



THURSDAY March 4, 2021
MINUTES

CALL TO ORDER

A. Roll Call 9:00 AM

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Present
Commissioner Cheri Pavlik	Present
Commissioner John Kern	Present
Commissioner Michael Kelley	Absent
Commissioner Marcelle Griffith Burke	Present
Commissioner Alex Brumfield	Present – VIA Webex
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

* In boxes below denotes Commissioner present by Webex, but experienced connection issues for vote.

Motion to receive and file 7-0-0

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

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

Motion Carried 7-0-0

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

H. Amendments to the Agenda

Motion Carried 7-0-0

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

I. Motion to adopt the Agenda

Motion Carried 7-0-0

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

J. Disclosures

Scarborough	Caliendo	Pavlik	Kern	Kelley	Burke	Brumfield	Beatty	Sowards
10, 11, 12	10, 11, 12	10, 11, 12	10, 11, 12	Absent	None	*	10, 11, 12	10, 11, 12

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

MOTION: To approve the consent agenda, excluding items 4 and 8.

Motion Carried 7-0-0

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

Board Decision: Approval of the consent agenda, excluding items 4 and 8.

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

1. **CA-2020-01099** Title: a Class A Conditional Use application of Rachel Williams by Land Research Management Inc., Agent. Request: to allow a Limited Pet Boarding facility accessory to a Single Family Residence.

General Location: Northeast corner of 78th Drive North and 165th Street North. **(DogSmith Pet Boarding)** (Control 2020-00092)

Pages 1 - 19

Conditions of Approval Pages (7 - 7)

Project Manager: Timothy Haynes

Size: 1.32 acres ±

BCC District: 1

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 Class A Condition Use to allow a Limited Pet Boarding facility accessory to a Single Family Residence.

Motion Carried 7-0-0

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

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

2. **SV-2020-01539** Title: a Subdivision Variance application of A&D Property Investments LLC by Land Research Management Inc., Agent. Request: to allow access from a 30-foot Right-of-Way.

General Location: North of Melaleuca Lane on the east side of Gulfstream Road. **(A and D Investments)** (Control 2017-00050)

Pages 21 - 36

Conditions of Approval Pages (25 - 25)

Project Manager: Joanne Keller

Size: 0.91 acres ±

BCC District: 3

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

MOTION: 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.

Motion Carried 7-0-0

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

Board Decision: Approved a Subdivision Variance by a vote of 7-0-0.

D. ZONING APPLICATIONS - NEW

3. **DOA-2020-00775** Title: a Development Order Amendment application of Divosta Homes by Urban Design Kilday Studios, Agent. Request: to modify the Master Plan; and, to delete land area and units.

General Location: East and west sides of Polo Road, approximately 700 feet south of Lake Worth Road (also partially bounded by 47th Place South and the Lake Worth Drainage District (LWDD) Canal to the south, and Hooks Road and the LWDD E-2W Canal/Florida's Turnpike to the east). **(Fields at Gulfstream Polo PUD)** (Control 2005-00594)

Pages 37 - 81

Conditions of Approval Pages (45 - 56)

Project Manager: Ryan Vandenburg

Size: 221.56 acres ±

BCC District: 6

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 Development Order Amendment to modify the Master Plan; and, to delete land area and units, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0-0

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

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

MOTION: To approve agenda item 4 as amended.

Motion Carried 6-0-1

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

Board Decision: Approval of agenda item 4 as amended.

4. **ZV/PDD/CA-2020-00788** Title: a Type 2 Variance application of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes by JMorton Planning & Landscape Architecture, Agent. Request: to eliminate a Type 2 Incompatibility Buffer.

Title: an Official Zoning Map Amendment application of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Residential Transitional (RT) and Planned Unit Development (PUD) Zoning Districts to the Multiple Use Planned Development (MUPD) District.

Title: a Class A Conditional Use application of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes by JMorton Planning & Landscape Architecture, Agent. Request: to allow a Transfer of Development Rights (TDR); a Workforce Housing Program (WHP) Density Bonus greater than 50 percent; and, a Type 1 Restaurant with Drive-through.

General Location: Southeast corner of Lake Worth Road and Polo Club Road. **(Polo Gardens MUPD)** (Control 2013-00296)

Pages 83 - 171

Conditions of Approval Pages (99 - 110)

Project Manager: Ryan Vandenburg

Size: 25.79 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5.

MOTION: To adopt a Resolution approving a Type 2 Variance to eliminate a Type 2 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion Carried 6-0-1

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

Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 6-0-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transition (RT) and Planned Unit Development (PUD) Zoning Districts to the Multiple Use Planned Development (MUPD) District, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion Carried 6-0-1

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

Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-through, subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion Carried 6-0-1

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

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-0-1.

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-4.

Motion Carried 6-0-1

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

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-0-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Workforce Housing Program (WHP) Density Bonus greater than 50 percent, subject to the Conditions of Approval as indicated in Exhibit C-5.

Motion Carried 6-0-1

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

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-0-1.

