



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

THURSDAY MARCH 1, 2018

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

Commissioner Mark Beatty, Chair	Present
Commissioner Alex Brumfield III, Vice Chair	Present
Commissioner Sheri Scarborough	Absent
Commissioner Sam Caliendo	Present
Commissioner Barbara Katz	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Present
Commissioner Carmine Priore	Present
Commissioner Robert Currie	Present

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address:

www.pbcgov.com

[/pzb/](#)

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

MARCH 1, 2018

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, March 22, 2018 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.

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Seconded			Moved		

F. Adoption of the Minutes

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Moved			Seconded		

G. Swearing In - County Attorney

H. Disclosures

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
5	None	3,5	None	Absent	5	5	4,5	4,5

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [ZV-2017-01813](#) Title: a Type II Variance application of Morgan Property Group, LLC by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to allow 24-hour operation within 250 feet of a Residential Future Land Use (FLU) designation or use.

General Location: Southwest corner of the intersection of Lantana Road and South Military Trail. **(Lantana And Military Wawa)** (Control 1998-00013)

Pages 1 - 1

Project Manager: Carolina Valera

Size: 7.13 acres ±

BCC District: 3

(affected area 2.13 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday, April 5, 2018.

MOTION: To postpone to Thursday, April 5, 2018.

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Seconded			Moved		

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. [CA-2017-01454](#) Title: a Conditional Use Class A application of Yelena Pawela by Land Research Management Inc., Agent. Request: to allow Limited Pet Boarding accessory to a Single Family Residence.

General Location: Approximately 0.5 mile west of Royal Palm Beach Boulevard on the south side of 60 Street North. **(Pawela Limited Pet Boarding)** (Control 2017-00052)

Pages 2 - 16

Conditions of Approval Pages (7 - 8)

Project Manager: Lorraine Fuster

Size: 1.52 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Class A Conditional Use to allow a Limited Pet boarding accessory to a Single Family Residence subject to the Conditions of Approval as indicated in Exhibit C.

People who spoke on this application:

Kevin McGinley spoke to agree to all of the Conditions of Approval

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
					Seconded	Moved		

- 3. [ZV/ABN/DOA-2017-01997](#) Title: a Development Order Abandonment application of Mission Lakes II LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Requested Use for a Type I Restaurant.

Title: a Development Order Amendment application of Mission Lakes II LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; to add square footage; and, to re-designate uses.

General Location: Northeast corner of Lantana Road and State Road 7. **(Mission Lakes MUPD)** (Control 2003-00007)

Pages 17 - 65

Conditions of Approval Pages (23 - 37)

Project Manager: Lorraine Fuster

Size: 37.85 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Development Order Amendment of subject to 90 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Type I Restaurant.

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
Seconded					Moved			

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

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
Seconded					Moved			

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 4. [DOA-2017-01013](#) Title: a Development Order Amendment application of Gary Weston by iPlan and Design LLC, Agent. Request: to reconfigure the Site Plan; add/delete square footage; to modify uses; and, add/delete Conditions of Approval (All Petitions).

General Location: Southeast corner of Jog Road and Atlantic Avenue. **(Atlantic Square Car Wash)** (Control 1981-00109)

Pages 66 - 96

Conditions of Approval Pages (72 - 82)

Project Manager: Carlos Torres

Size: 18.91 acres ±

BCC District: 5

(affected area 0.18 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 65 Conditions of Approval as indicated in Exhibit C.

People who spoke on this application:

The agent, Brian Chequis presented his application with a PowerPoint presentation and agreed to the Conditions of Approval. There was no one to speak in opposition of the request.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add/delete square footage; to modify uses; and, add/delete Conditions of Approval (All Petitions) subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Seconded		Moved			

D. ZONING APPLICATIONS - NEW

- 5. [ZV/CA/W-2016-02018](#) Title: a Type II Variance application of Poltze Inc. by Dunay Miskel and Backman LLP, Agent. Request: to reduce the Incompatibility Buffer width.

Title: a Type II Waiver application of Poltze Inc. by Dunay Miskel and Backman LLP, Agent. Request: to allow a structure to not be located at the corner meeting the build-to lines; to reduce the Minimum Primary Frontage Building Placement; increase the Maximum Secondary Frontage Building Placement; to reduce the Minimum Building Frontage Percentage; to eliminate the Pedestrian Circulation Zone, Planting Amenity Zone, and Usable Open Space; and, eliminate Slip Street Frontage.

General Location: Northwest corner of South Military Trail and Sunset Ranch Road. **(Poltze Vehicle Sales Lot)** (Control 2015-00140)

Pages 97 - 139

Conditions of Approval Pages (106 - 111)

Project Manager: Meredith Leigh

Size: 0.36 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Type II Variance request to allow a reduction in the Incompatibility Buffer subject to 8 Conditions of Approval as indicated in Exhibit C-1; Staff recommends approval of the Type II Waiver requests to allow

a structure to not be located at the corner meeting the build-to lines; increase the Maximum Secondary Frontage Building Placement; reduce the Minimum Building Frontage Percentage and the Minimum Primary Frontage Building Placement; and, eliminate Slip Street Frontage, subject to 7 Conditions of Approval as indicated in Exhibit C-2.

Staff recommends **denial** of the Type II Waiver requests to eliminate the Pedestrian Circulation Zone, Planting Amenity Zone, and Usable Open Space.

MOTION: To adopt a resolution approving a Type II Variance to reduce the Incompatibility Buffer width subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Seconded		Moved			

MOTION: To recommend approval of a Type II Waiver to allow a structure to not be located at the corner meeting the build-to lines; increase the Maximum Secondary Frontage Building Placement; reduce the Minimum Building Frontage Percentage and the Minimum Primary Frontage Building Placement; and, eliminate Slip Street Frontage, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Seconded		Moved			

MOTION: To recommend approval of a Type II Waiver to eliminate the Pedestrian Circulation Zone, Planting Amenity Zone, and Usable Open Space subject to Condition C3.

Motion to recommend approval with conditions carried 8-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Seconded		Moved			

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