



ZONING COMMISSION MEETING
Minutes for Thursday, January 11, 2024

CALL TO ORDER

A. Roll Call (9:00AM)

Commissioner Jess Sowards, Chair	Present
Commissioner Cheri Pavlik, Vice Chair	Absent
Commissioner John Kern	Present
Commissioner Michael Kelley	Absent
Commissioner Glenn Gromann	Absent
Commissioner Sheri Scarborough	Present
Commissioner Lisa Reves	Present
Commissioner Alex Brumfield	Present
Commissioner Mark Beatty	Present

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

Motion to receive and file approved by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Motion	Second						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

F. Swearing In

G. **Approval of the Minutes**

Motion to approve the Minutes by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
Second		Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

H. **Amendments to the Agenda**

Carlos Torres, Principal Site Planner, read into the record the Amendments to the Agenda from the Add and Delete,

Motion to adapt the Agenda as Amended by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Second			Motion			
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

I. Disclosures for All Items on Agenda

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
N/A	5	3	N/A	Absent	N/A	N/A	Absent	Absent

J. Conflicts/Recusals

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
N/A	N/A	N/A	N/A	Absent	N/A	N/A	Absent	Absent

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS / REMANDS

B. WITHDRAWALS

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. Requests To Pull Items From Consent

B. Zoning Applications

1. [CA-2023-00675 Adam's Fiveplex \(2022-00044\)](#)

Zoning Application of Adam Kharbech by Adam Kharbech

Location: Northwest corner of Mango Drive and Gardenette Street

Project Manager: Matthew Boyd

BCC District: 3

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

4 Comments Cards:

The following people submitted cards in support: Mfddah Chiraz, Najoua Kharbech, Mohamed Kharbech, Fethi Kharbech

a. Title: a Class A Conditional Use **Request:** To allow the Transfer of Development Rights in excess of 2 units per acre on 0.55 acres

MOTION: To recommend approval of item 1.a

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

Decision: To recommend approval of item 1.a., by a vote of 6-0-0

2. [DOA-2022-00509 Atlantic Christian Academy \(1986-00114\)](#)

Zoning Application of ACA Bridge Builders LLC by Arc Development Global LLC

Location: Southeast corner of Haverhill Road and Summit Boulevard

Project Manager: Timothy Haynes

BCC District: 3

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 reconfigure the Site Plan by deleting and relocating buildings/square footage, add a building, and modify phasing and Conditions of Approval on 16.85 acres

MOTION: To recommend approval of item 2.a

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						

Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent
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Decision: To recommend approval of item 2.a., by a vote of 6-0-0

3. [ZV/PDD/DOA-2023-00955 Johns PUD](#) (2021-00073))

Zoning Application of Boca Raton Associates X LLLP by Boca Raton Associates X LLLP

Location: East and west side of Lyons Rd, approximately 0.26 miles north of Glades Rd

Project Manager: Imene Haddad

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-3.

a. Title: a Type 2 Variance **Request:** to allow an increase in wall height on 329.87 acres

1 Comment Card in Opposition:

The following person submitted card in Opposition: Robert Zoelle

People who spoke on this application:

Robert Zoelle- Spoke in opposition on this application. The concerns were in regards to increase in traffic and the proposed landscape along the proposed wall.

Carlos Torres Principal Site Planner: Spoke on this application responded to question the project would have enhanced landscape to hide wall.

MOTION: To adopt a resolution approving item 3.a

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

Decision: To adopt a resolution approving item 3.a., by a vote of 6-0-0

b. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 70.35 acres

MOTION: To recommend approval of item 3.b

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

Decision: To recommend approval of item 3.b., by a vote of 6-0-0

c. Title: a Development Order Amendment **Request:** to modify the Master Plan to add land area (70.35 acres) for a total 329.87 acres and to add units, and modify Conditions of Approval

MOTION: To recommend approval of item 3.c

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

Decision: To recommend approval of item 3.c., by a vote of 6-0-0

4. [W-2022-01656 Pine Trail Shopping Center](#) (1978-00273)

Zoning Application of Pine Trail Square LLC by Dunay Miskel and Backman LLP

Location: Southwest Corner of Okeechobee Boulevard and North Military Trail

Project Manager: Imene Haddad

BCC District: 2

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

Title: a Type 2 Waiver **Request:** to extend the hours of operation for an Indoor Entertainment use in Building 9C within 250 feet of a parcel of land with a residential use on 28.06 acres

MOTION: To recommend approval of item 4.a

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

Decision: To recommend approval of item 4.a., by a vote of 6-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

C. Subdivision Applications

5. [SV-2022-01890 \(GLMC Warehouse\)](#) (2001-50052)

Zoning Application of GLMC Group LLC by Dunay, Miskel and Backman, LLP, Agent.

Location: West side of Thompson Road, approximately 200 feet south of Hypoluxo Road

Project Manager: Werner Vaughan

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

People who spoke on this Application:

Agent Bonnie Miskel from Dunay, Miskel, and Backman: spoke on this application gave a Brief Presentation proposing to develop this property as a small warehouse with office.

Werner Vaughan (Senior Professional Engineer): spoke on this application: Gave a brief Presentation

Scott Stone Palm Beach County Attorney: spoke on this application regarding the Variance criteria.

Commissioner Sowards: spoke on this application

Commissioner Reves: spoke on this application regarding the Right of Way width

Commissioner Beatty: spoke on this application request clarification in regards to the possible uses and as a warehouse what would be allow.

Carlos Torres Principal Site Planner clarify that the only uses allowed would be storage of material dead storage but uses such a manufacture or repair heavy or light is not permitted

a. Title: a Subdivision Variance **Request:** to allow access from the existing 40-foot easement on 0.71 acres

MOTION: To adopt a resolution approving tem 5.a

Motion carried by a vote of 4-2-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
	Motion					Second		
Nay	Yes	Yes	Yes	Absent	Nay	Yes	Absent	Absent

Decision: To adopt a resolution of item 5.a., by a vote of 4-2-0

- END OF REGULAR AGENDA -

COMMENTS

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

Motion to Adjourn

Motion carried by a vote of 6-0-0

Reves	Kern	Scarborough	Sowards	Pavlik	Beatty	Brumfield	Kelley	Gromann
		Motion	Second					
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Absent	Absent

ADJOURNMENT: 9:53