



THURSDAY OCTOBER 1, 2020
MINUTES

CALL TO ORDER

A. Roll Call **9:00 AM**

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Absent
Commissioner Amir Kanel	Present
Commissioner John Kern	Absent
Commissioner Michael Kelley	Present- Arrived 9:15am
Commissioner Marcelle Griffith Burke	Present
Commissioner Mark Beatty	Present
Commissioner Alex Brumfield	Present via WebEx
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 6-0

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

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

Motion to receive and file 6-0

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

H. Amendments to the Agenda

Motion Carried 6-0

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

I. Motion to adopt the Agenda

Motion Carried 6-0

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

J. Disclosures –arrival of Commissioner Kelley 9:15am

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **CA-2019-01969** Title: a Class A Conditional Use application of Solid Waste Authority of Palm Beach County - 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 - 1

Project Manager: Ryan Vandenburg

Size: 5.25 acres ±

BCC District: 2

Staff Recommendation: Staff recommends to postpone to Thursday, November 5, 2020.

MOTION: To postpone to Thursday, November 5, 2020.

Motion Carried 7-0

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

Board Decision: Postponed to November 5, 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

4. Z-2020-00471 - Reach Estate

Motion Carried 7-0

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

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 2. **ZV-2020-00718** Title: a Type 2 Variance application of Church Of Christ At Haverhill Road, Inc. by Land Research Management Inc., Agent. Request: to relocate the Right-of-Way Buffer; to eliminate planting material; and, to reduce Right-of-Way Buffer, Incompatibility Buffer, Compatibility Buffer, Foundation Planting, and drive aisle width.

General Location: East side of Haverhill Road, approximately 1,200 feet north of Roebuck Road. **(Church of Christ at Haverhill)** (Control 1979-00237)

Pages 2 - 29

Conditions of Approval Pages (6 - 6)

Project Manager: Travis Goodson

Size: 0.99 acres ±

BCC District: 7

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 drive aisle and R-O-W Buffer width, and eliminate R-O-W Buffer planting materials, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0

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

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

- 3. **ZV-2020-00878** Title: a Type 2 Variance application of United Technologies Corp. by Urban Design Studios, Agent. Request: to reduce the number of parking spaces.

General Location: Southwest side of Bee Line Highway, approximately 3.5 miles northwest of the intersection of Bee Line Highway and Innovation Drive. **(Pratt & Whitney Expansion of Remote Test Site)** (Control 1978-00095)

Pages 30 - 60

Conditions of Approval Pages (34 - 34)

Project Manager: Travis Goodson

Size: 6,742.00 acres ±

BCC District: 1

(affected area 111.31 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 number of parking spaces, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0

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

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

- ABN/ZV/PDD/CA-2019-01200** Title: Development Order Abandonment application of Southern & Jog Apartments, LLC by Schmidt Nichols, Agent. Request: to abandon a Special Exception to allow a Security Kennel; and, a Class A Conditional Use to allow a Daycare.
Title: a Type 2 Variance application of Southern & Jog Apartments, LLC by Schmidt Nichols, Agent. Request: to reduce the number of parking spaces; to reduce minimum frontage along an Arterial or Collector street; to eliminate a wall within an Incompatibility Buffer; and, to eliminate a Type 3 Incompatibility Buffer.
Title: an Official Zoning Map Amendment application of Southern & Jog Apartments, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) and Single Family Residential (RS) Zoning Districts to the Planned Unit Development (PUD) Zoning District.
Title: a Class A Conditional Use application of Southern & Jog Apartments, LLC by Schmidt Nichols, Agent. Request: to allow a Transfer of Development Rights; and, Workforce Housing Density Bonus greater than 50 percent.
General Location: Northeast corner of Southern Boulevard and First Street. **(R80 Residential)** (Control 2018-00158)

Pages 79 - 186

Conditions of Approval Pages (93 - 102)

Project Manager: Ryan Vandenburg

Size: 11.46 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.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow a Security Kennel.

Motion Carried 7-0

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

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

MOTION: To recommend approval of a Development Order Abandonment to abandon a Class A Conditional Use to allow a Daycare.

