

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

THURSDAY, JULY 2, 2015
Room, VC-1W-47
2300 N. Jog Road, West Palm Beach FL 33411

CALL TO ORDER

A. Roll Call 9:00 A.M.

Commissioner Mark Beatty, Chair	Present
Commissioner Sheri Scarborough, Vice Chair	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Absent
Commissioner William Anderson	Present
Commissioner Sam Caliendo	Absent
Commissioner Tinu Peña	Arrived 9:05 AM
Commissioner Alex Brumfield III	Arrived 9:08 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 – 6-0

E. Adoption of the Minutes – Motion carried – 6-0

F. Swearing In

G. Disclosures – Listed by Agenda Number

Kanel	Snider	Anderson	Caliendo	Scarborough	Peña	Brumfield	Beatty	Currie
None	Absent	7	Absent	7	None	None	None	None

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **Z/CA-2014-02502** Title: an Official Zoning Map Amendment application of Fuller Florence by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from Agriculture Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.
Title: a Class A Conditional Use application of Fuller Florence by Cotleur & Hearing Inc., Agent. Request: to allow a Day Care General.
General Location: On the south side of SW 185th Street, approximately 400 feet west of SR7/US 441. (**Florence Fuller Child Development Center**) (Control 1987-00150)

Pages 1 - 2
Project Manager: Carrie Rechenmacher
Size: 5.98 acres +

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday August 6, 2015.

MOTION: To postpone to Thursday August 6, 2015. 7-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Peña	Brumfield	Beatty	Currie
Yes	Absent	Yes	Absent	Yes	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. **ZV-2015-00704** Title: a Type II Variance application of Pahokee Housing Authority Inc by Kimberly A. Dellastatious P.A., Agent. Request: to allow a reduction of the front setback and access way width; to eliminate the right-of-way buffer and walkway between a parking space and a structure.

General Location: US Highway 441 at City of Pahokee Between S Barfield Highway and N State Market Road and E 7th Street (US 441). **(Padgett Island Office Rehab)** (Control 1997-30110)

Pages 3 - 26

Conditions of Approval Pages (7 - 7)

Project Manager: Christine Sellers

Size: 26.03 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 5 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Kimberly Dellastatious, Agent – In agreement with Conditions of Approval.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction of the front setback and access way width; to eliminate the right-of-way buffer and walkway between a parking space and a structure subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

Decision: Approved with a vote of 7-0

3. **ZV-2015-00766** Title: a Type II Variance application of YTG Palm Beach IL WR LP by Urban Design Kilday Studios, Agent. Request: to allow a reduction in depth for the roof over loading areas; and to eliminate terminal landscape islands and interior landscape islands within the truck/employee parking area.

General Location: Located on the east side of the Bee Line Highway approximately 1,655 lineal feet southeast of Pratt Whitney Road. **(Palm Beach Park of Commerce Project Osprey)** (Control 1981-00190)

Pages 27 - 51

Conditions of Approval Pages (33 - 34)

Project Manager: Donna Adelsperger

Size: 72.00 acres ±

BCC District: 1

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

People who spoke on application

Chris Barry, Agent – In agreement with Conditions of Approval

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in depth for the roof over loading areas; and to eliminate terminal landscape islands and interior landscape islands within the truck/employee parking area subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

Decision: Approved with a vote of 7-0

4. **PDD/R-2014-02095** Title: an Official Zoning Map Amendment to a Planned Development District application of Michael Gilley by Joshua Mahr, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Requested Use application of Michael Gilley by Joshua Mahr, Agent. Request: to allow a Self-Service Storage Facility.

General Location: West side of South Military Trail, approximately 0.43 miles north of Hypoluxo Road. **(Lake Worth Storage 2)** (Control 2009-02300)

Pages 52 - 79

Conditions of Approval Pages (58 - 61)

Project Manager: Roger Ramdeen

Size: 3.80 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1 and the 10 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on application

Debra Northsea, Agent – In agreement with Conditions of Approval

MOTION: To recommend approval of an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

MOTION: To recommend approval of a Request Use to allow a Self-Service Storage Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

Decision: Approved with a vote 7 - 0

5. **DOA-2014-01870** Title: a Development Order Amendment application of Boca Medical Plaza LLC by RKB Architects Planners Inc., Agent. Request: to reconfigure the site plan, modify the uses and a Condition of Approval (Use Limitation); and, to modify a Condition of Approval for a Type II Variance.

