



ZONING COMMISSION MEETING
Minutes for Thursday, February 1, 2024

CALL TO ORDER

A. Roll Call (9:00AM)

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

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

to receive and file approved by a vote of 5-0-0

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

F. Swearing In

G. **Approval of the Minutes**

to approve the Minutes by a vote of 5-0-0

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

H. **Amendments to the Agenda**

Wendy Hernández, Deputy Zoning Director, read into the record the Amendments to the Agenda from the Add and Delete,

to adapt the Agenda as Amended by a vote of 5-0-0

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

I. Disclosures for All Items on Agenda

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

J. Conflicts/Recusals

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

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. [ABN/DOA-2023-01497 Palm Beach Park of Commerce](#) (1981-00190)

Zoning Application of Palm Beach Investment Property LLC by Urban Design Studio

Location: Northwest corner of Beeline Highway and Park of Commerce Boulevard

Project Manager: Imene Haddad

BCC District: 1

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 Development Order Abandonment **Request:** to abandon Class A approvals for two Type 1 Restaurants with drive-through approved by Resolution R-2019-0836 and Resolution R-2019-0837 on 9.54 acres

MOTION: No motion is required for item 1.a

b. Title: a Development Order Amendment **Request:** to modify the Master Plan to re-designate 7.55 acres of a General Commercial Pod to a Light Industrial Pod and to modify Conditions of Approval on 1,322.19 acres

MOTION: To recommend approval of item 1.b

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 1.b., by a vote of 5-0-0

c. Title: a Development Order Amendment **Request:** to modify the previously approved Class A for a Retail Gas and Fuel Sales with a Convenience Store to reduce land area by 7.55 acres to 1.99 acres, to reconfigure the Site Plan, and to modify Conditions of Approval

MOTION: To recommend approval of item 1.c

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 1.c., by a vote of 5-0-0

2. [ABN/CA-2023-01142 IDDeal Home](#) (1986-00094)

Zoning Application of PFCF Bentbrook, LLC, The Intellectually Developmentally Disabled by Pulte Family Charitable Foundation

Location: East side of Bentbrook Boulevard, approx. 340 feet north of Lantana Road

Project Manager: Nancy Frontany Bou

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 Abandonment **Request:** to abandon an approval for a Special Exception for a Recreation Facility and Club with prior modifications on 3.27 acres

MOTION: No motion is required for item 2.a

b. Title: a Class A Conditional Use **Request:** to allow a Congregate Living Facility on 3.27 acres

MOTION: To recommend approval of item 2.b

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 2.b., by a vote of 5-0-0

3. [DOA-2023-00844 Prodigy Early Learning Center at Wellington](#) (2004-00524)

Zoning Application of Red Apple Development LLC, Wellington 204 LLC, Wellington 48 LLC by WGINC

Location: East side of State Road 7, approximately 150 feet south of Morning Mist Way

Project Manager: Lawrence D'Amato

BCC District: 6

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

a. Title: a Development Order Amendment **Request:** to modify the overall Master Plan to increase the number of children allowed in the General Daycare within the Civic Pod on 36.34 acres

MOTION: To recommend approval of item 3.a

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 3.a., by a vote of 5-0-0

b. Title: a Development Order Amendment **Request:** to modify the Site Plan to increase the number of children allowed in the Class A General Daycare within the Civic Pod on 36.34 acres

MOTION: To recommend approval of item 3.b

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 3.b., by a vote of 5-0-0

4. [DOA-2023-00869 Chimu MUPD](#)(1994-00013)

Zoning Application of Prelux LLC by Urban Design Studio

Location: Northeast Corner of Hypoluxo Road and Adonis Avenue

Project Manager: Timothy Haynes

BCC District: 2

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to modify uses, decrease overall building square footage, and to modify Conditions of Approval for the overall MUPD on 8.69-acres

MOTION: To recommend approval of item 4.a

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 4.a., by a vote of 5-0-0

- b. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate and delete square footage for a previously approved Class A Type 1 Restaurant with drive-through on 8.69-acres

MOTION: To recommend approval of item 4.b

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 4.b., by a vote of 5-0-0

- c. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate and delete square footage for a previously approved Class A Type 1 Restaurant with drive-through on 8.69-acres

MOTION: To recommend approval of item 4.c

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 4.c., by a vote of 5-0-0

- d. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate and delete square footage for a previously approved Class A Car Wash on 8.69 acres

MOTION: To recommend approval of item 4.d

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 4.d., by a vote of 5-0-0

5. [DOA-2023-00534 Burlington Self Storage at Gun Club Road](#) (1974-00126)

Zoning Application of Gun Club Rd SS LLC by Urban Design Studio

Location: Northwest corner of Military Trail and Gun Club Road

Project Manager: Imene Haddad

BCC District: 3

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add square footage and to add a use, and to modify Conditions of Approval on 18.25 acres

MOTION: To recommend approval of item 5.a

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 5.a., by a vote of 5-0-0

6. **PDD-2023-00853 Verdura Farms PUD** (2006-00017)

Zoning Application of 7501 S SR7 LLC, Cypress Polo Club LLC by Urban Design Studio

Location: West side of State Road 7, approx. one-quarter mile south of Hypoluxo Road

Project Manager: Matthew Boyd

BCC District: 6

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

- a. **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 96.14 acres

MOTION: To recommend approval of item 6.a

carried by a vote of 5-0-0

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

Decision: To recommend approval of item 6.a., by a vote of 5-0-0

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **Zoning Applications**
- C. **Subdivision Applications**

- END OF REGULAR AGENDA -

COMMENTS

- A. **COUNTY ATTORNEY**
- B. **ZONING DIRECTOR :** Wendy Hernández, Deputy Zoning Director Thanked Commissioners Scarborough and Beatty for their hard work and servicing of 15 year on the Zoning Commission Board and presented them with a plaque. Wendy also stated Commissioner Gromann will returning be to the Planning Commission Board, and Sam Caliendo will return to Zoning Commission Board.
- C. **PLANNING DIRECTOR**
- D. **EXECUTIVE DIRECTOR**

E. COMMISSIONERS: Commissioner Scarborough thanked for time served on the Zoning Board. Commissioner Pavlik: It has been a pleasure working alongside of Commissioner Scarborough, Beatty and Gromann.

to Adjourn

carried by a vote of 5-0-0

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

ADJOURNMENT: 9:11 am