- DOA-2020-00116** Title: a Development Order Amendment to a Planned Development District and a Requested Use application of M.C.T. Properties, Inc. by WGINC, Agent. Request: to reconfigure the Site Plan; modify uses and square footage; add children (Daycare); and, amend Conditions of Approval.

General Location: Southwest corner of Kimberly Boulevard and Hampton Drive, approximately 0.5 miles east of State Road 7. (**Hamptons Square**) (Control 1978-00005)

Project Manager: Travis Goodson
 Size: 982.66 acres ±
 (affected area 4.20 acres ±)

BCC District: 5

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 Development Order Amendment to a Planned Development District and a Requested Use to reconfigure the Site Plan; modify uses and square footage; add children (Daycare); and, amend Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0-0

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

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

- 6. **SV/CA-2020-01097** **Title:** a Subdivision Variance application of La Hacienda WF WPB LLC by Insite Studio, Agent. **Request:** to allow access from a 50-foot ingress/egress easement.

Title: a Class A Conditional Use application of La Hacienda WF WPB LLC by Insite Studio, Agent. **Request:** to allow more than 24 units on a parcel in the Multifamily Residential (RM) Zoning District with a Medium Residential 5 (MR-5) Future Land Use designation; a Transfer of Development Rights (TDR); and, a Workforce Housing Program (WHP) density bonus greater than 50 percent.

General Location: Terminus of 24th Place South, approximately 260 feet west of Military Trail and 0.2 miles south of Purdy Lane (north of the Lake Worth Drainage District (LWDD) L-9 Canal). **(La Hacienda)** (Control 2019-00146)

Pages 193 - 219

Conditions of Approval Pages (203 - 209)

Project Manager: Timothy Haynes

Size: 2.75 acres ±

BCC District: 2

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

MOTION: To adopt a Resolution approving a Subdivision Variance to allow access from a 50-foot ingress/egress easement, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion Carried 7-0-0

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

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

MOTION: To recommend approval of Class A Conditional use to allow more than 24 units on a parcel in the Multi-family Residential (RM) Zoning District with a Medium Residential 5 (MR-5) Future Land Use designation;, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion Carried 7-0-0

Scarborough	Caliendo	Pavlik	Kern	Kelley	Burke	Brumfield	Beatty	Sowards
	Moved		Second					
Yes	Yes	Yes	Yes	Absent	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 Program (WHP) density bonus greater than 50 percent, subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion Carried 7-0-0

Scarborough	Caliendo	Pavlik	Kern	Kelley	Burke	Brumfield	Beatty	Sowards
	Moved		Second					
Yes	Yes	Yes	Yes	Absent	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 Transfer of Development Rights (TDR), subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion Carried 7-0-0

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

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

- 7. **ZV-2020-02113** Title: a Type 2 Variance application of Palm Medical Holdings, LLC - Eric Rogers, Opportunity Inc Of Palm Beach County by Schmidt Nichols, Agent. Request: to allow for a reduction of parking spaces and minimum lot depth.

General Location: Southwest corner of Westgate Avenue and Quail Drive. **(PMH 1713 Quail, LLC)** (Control 2001-00039)

Pages 221 - 251

Conditions of Approval Pages (225 - 225)

Project Manager: Timothy Haynes

Size: 1.01 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 allow for a reduction of minimum lot depth and parking spaces.

Motion Carried 7-0-0

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

Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.

MOTION: To pull agenda item 8 and place it at the end of the agenda to give time to get Commissioner Brumfield online.

Motion Carried 7-0-0

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

Board Decision: Approval of pulling agenda item 8 and placing it at the end of the agenda to give time to get Commissioner Brumfield online.

- 9. **DOA-2020-01883** Title: a Development Order Amendment application of Palm Beach MRI, LLC by Managed Land Entitlements LLC, Agent. Request: to reconfigure the Site Plan; add square footage; and, modify and/or delete Conditions of Approval.

General Location: Southeast corner of South Jog Road and Hypoluxo Road. **(Fidelity Federal at Jog and Hypoluxo MUPD)** (Control 1989-00131)

Pages 263 - 288

Conditions of Approval Pages (270 - 276)

Project Manager: Brenya Martinez

Size: 3.85 acres ±

BCC District: 3

(affected area 0.85 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 Development Order Amendment to reconfigure the Site Plan; add square footage; and, modify and/or delete Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 7-0-0

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

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

- 8. **Z-2020-01715** Title: an Official Zoning Map Amendment application of Solid Waste Authority, Palm Beach County by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) and Residential Estate (RE) Zoning Districts to the Public Ownership (PO) Zoning District.

