



**THURSDAY
 DECEMBER 1, 2022
 Minutes**

CALL TO ORDER

A. Roll Call - **9:00 A.M.**

Commissioner Marcelle Griffith-Burke, Chair	Present
Commissioner John Kern, Vice Chair	Absent
Commissioner Cheri Pavlik	Absent
Commissioner Michael Kelley	Present
Commissioner Sam Caliendo	Present
Commissioner Sheri Scarborough	Present
Commissioner Alex Brumfield	Absent
Commissioner Mark Beatty	Present
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 approved by a vote of 6-0-0

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

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

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

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

H. Amendments to the Agenda

Wendy Hernández, Deputy Zoning Director, read into the record the Amendments to the Agenda.

In addition- she read: Item #5 Public Storage Military Staff is working with the Agent on site design on the condition has to deal with open space and parking. Ms Hernández also requested items #4 be pulled from Consent to be moved to regular agenda because there are cards submitted.

Commissioner Burke made the motion which was seconded by commissioner Scarborough and the motion passed 6-0-0.

I. Motion to adopt the Agenda

Motion to adopt Amended Agenda, by a vote of 6-0-0

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

I. Disclosures

There were no disclosures

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
N/A	N/A	N/A	N/A	Absent	N/A	Absent	N/A	Absent

K. Conflicts/Recusals

There were no conflicts or recusals

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
N/A	N/A	N/A	N/A	Absent	N/A	Absent	N/A	Absent

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

* Motion to pull item number 4 from the Consent Agenda and move it to the Regular Agenda.

Motion to move item 4 to the Regular Agenda approved by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second			Motion			
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Pull item from consent, by a vote of 6-0-0

B. ZONING APPLICATIONS -

- Z-2022-00675** Title: an Official Zoning Map Amendment application of George Parker by CWB Associates, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District on 1.00 acres
General Location: South side of Wallis Road, approximately 260 feet west of Tall Pines Road
(George Parker Rezoning) (Control 2022-00016)

Project Manager: Cody Sisk
 Size: 1.00 acres ±
 District: 2

BCC

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

MOTION: To recommend approval of an Official Map Amendment to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Recommend Approval of an Official Map Amendment, with a Conditional Overlay Zone a vote of 6-0-0

- PDD/DOA-2022-00213** Title: an Official Zoning Map Amendment application of G.L. Homes of Palm Beach Associates LTD, Boynton Beach Associates 30, LLLP, 156th Court South Associates LLC, John Whitworth, Stables at Paradise Palms LLC, 9231 155th Lane LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 143.90 acres
Title: a Development Order Amendment application of G.L. Homes of Palm Beach Associates LTD, Boynton Beach Associates 30, LLLP, 156th Court South Associates LLC, John Whitworth, Stables at Paradise Palms LLC, 9231 155th Lane LLC by G.L. Homes, Agent. Request: to modify Conditions of Approval; reconfigure the Master Plan; addland area, units, and access points on 722.51 acres
General Location: West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard
(Whitworth AGR-PUD) (Control 2021-00031)

Project Manager: Timothy Haynes
 Size: 722.51 acres ±

BCC District: 5

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

People who spoke on this application:

Commissioner Scarborough- read an email from citizen

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	N/A	Yes	N/A	Yes	N/A

Board Decision: Recommend Approval of an Official Zoning Map Amendment, as amended, with conditions by a vote of 6-0-0

MOTION: To recommend approval of a Development Order Amendment to modify Conditions of Approval; reconfigure the Master Plan; add land area, units, and access points, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	N/A	Yes	N/A	Yes	N/A

Board Decision: Recommend Approval of a Development Order Amendment, with conditions by a vote of 6-0-0

3. **DOA-2022-00830** Title: a Development Order Amendment application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent. Request: to modify the Master Plan and Site Plan; and add square footage and a use on 37.99 acr Title: a Development Order Amendment application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Theater Performance Venue use and modify Conditions of Approval on 37.99 acres
General Location: Southwest corner of Glades Road and 95th Avenue South (**Johns Glades West MXPD**) (Control 2004-00459)

Project Manager: Timothy Haynes

Size: 37.99 acres ±

BCC District: 5

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

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan and Site Plan; and add square footage and a use, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Recommend approval of a Development Order Amendment, by a vote of 6-0-0

MOTION: To recommend approval for a Development Order Amendment to reconfigure the Theater Performance Venue use and modify Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	N/A	Yes	N/A	Yes	N/A

Board Decision: Recommend approval of a Development Order Amendment, by a vote of 6-0-0

5. **DOA/W-2021-01652** Title: a Development Order Amendment application of SSC Property Holdings, LLC by Bohler Engineering, Agent. Request: to reconfigure the Site Plan; to reduce square footage; and, to reduce parking on 9.31 acres
Title: a Type 2 Waiver application of SSC Property Holdings, LLC by Bohler Engineering, Agent. Request: to reduce minimum Fenestration and Storefronts for Building J on 9.31 acres
General Location: West side of Military Trail, approximately 600 feet north of Summit Boulevard (**Public Storage - Military**) (Control 1981-00082)

Project Manager: Imene Haddad
 Size: 9.31 acres ± BCC District: 3

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; to reduce square footage; and, to reduce parking, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Recommend Approval of a Development Order Amendment, by a vote of 6-0-0

MOTION: To recommend approval of a Type 2 Waiver to reduce minimum Fenestration and Storefronts for Building J subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Motion	Second						
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Recommend approval of a Type 2 Waiver, by a vote of 6-0-0

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT-

4. **ZV/DOA/CA/W-2022-00485** Title: a Development Order Amendment application of Duke Realty Land LLC by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan, to add square footage, add a use, add access points; and to modify/or delete Conditions of Approval on the 6.98-acre DO Title: a Class A Conditional Use application of Duke Realty Land LLC by Schmidt Nichols, Agent. Request: to allow a single use, exceeding 100,000 square feet for a Warehouse on 6.98-acres General Location: North side of Southern Blvd, approximately a half mile West of Jog Road **(Southern Blvd Industrial Center)** (Control 2005-00593)

Project Manager: Donna Adelsperger
 Size: 6.98 acres ±

BCC District: 2

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

People who spoke on this application

Josh Nichols, Agent- gave a brief presentation
 Donna Adelsperger, Project Manager, gave a brief presentation.
 Donna Adelsperger read email from Charlene Decourt- requesting the application denied due to noise;
 Glenn Moody, Jack Swing, Jack Leborwits, Ned Kerr, Clifford Fort, Christian Gray: - from the public, spoke against application due to noise and other impacts on the residential to the south;
 Commissioner Scarborough read card for Public not wanting to speak;
 William Payton, Juilian Roach, Steven Hanson, Barbara Reed submitted cards in opposition.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan to add square footage, add a use, add access points; and to modify/or delete Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Recommend approval of a Development Order Amendment, as amended, with Condition a vote of 6-0-0

MOTION: To recommend approval of a Class A Conditional Use to allow a single use, exceeding 100,000 square feet for a Warehouse, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 6-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Motion						
Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes	Absent

Board Decision: Recommend approval of a Class A Conditional Use, a vote of 6-0-0

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

ADJOURNMENT - 9:50