

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

FRIDAY, JANUARY 9, 2015

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	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Present
Commissioner William Anderson	Present
Commissioner Sam Caliendo	Present
Commissioner Sheri Scarborough	Present
Commissioner Joanne Davis	Arrived 9:10 am
Commissioner Robert Currie	Absent

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	5	Absent

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

5. **ZV-2014-01621** Title: a Type II Variance application of Napletons North Palm Auto Park Inc by Miller Permitting and Land Development LLC, Agent Request: to allow an increase in the number of wall signs.

General Location: Northwest corner of Silverthorne Drive and Northlake Boulevard.
(Napleton's North Palm Auto Park) (Control 1984-00015)

Pages 91 - 121

Conditions of Approval Pages (98 - 98)

Project Manager: Joyce Lawrence

Size: 7.74 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Thursday, February 5, 2015.

MOTION: To postpone to Thursday, February 5, 2015.

Motion carried 7-0

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

DECISION Postponed to Thursday, February 5, 2015.

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. **DOA/R-2014-00456** Title: a Development Order Amendment application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to reconfigure the Master Plan to add Requested Uses (Commercial Communication Tower)

Title: a Requested Use application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to allow two (2) 124-foot Stealth (Flagpole) Communication Towers

General Location: Tower 1 - Approximately 300 feet southeast of the intersection of the Florida Turnpike and Yamato Road. Tower 2 - Approximately 150 feet northwest of the intersection of Jog Road and Boca West Drive. **(Boca Tower 1 and 2)** (Control 1985-00007)

Pages 41 - 65

Conditions of Approval Pages (46 - 48)

Project Manager: Joyce Lawrence

Size: 1,436.00 acres ±

(affected area 2.00 acres ±)

BCC District: 5

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

People who spoke on application

Lauralee Westine, Agent – In agreement with the Conditions of Approval and submitted letters of support into the record.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan to add a Requested Use (Commercial Communication Tower) subject to the 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	Yes	Absent
			Seconded	Moved				

MOTION: To recommend approval of a Requested Use to allow two (2) 124-foot Stealth (Flagpole) Communication Towers subject to the 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	Yes	Absent
			Seconded	Moved				

DECISION: Recommended approval with votes of 8-0.

3. **DOA-2014-01111** Title: a Development Order Amendment application of World Class Academy Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping).

General Location: Southwest corner of Northlake Boulevard and Virginia Avenue (**World Class Academy**) (Control 1998-00052)

Pages 66 – 86

Conditions of Approval Pages (71 - 74)

Project Manager: Carrie Rechenmacher

Size: 2.13 acres±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 25 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Josh Nichol, Agent – Stated that he did not agree with the Add/Delete Conditions or Condition E.5 but that he would work with Staff to resolve any issues before the January 29, 2015 Board of County Commission Hearing.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping) 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	Yes	Absent
		Moved					Seconded	

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

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

4. **ABN-2014-01887** Title: a Development Order Abandonment application of Atlantis Investment Group by Frogner Consulting LLC, Agent. Request: to abandon Resolution ZR-2002-006 for a Class B Conditional Use to allow a Medical Office.

General Location: Northwest corner of Collier Road and Military Trail. **(Atlantis Outpatient Center)** (Control 1977-00077)

Pages 87 - 90

Project Manager: Donna Adelsperger

Size: 0.85 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request.

People who spoke on application

Jim Frogner, Agent – In agreement with the Abandonment

MOTION: To adopt a resolution approving a Development Order Abandonment abandoning Resolution ZR-2002-006 for a Class B Conditional Use to allow a Medical Office.

Motion carried 8-0

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

DECISION: Approved with a vote of 8-0.

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

1. **PDD/DOA-2014-00651** Title: an Official Zoning Map Amendment to a Planned Development District application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning).

General Location: Southeast corner of Lantana Road and Florida's Turnpike. **(Lantana Farms PUD)** (Control 2003-00034)

Pages 1 - 40

Conditions of Approval Pages (8 - 24)

Project Manager: Joyce Lawrence

Size: 39.20 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 61 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on application

Joyce Lawrence, Site Planner II – gave a brief presentation

Josh Nichols, Agent – gave a brief presentation

From the public, Lawrence Cain spoke in support but cited concerns with the continued maintenance of the buffers and hedges and that no two-story homes should be placed on the eastern border. Also from the public, Jo Ann Weigel had comments in opposition read into the record concerning traffic, crime, school overcrowding and loss of property values.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District subject to the Condition 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	Yes	Absent
			Seconded	Moved				

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning) subject to the 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	Yes	Absent
			Seconded	Moved				

DECISION: Recommended approval with votes of 8-0.

- 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

Zoning Director Jon MacGillis gave an update about the Architectural Elevations Unified Land Development Code (ULDC) Amendment; reporting that First Reading was approved at the January 8, 2015 Board of County Commission Hearing and that Second Reading would occur at the January 29, 2015 Hearing. Mr. MacGillis stated that several commissioners are up for re-appointment and that staff would follow up if needed. Commissioners were reminded that Chair and Vice-Chair elections will be held at the February 5, 2015 Hearing. He also announced that this would be the last Zoning Commission Hearing for Commissioner Joanne Davis. Mr. MacGillis recognized Commissioner Davis's seven years of dedicated service and conveyed Staff's gratitude.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONER COMMENTS

ADJOURNMENT – 9:36 am