General Location: North side of Lantana Road, approximately .40 miles east of State Road 7/ US 441. **(PBC Mosquito Control Complex Redevelopment)** (Control 1983-00090)

Pages 253 - 261

Conditions of Approval Pages (258 - 258)

Project Manager: Brenya Martinez

Size: 92.80 acres ±

BCC District: 3

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 Zoning Map Amendment, to allow a rezoning from the Agricultural Residential (AR) and Residential Estate (RE) Zoning Districts to the Public Ownership (PO) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

Motion Carried 5-0-3

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

Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-3.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

10. **SW-2020-01268** Title: a Subdivision Waiver application of BET Holdings LLC by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

General Location: Approximately 0.16 miles south of Heritage Farms Road on the west side of Park Lane Road (**BET Holdings**) (Control 2020-00066)

Pages 289 - 303

Conditions of Approval Pages (294 - 294)

Project Manager: Joanne Keller

Size: 5.19 acres ±

BCC District: 6

Staff Recommendation: Staff recommends Denial of the request due to failure to meet submittal deadlines pursuant to F.S. 125.022 and due to outstanding review issues not addressed by the applicant. However, should the Zoning Commission recommend approval of the request, staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend denial of a Subdivision Waiver to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

Motion Carried 7-0-1

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

Board Decision: Postponed to May 6, 2021 by a vote of 7-0-1.

11. **SW-2020-01270** Title: a Subdivision Waiver application of East Glade Holdings, Inc by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

General Location: Approximately 0.245 mile north of Heritage Farms Road on the east side of Park Lane Road. (**Dixie Landscape**) (Control 2020-00067)

Pages 305 - 324

Conditions of Approval Pages (310 - 310)

Project Manager: Joanne Keller

Size: 10.03 acres ±

BCC District: 6

Staff Recommendation: Staff recommends Denial of the request due to failure to meet submittal deadlines pursuant to F.S. 125.022 and due to outstanding review issues not addressed by the applicant. However, should the Zoning Commission recommend approval of the request, staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend denial of a Subdivision Waiver to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

Motion Carried 7-0-1

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

Board Decision: Postponed to May 6, 2021 by a vote of 7-0-1.

12. **SW-2020-01659** Title: a Subdivision Waiver application of H Farms LLC by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

General Location: Northeast corner of Park Lane Road & Heritage Farms Road, west of SR 7. (**Bermuda Landscape and Design**) (Control 2020-00074)

Pages 325 - 343

Conditions of Approval Pages (330 - 330)

Project Manager: Joanne Keller

Size: 9.53 acres ±

BCC District: 6

Staff Recommendation: Staff recommends Denial of the request due to failure to meet submittal deadlines pursuant to F.S. 125.022 and due to outstanding review issues not addressed by the applicant. However, should the Zoning Commission recommend approval of the request, staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend denial of a Subdivision Waiver to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

Motion Carried 7-0-1

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

Board Decision: Postponed to May 6, 2021 by a vote of 7-0-1.

B. ZONING APPLICATIONS - NEW

C. SUBDIVISION VARIANCE

D. OTHER ITEMS

13. Title: Zoning Commission Annual Organizational Meeting and Election of Chair and Vice Chair

Pages 345 – 348

MOTION: To appoint Commissioner Kern as Chair and Commissioner Burke as Vice Chair.

Motion Carried 8-0-0

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

Board Decision: Approval of Commissioner Kern as Chair and Commissioner Burke as Vice Chair.

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT 11:47 AM

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, MARK STEVEN BEATTY, hereby disclose that on MARCH 4, 20 21:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of PALM BEACH COUNTY, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MY FIRM, ARCHITECTURE GREEN LLC. HAS A COUTINUING SERVICE CONTRACT WITH PALM BEACH COUNTY.

ZONING COMMISSION PUBLIC HEARING
MARCH 4, 2021
AGENDA ITEM #8 Z-2020-01715

MARCH 04, 2021
Date Filed

[Handwritten Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, MARK STEVEN BEATTY, hereby disclose that on MARCH 04, 20 21 :

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MY FIRM, ARCHITECTURE GREEN LLC. RETAINED JMORTON PLANNING AND LANDSCAPE ARCHITECTURE TO PROVIDE LANDSCAPE ARCHITECTURE SERVICES FOR CANYON DISTRICT PARK.

ZONING COMMISSION PUBLIC HEARING
MARCH 04 2021
AGENDA ITEM #4 ZV/PDD/CA-2020-00788

March 04, 2021
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Patrick Chen Hoel</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Zoning</i>
MAILING ADDRESS <i>2263 159th Ct W</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Palm Beach Gardens Pbc</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>3/4/21</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Cheri Paulk, hereby disclose that on March 4, 2021:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Recuse item 8 on consent agenda as my firm LEO A Day works with the County.

Regular agenda item # 10, 11 & 12 as we have been hired by Urban Design

Date Filed 3/4/21

Signature [Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME SOWARDS, JESS, MILTON	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE PALM BEACH ZONING COMMISSION
MAILING ADDRESS 635 EDDY ST.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY BOCA RATON	COUNTY PALM BEACH
DATE ON WHICH VOTE OCCURRED 3-4-21	NAME OF POLITICAL SUBDIVISION: PALM BEACH COUNTY
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JESS M. SOWARDS, hereby disclose that on MARCH 4, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or

inured to the special gain or loss of PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MY FIRM - CURRIE SOWARDS AGUILA ARCHITECTS - HAS A CONTRACT WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS PROVIDING ARCHITECTURAL SERVICES TO THE COUNTY

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

3-5-21

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.