

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

THURSDAY, NOVEMBER 6, 2014

9:00 A.M. Vista Center 1st Floor Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach FL 33411

CALL TO ORDER

A. Roll Call 9:00 A.M.

Commissioner Alex Brumfield III, Chair	Present
Commissioner Mark Beatty, Vice Chair	Absent
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Present
Commissioner William Anderson	Present
Commissioner Sam Caliendo	Present
Commissioner Sheri Scarborough	Present
Commissioner Joanne Davis	Arrived at 9:05 am
Commissioner Robert Currie	Present

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Proof of Publication – Motion to receive and file carried 7-0

E. Adoption of the Minutes – Motion carried 7-0

F. Swearing In

G. Disclosures – Listed by Agenda Number

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
None	None	None	None	None	None	None	Absent	None

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **Z/COZ-2014-00938** Title: an Official Zoning Map Amendment application of Boynton Beach Associates XXII, LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District with a Conditional Overlay Zone (COZ).

General Location: Northwest corner of Lyons Road and Boynton Beach Boulevard. (Amestoy AGR) (Control 2005-00162)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 223.59 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Friday, December 5, 2014.

MOTION: To postpone to Friday, December 5, 2014.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
			Seconded	Moved				

DECISION: Postponed to Friday, December 5, 2014.

2. **PDD/DOA-2014-00939** Title: an Official Zoning Map Amendment to a Planned Development District application of Delray Beach Associates I, 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.

Title: a Development Order Amendment application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan to swap, add, and delete land area (preserve); re-allocate, and release recorded Conservation Easement; and amend Conditions of Approval (Planning).

General Location: South of Boynton Beach Boulevard and east of and adjacent to Lyons Road. **(Canyon Isles AGR PUD)** (Control 2002-00068)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 264.00 acres ±

BCC District: 5, 6

Staff Recommendation: Staff recommends a postponement to Friday, December 5, 2014.

MOTION: To postpone to Friday, December 5, 2014.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
			Seconded	Moved				

DECISION: Postponed to Friday, December 5, 2014.

3. **ZV/PDD/DOA-2014-00940** Title: a Type II Variance application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow an increase in the building coverage for single-family units from 40 percent to 44 percent.

Title: an Official Zoning Map Amendment to a Planned Development District application of Delray Beach Associates I, 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.

Title: a Development Order Amendment application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan; add land area (Development and Preserve); add a model row; add an access point to release and amend Conservation Easements; add units; amend Conditions of Approval (Planning); and re-allocate land area.

General Location: South of Boynton Beach Boulevard at the terminus of Acme Dairy Road. **(Valencia Cove AGR-PUD)** (Control 2004-00369)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 1,408.00 acres ±

BCC District: 5, 6

Staff Recommendation: Staff recommends a postponement to Friday, December 5, 2014.

MOTION: To postpone to Friday, December 5, 2014.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
			Seconded	Moved				

DECISION: Postponed to Friday, December 5, 2014.

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

- 4. **ZV-2014-01629** Title: a Type II Variance application of Suess Herta G Tr by Land Research Management Inc., Agent. Request: to allow a reduction in the required acreage for a Hospital.

General Location: Approximately 724 feet east of Seminole Pratt Whitney Road on the north side of Southern Boulevard. **(Suess Medical)** (Control 2010-00501)

Pages 2 - 22

Conditions of Approval Pages (5 - 5)

Project Manager: Donna Adelsperger

Size: 4.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval, as indicated in Exhibit C.

People who spoke on application

Kevin McGinley, Agent – In agreement with the Conditions of Approval

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the required acreage for a Hospital subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
		Moved	Seconded					

MOTION: To recommend approval to allow a Class A Conditional Use for a Place of Worship, subject to the Conditions of Approval as indicated in Exhibit C-2.

DECISION: Approved as Advertised with a vote of 8-0.

5. **ZV/DOA/Z/CA-2014-01351** Title: a Type II Variance application of SUNCAP Property Group LLC by Akerman LLP, Agent. Request: to eliminate the required cover over a loading area, the wall for screening of a loading area and the interior island requirement for the trailer parking spaces.

Title: a Development Order Amendment application of SUNCAP Property Group LLC by Akerman LLP, Agent. Request: to reconfigure the Site Plan, to delete square footage, and to modify and delete Conditions of Approval (Engineering, Planning and Signs).

General Location: Southeast corner of Pike Road and 7th Place North. **(Federal Express Distribution Center)** (Control 1996-00041)

Pages 23 - 69
 Conditions of Approval Pages (30 - 35)
 Project Manager: Roger Ramdeen
 Size: 27.23 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; and 24 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on application

Robert Leapley, Agent – In agreement with the Conditions of Approval

MOTION: To adopt a resolution approving a Type II Variance to eliminate the required cover over a loading area, the wall for screening of a loading area and the interior island requirement for the trailer parking spaces subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
		Moved	Seconded					

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan, to delete square footage, and to modify and delete Conditions of Approval (Engineering, Planning and Signs) subject to Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
		Moved	Seconded					

DECISION: Approved as Amended the Type II Variance and Recommended Approval as Amended for the DOA with votes of 8-0.

6. **Z/ABN-2014-01337** Title: an Official Zoning Map Amendment application of Falls Country Club Inc by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Commercial Recreation (CRE) Zoning District.

Title: a Development Order Abandonment application of Falls Country Club Inc by Cotleur & Hearing Inc., Agent. Request: to abandon the Special Exception to allow a private recreation facility and club including a golf course, swimming pool, and tennis courts granted under R-86-241.

General Location: Northwest corner of Jog Road and Hypoluxo Road. **(The Falls Country Club)** (Control 1985-00155)

Pages 70 - 90
 Conditions of Approval Pages (74 - 74)
 Project Manager: Melissa Matos
 Size: 171.31 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C.

People who spoke on application

Brian Cheguis, Agent – In agreement with the Conditions of Approval

MOTION: To recommend approval of an Official Zoning Map amendment to allow rezoning from the Agriculture Residential (AR) Zoning District to the Commercial Recreation (CRE) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
		Moved	Seconded					

MOTION: To recommend approval of a Development Order Abandonment to abandon Resolution R-1986-0241.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
		Moved	Seconded					

DECISION: Recommended Approval as Amended with votes of 8-0.

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

D. ZONING APPLICATIONS - NEW

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

- 7. Proposed amendments to the Unified Land Development Code Article 5.C Architectural Review.

Pages 91 - 93

MOTION: To recommend support for the proposed amendments to the ULDC Article 5.C Architectural Review.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes
Seconded			Moved					

DECISION: Recommended Support with a vote of 8-0.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

C. COMMISSIONER COMMENTS

ADJOURNMENT – 9:20 am