Motion Carried 7-0

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

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

MOTION: To adopt a resolution approving a Type 2 Variance to reduce the number of required parking spaces; to reduce minimum frontage along an Arterial or Collector street; to eliminate a wall within an Incompatibility Buffer; and, to eliminate a Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion Carried 7-0

Scarborough	Caliendo	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
		Second					Moved	
Yes	Absent	Yes	Yes	Absent	Yes	Yes	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 Agricultural Residential (AR) and Single Family Residential (RS) Zoning Districts to the Planned Unit Development (PUD) Zoning District, subject to Conditions of Approval as indicated in Exhibit C-2.

Motion Carried 7-0

Scarborough	Caliendo	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
		Second					Moved	
Yes	Absent	Yes	Yes	Absent	Yes	Yes	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 Transfer of Development Rights, subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion Carried 7-0

Scarborough	Caliendo	Kanel	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
		Second					Moved	
Yes	Absent	Yes	Yes	Absent	Yes	Yes	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 Workforce Housing Density Bonus greater than 50 percent, subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion Carried 7-0

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

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

6. **ABN/ZV/DOA-2020-00766** Title: a Development Order Abandonment application of Arden Homeowners Association, Inc., Highland Dunes Associates Property, LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Type II Variance to allow transfer of density in excess of 30 percent.

Title: a Type 2 Variance application of Arden Homeowners Association, Inc., Highland Dunes Associates Property, LLC by Urban Design Kilday Studios, Agent. Request: to eliminate privacy wall or fence, the interior trees and interior shrubs; and, to allow Citrus trees to qualify as a required tree.

Title: a Development Order Amendment application of Arden Homeowners Association, Inc., Highland Dunes Associates Property, LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan to add land area (to match the Platted boundary) and units; reconfigure Pods D, G, H and I; and, to modify Conditions of Approval.

General Location: North side of Southern Boulevard, approximately 2.5 miles west of Seminole Pratt Whitney Road. (**Arden PUD**) (Control 2005-00394)

Pages 187 - 267

Conditions of Approval Pages (201 - 216)

Project Manager: Meredith Leigh

Size: 1,209.98 acres ±

BCC District: 6

(affected area 332.19 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 Development Order Abandonment to abandon a Type II Variance to allow transfer of density in excess of 30 percent.

Motion Carried 7-0

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

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

MOTION: The adopt a Resolution approving a Type 2 Variance to eliminate privacy wall or fence, the interior trees and interior shrubs; and, to allow Citrus trees to qualify as a required tree, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion Carried 7-0

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

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add land area (to match the Platted boundary); add units; reconfigure Pods D, G, H and I; and, to modify Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion Carried 7-0

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

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

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

4. **Z-2020-00471** Title: an Official Zoning Map Amendment application of Rene F Aguiar Trust by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District.

General Location: Southwest corner of Seminole Pratt Whitney Road and Orange Boulevard. (Reach Estate) (Control 2019-00094)

Pages 61 - 78

Conditions of Approval Pages (69 - 70)

Project Manager: Ryan Vandenburg

Size: 1.76 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone 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 Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) 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	Kelley	Kern	Burke	Brumfield	Beatty	Sowards
		Second					Moved	
Yes	Absent	Yes	Yes	Absent	Yes	Yes	Yes	Yes

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

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

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 MXP) (Control 2004-00459)

Pages 268 - 293

Conditions of Approval Pages (274 - 275)

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.

MOTION: To adopt a Resolution denying a Type 2 Variance to increase maximum wall sign area.

Motion Carried 7-0

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

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

D. ZONING APPLICATIONS - NEW

8. **ZV-2020-00430** Title: a Type 2 Variance application of 8475 LWR LLC by Insite Studio, Agent.
Request: for a reduction in minimum lot depth and size.

General Location: Northeast corner of Lake Worth Road and Blanchette Trail. **(The Quartet MUPD)** (Control 2005-00001)

Pages 294 - 313

Conditions of Approval Pages (298 - 298)

Project Manager: Ryan Vandenburg

Size: 1.60 acres ±

BCC District: 6

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.

MOTION: To adopt a Resolution to deny a Type 2 Variance for a reduction in minimum lot depth and size.

Motion Carried 7-0

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

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

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

9. Title: Post Community Residential Housing Presentation by Dan Lauber, Consultant.

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

- a. Dan Lauber, Consultant Report on Community Residential Housing
- b. Frequently Asked Questions

Pages 314 - 314

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT 12:12 PM