acre site, add square footage, add buildings, add uses, and to add an access point on a new total of 12.39 acres

MOTION: To recommend approval of item 4.b.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Motion	Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of a Development Order Amendment item 4.b., by a vote of 8-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

5. [PDD/DOA-2024-01924 Ascot 441 Atlantic PUD \(2004-00206\)](#)

Zoning Application of 8421 Boynton Beach Land Trust by WGINC

Location: Northwest corner of Atlantic Avenue and State Road 7/US-441 (location of land area to be removed).

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
None	None	None	None	Verbal	Absent	None	None	None

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Agriculture Reserve (AGR) Zoning District to Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District on 15.00 acres

MOTION: To recommend approval of item 5.a.

Motion carried by a vote of 7-0-1

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
Motion			Second					
Yes	Yes	Yes	Yes	Nay	Absent	Yes	Yes	Yes

Decision: Recommend approval of an Official Zoning Map Amendment item 5.a., by a vote of 7-0-1

- b. **Title:** a Development Order Amendment **Request:** to modify the overall AGR-PUD boundaries to delete land area (15.00 acres) and add land area (15.00 acres) to maintain the overall 330.60 acres

MOTION: To recommend approval of item 5.b.

Motion carried by a vote of 7-0-1

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
Motion			Second					
Yes	Yes	Yes	Yes	Nay	Absent	Yes	Yes	Yes

Decision: Recommend approval of a Development Order Amendment item 5.b., by a vote of 7-0-1

People who spoke on this application:

Doug Murray, Agent from WGI gave a brief presentation. Commissioner Vinikoor, Pavlik and Mendoza expressed concerns over traffic, configuration of site and no access for farmers on the northern parcel Atlantic Ave for future development. Commissioner Caliendo reiterated the request before the board. Doug Murray agent from WGI responded to the concerns.

6. [Z-2024-01925 Gneil Property \(2024-00136\)](#)

Zoning Application of 8421 Boynton Beach Land Trust by WGINC

Location: Northwest corner of Atlantic Avenue and State Road 7/US-441.

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
None	None	None	None	Verbal	Absent	None	None	None

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 15.00 acres

MOTION: To recommend approval of item 6.a.

Motion carried by a vote of 7-1-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
Motion			Second					
None	Yes	Yes	Yes	Nay	Absent	Yes	Yes	Yes

Decision: Recommend approval of an Official Zoning Map Amendment item 6.a., by a vote of 7-1-0

7. [W-2024-01566 Beach Sound \(2024-00106\)](#)

Zoning Application of PK Beach Sound LLC by 2GHO Inc

Location: East side of Beach Rd, approx. 1.2 miles north of Colony Rd.

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 1

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
Verbal	None	None	Verbal	Verbal	Absent	None	Verbal	Verbal

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

- a. **Title:** a Type 2 Waiver **Request:** to allow a reduction of front setback and a reduction in the additional front and side setbacks for a structure over 35 feet in height on 1.33 acres

MOTION: To recommend approval of item 7.a.

Motion carried by a vote of 7-0-1

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Second	Motion				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Nay

Decision: Recommended approval of a Type 2 Waiver item 7.a., by a vote of 7-0-1

People who spoke on this application:

Josh Long, Agent from 2GHO gave a brief presentation and submitted 15 letter of support into the record. Wendy Hernandez Deputy Zoning Director gave a brief presentation.. There were eight public comment cards submitted, members of the public expressed concerns related to the side and front setbacks, compatibility with surrounding area, structure safety, noise, property value, shading, wind and height of structure. One member of the public spoke in support of the application. Seth Behn (Attorney for Claridge Jupiter Island Condo Association) gave a presentation opposing the application and the document was submitted into the record. Commissioner Kammerer and Commissioner Kennedy asked questions about shading, square footage changing and compatibility to surrounding area. Bill Barry, Attorney from Gunther Law Firm and Josh Long responded to the questions. Wendy Hernandez Deputy Zoning Director read from the staff report the code requirements.

Comment Cards: Eight comment cards were submitted. Michelle Silvester submitted a card in support of the application. Seven cards were submitted in opposition from Jay Kaiser, Donald Smith, Bob England, Ed O’Sullivan, John Bauglman, Johnathan Chane (Attorney for Edward and Laren Rardo) Seth Behn (Attorney for Claridge Jupiter Island Condo association)

8. [PDD/CA-2023-00843 West End Crossing MUPD \(2023-00043\)](#)

Zoning Application of Northlake Seminole Property, LLC, PB-Rez, LLC, Northlake Seminole Prop, LLC by Cotleur & Hearing Inc.

Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 6

DISCLOSURES

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
Verbal	None	None	None	Verbal	Absent	None	None	Verbal

Staff Recommendation: Staff recommends approval of the request subject to the Conditions as indicated in Exhibit C-1 and C-2 and subject to the approval of the FLUA amendment by the BCC.

- a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5.93 acres

MOTION: To recommend approval of item 8.a.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Second	Motion				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of an Official Zoning Map Amendment item 8.a., by a vote of 8-0-0

- b. Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with Convenience Store on 5.93 acres

MOTION: To recommend approval of item 8.b.

Motion carried by a vote of 8-0-0

Pavlik	Kammerer	Mendoza	Caliendo	Vinikoor	Thomas	Jones-Vann	Williams	Kennedy
			Second	Motion				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Decision: Recommend approval of a Class A Conditional Use item 8.b., by a vote of 8-0-0

People who spoke on this application:

Jeanne Ducharme, Agent gave a brief presentation. Nancy Frontany Bou, Senior Site Planner gave a staff presentation. Commissioner Kammerer had question related to the process of this application and the Future Land Use Amendment (FLUA) application associated with it. Wendy Hernandez, Deputy Zoning Director responded to the question clarifying the process and confirming the FLUA application is scheduled to be held at the end of the month before the Board of County Commissioners along with this zoning application.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR-**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT- 10:50am