



THURSDAY JULY 2, 2020
MINUTES

CALL TO ORDER 9:00 AM

- 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 Present
 - Commissioner Alex Brumfield Arrived via WebEx 9:13 AM
 - 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	Barlage	Burke	Brumfield	Beatty	Sowards
	Moved		Second					
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes

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

Motion to receive and file 7-0 as amended.

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

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	Absent	Yes	Yes

J. Disclosures

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
0	0	0	5	0	5		0

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

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-2019-01130** Title: a Class A Conditional Use application of EC Development, LLC by Brahm Development, Agent. Request: to allow a Transfer of Development Rights (TDR) of more than 2 units per acre to a residential subdivision.

General Location: Southwest corner of Purdy Lane and Greengate Circle, approximately 0.4 miles west of Haverhill Road. **(Pine Bay)** (Control 2006-00372)

Pages 1 - 19

Conditions of Approval Pages (8 - 10)

Project Manager: Travis Goodson

Size: 5.67 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 recommend approval of a Class A Conditional Use to allow a Transfer of Development Rights (TDR) of more than 2 units per acre to a residential subdivision, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

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

2. **Z-2020-00161** Title: an Official Zoning Map Amendment application of Lazo Venture, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the Multifamily Residential (RM) Zoning District.

General Location: East side of the terminus of Ethelyn Drive, approximately 950 feet south of Wallis Road. **(Lazo Rezoning)** (Control 2020-00023)

Pages 20 - 31

Conditions of Approval Pages (24 - 24)

Project Manager: Travis Goodson

Size: 0.12 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone (COZ), and 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 Neighborhood Commercial (CN) Zoning District to the Multifamily Residential (RM) Zoning District, subject to a Conditional Overlay Zone (COZ), and the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

Board Decision: Recommended Approval of an Official Zoning Map Amendment, subject to a Conditional Overlay Zone (COZ), by a vote of 7-0-0.

3. **Z/DOA-2019-02370** Title: an Official Zoning Map Amendment application of Steve Allain, Burlington Self Storage Lake Worth LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.

Title: a Development Order Amendment application of Steve Allain, Burlington Self Storage Lake Worth LLC by Urban Design Kilday Studios, Agent. Request: to amend the Site Plan for a Class A Conditional Use of a Single Use exceeding 100,000 square feet, on a parcel with an Industrial Future Land Use designation, to add land area and additional outdoor storage area; and, to amend the Conditional Overlay Zone (COZ) to add land area and modify Conditions of Approval.

General Location: On the northwest corner of Lantana Road and DeSoto Road, approximately 800 feet east of Haverhill Road. **(Burlington Self-Storage of Lake Worth)** (Control 2005-00427)

Pages 32 - 74

Conditions of Approval Pages (41 - 49)

Project Manager: Carrie Rechenmacher

Size: 5.69 acres ±

BCC District: 3

(affected area 1.29 acres ±)

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

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

MOTION: To recommend approval of a Development Order Amendment to amend the Site Plan for a Class A Conditional Use of a Single Use exceeding 100,000 square feet, on a parcel with an Industrial Future Land Use designation, to add land area and additional outdoor storage area, and modify Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

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

MOTION: To recommend approval of a Development Order Amendment to amend the Conditional Overlay Zone (COZ) to add land area and modify Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0

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

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

4. **ZV/PDD/CAW-2019-02321** Title: a Type 2 Variance application of Partners Smigiel by Urban Design Kilday Studios, Agent. Request: to eliminate the requirement for a loading space to be adjacent to the structure it serves.
Title: an Official Zoning Map Amendment application of Partners Smigiel by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the General Commercial (CG) and Agriculture Reserve (AGR) Zoning Districts, to the Multiple Use Planned Development (MUPD) District.
Title: a Class A Conditional Use application of Partners Smigiel by Urban Design Kilday Studios, Agent. Request: to allow a Limited Access Self-Service Storage Facility; and a Multi-Access Self-Service Storage Facility.
Title: a Type 2 Waiver application of Partners Smigiel by Urban Design Kilday Studios, Agent. Request: to allow an opaque fence in lieu of a wall in an Incompatibility Buffer.
General Location: Northwest corner of Acme Dairy Road and Boynton Beach Boulevard.
(West Boynton Center) (Control 2008-00339)

Pages 75 - 132

Conditions of Approval Pages (86 - 93)

Project Manager: Carrie Rechenmacher

Size: 6.85 acres ±

BCC District: 5

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

MOTION: To adopt a Resolution approving a Type 2 Variance to eliminate the requirement for a loading space to be adjacent to the structure it serves subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

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

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

Motion carried 7-0

Scarborough	Caliendo	Kanel	Kern	Burke	Brumfield	Beatty	Sowards
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Yes	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 Limited Access Self-Service Storage Facility subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0

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

Board Decision: 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 Multi-Access Self-Service Storage Facility subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion carried 7-0

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

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

MOTION: To recommend approval of a Type 2 Waiver to allow an opaque fence in lieu of a wall in an Incompatibility Buffer subject to the Conditions of Approval as indicated in Exhibit C-5.

Motion carried 7-0

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

Board Decision: Recommended Approval of a Type 2 Waiver 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

- 5. **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 133 - 147

Conditions of Approval Pages (138 - 138)

Project Manager: Joanne Keller

Size: 1.53 acres ±
3

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

Motion carried 8-0

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

Board Decision: Approved a Subdivision Variance (with conditions) by a vote of 8-0-0

D. ZONING APPLICATIONS - NEW

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 10:18 AM

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