General Location: West side of Powerline Road at the terminus of West Camino Real. **(Fountains at Camino Real)** (Control 1980-00108)

Pages 80 - 106

Conditions of Approval Pages (85 - 89)

Project Manager: Osniel Leon

Size: 14.66 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1, and 28 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Development Order Amendment to modify a Condition of Approval for a Type II Variance subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, modify the uses and a Condition of Approval (Use Limitation) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

Decision: Approved with a vote of 7 - 0

6. **ZV/DOA/R-2014-01341** Title: a Type II Variance application of Hammerhead Motors by Jon E Schmidt & Associates, Agent. Request: to eliminate terminal and interior landscaping islands, divider medians, and interior trees and shrubs.

Title: a Development Order Amendment application of Hammerhead Motors by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan, add square footage, and add a Requested Use.

Title: a Requested Use application of Hammerhead Motors by Jon E Schmidt & Associates, Agent. Request: to allow an Outdoor Auction (Auto).

General Location: Approximately 500 feet north of the intersection of Kelly Drive and Southern Boulevard. **(Ponderosa Industrial Park Lot 13)** (Control 1976-00134)

Pages 107 - 141

Conditions of Approval Pages (114 -

118) Project Manager: Joyce Lawrence

Size: 1.10 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 19 Conditions of Approval as indicated in Exhibit C-2; and 4 Conditions of Approval as indicated in Exhibit C-3.

People who spoke on application

Josh Nichols, Agent – In agreement with Conditions of Approval

MOTION: To adopt a resolution approving a Type II Variance to eliminate terminal and interior landscaping islands, divider medians, and interior trees and shrubs subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

MOTION: To recommend approval of a Requested Use to allow an Outdoor Auction (Auto) subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0

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

Decision: Approved with a vote of 7-0

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

7. **ZV-2015-00744** Title: a Type II Variance application of G.L. Homes of Boca Raton Assoc. V, Ltd. by G.L. Homes, Agent. Request: to increase the lot coverage and the height of a perimeter wall along the north and west property lines.
General Location: Approximately 1,275 feet South of Kimberly Blvd, west of Coral Ridge Drive. **(Collier PUD)** (Control 2004-00015)

Pages 142 - 174

Conditions of Approval Pages (148 - 150) Project Manager: Diego Penalzoza

Size: 40.28 acres ±

BCC District: 5

Staff Recommendation: Staff recommends denial of the request to increase the lot coverage. Staff recommends approval of the request to increase the height of a perimeter wall along the north and west property lines subject to 6 Conditions of Approval as indicated in Exhibit C-1.

People who spoke on application

Diego Penalzoza, Site Planner II – Gave a brief presentation.

Kevin Ratterree, Agent – Gave a brief presentation.

Edward Dietrich and Stanley Hess spoke of concerns with drainage. Mike Bendel's concerns were regarding the wall height, he would like it increased; agrees with staff and requested that the commission deny the application.

MOTION: To adopt the resolution denying a Type II Variance to increase the lot coverage.

Motion denied 3-2

Kanel	Snider	Anderson	Caliendo	Scarborough	Peña	Brumfield	Beatty	Currie
Yes	Absent	Abstain	Absent	Abstain	Nay	Nay	Nay	Yes
Moved					Seconded			

MOTION: To adopt the resolution to approve a Type II Variance to increase the lot coverage.

Motion carried 4-1

Kanel	Snider	Anderson	Caliendo	Scarborough	Peña	Brumfield	Beatty	Currie
Nay	Absent	Abstain	Absent	Abstain	Yes	Yes	Yes	Yes
					Seconded	Moved		

MOTION: To adopt the resolution approving a Type II Variance to increase height of a perimeter wall along the north and west property lines subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 5-0

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

Decision: Approved 5-0

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONER COMMENTS

ADJOURNMENT – 9:37 AM