



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
October 7, 2021**

**AGENDA**

<b><u>ITEM #</u></b>	<b><u>PAGE #</u></b>	<b><u>APPLICATION AND CONTROL #S</u></b>	<b><u>APPLICATION NAME</u></b>
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**F. SUBDIVISION VARIANCE**

<b>3.</b>	<b>(Agenda Page 3)</b>	<b>SV-2021-00649 (2020-00096)</b>	<b>Maine St. Multi-Family</b>
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**AMEND** Motion to read as follows:

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.



**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**THURSDAY OCTOBER 7, 2021**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N Jog Rd, West Palm Beach, 33411**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

*Disclaimer: Agenda subject to changes at or prior to the public hearing.*



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**OCTOBER 7, 2021**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, October 28, 2021 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.
- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:  
Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.  
Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.  
Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.  
Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.  
The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.  
Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.
- E. Proof of Publication - Motion to receive and file.
- F. Swearing In - County Attorney
- G. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. [ABN/ZV/PDD/CA-2019-01808](#) Title: a Development Order Abandonment application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to abandon a Conditional Overlay Zone (COZ).

Title: a Type 2 Variance application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to eliminate a portion of a Type 3 Incompatibility Buffer.

Title: an Official Zoning Map Amendment application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Class A Conditional Use application of BASM 11, LLC, Northlake Coconut Property, LLC by Schmidt Nichols, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.

General Location: Southeast corner of Northlake Boulevard and Coconut Boulevard. **(Coconut Palm Plaza)** (Control 2001-00075)

Pages 1 - 2

Project Manager: Imene Haddad

Size: 11.24 acres ±

BCC District: 6

Staff Recommendation: Staff recommends a postponement to November 4, 2021.

**MOTION:** To postpone to Thursday, November 4, 2021.

**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**

- 2. [W-2020-01915](#) Title: a Type 2 Waiver application of Brightwork Real Estate, Inc., Local Union 728 Building Corp by Dunay Miskel and Backman LLP, Agent. Request: to reduce Priority Redevelopment Area (PRA) Block Building Property Development Regulations (PDRs); reduce minimum requirements for Fenestration, Storefronts and Greens; relocate the Primary Entrance from the primary frontage; allow access from an internal drive aisle in lieu of an Internal Street and Alley; and, increase the number of permitted freestanding signs.

General Location: South side of Summit Boulevard approximately 150 feet west of Military Trail. **(International Electrical Union)** (Control 1998-40143)

Pages 3 - 38

Conditions of Approval Pages (9 - 11)

Project Manager: Ryan Vandenburg

Size: 13.06 acres ±

BCC District: 2

(affected area 3.26 acres ±)

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 Type 2 Waiver to reduce Priority Redevelopment Area (PRA) Block Building Property Development Regulations (PDRs); reduce minimum requirements for Fenestration, Storefronts and Greens; relocate the Primary Entrance from the primary frontage; allow access from an internal drive aisle in lieu of an Internal Street and Alley; and, increase the number of permitted freestanding signs, subject to the Conditions of Approval as indicated in Exhibit C.

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

- 3. [SV-2021-00649](#) Title: a Subdivision Variance application of 4704 Maine Street LLC by Insite Studio, Agent. Request: to allow access from a 30-foot Right-of-Way.

General Location: Approximately 0.5 mile northeast of the intersection of Military Trail Melaleuca Lane. **(Maine St. Multi-Family)** (Control 2020-00096)

Pages 39 - 56

Conditions of Approval Pages (43 - 43)

Project Manager: Scott Cantor

Size: 0.73 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 allow access from a 30-foot Right-of-Way.

4. [SV-2021-00826](#) Title: a Subdivision Variance application of Viva Holdings, LLC by H & L Planning & Development, Agent. Request: to allow access from the existing 50 foot Right-of-Way and to exceed the maximum allowable Average Daily Trips.  
General Location: On the south side of Stacy Road, approximately 650 feet west of Haverhill Road. (**Stacy Road Multi-Family**) (Control 2021-00040)

Pages 57 - 76

Conditions of Approval Pages (61 - 61)

Project Manager: Scott Cantor

Size: 1.01 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 Subdivision Variance to allow access from a 50-foot Right-of-Way and to allow for an increase in 4,766 Project Daily Trips from the 1,500 average daily trip threshold for Stacy Road, subject to the Conditions of Approval as indicated in Exhibit C.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- 5. [Title: 2022 Zoning Commission Hearing Dates](#)

Pages 77 - 78

- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

**ADJOURNMENT**