

**PRELIMINARY MINUTES  
ZONING COMMISSION  
ZONING MEETING**

**THURSDAY, April 7, 2016**  
Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach FL 33411

**CALL TO ORDER**

**A. Roll Call 9:00 A.M.**

Commissioner Sheri Scarborough, Chair	<b>Present</b>
Commissioner Sam Caliendo, Vice Chair	<b>Present</b>
Commissioner Amir Kanel	<b>Present</b>
Commissioner Joseph Snider	<b>Present</b>
Commissioner William Anderson	<b>Present</b>
Commissioner Tinu Peña	<b>Absent</b>
Commissioner Alex Brumfield III	<b>Present- in at 9:09 am</b>
Commissioner Mark Beatty	<b>Present</b>
Commissioner Robert Currie	<b>Present</b>

**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	Peña	Brumfield	Beatty	Currie
None	None	None	None	3	Absent	None	None	None

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- DOA/CB-2015-02524** Title: a Development Order Amendment application of Rosso Realty LLC, Wallis Road Properties LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan, delete square footage, delete Conditions of Approval (Landscaping and Engineering), and add a Class B Conditional Use.  
Title: a Class B Conditional Use application of Rosso Realty LLC, Wallis Road Properties LLC by Urban Design Kilday Studios, Agent. Request: to allow Chipping and Mulching.  
General Location: Northeast corner of Wallis Road and 68th Avenue. **(Aquarius Recycling LLC)** (Control 2007-00172)

Pages 1 - 1

Project Manager: Donna Adelsperger

Size: 5.87 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to May 5, 2016.

**MOTION:** To postpone to May 5, 2016.

Motion carried 7-0

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

**Decision: Postponed to Thursday, May 5, 2016.**

**B. REMANDS**

**C. WITHDRAWALS**

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

3. **DOA-2015-01719** Title: a Development Order Amendment application of Boca Lago Country Club, Inc by Wantman Group Inc., Agent. Request: to reconfigure the Master Plan, and modify and delete Conditions of Approval (Planned Unit Development and Planning).

General Location: North of Palmetto Park Road and Lyons Road. **(Boca Lago PUD)**  
(Control 1973-00036)

6. **ABN/CB/Z/CA-2015-00538** Title: a Development Order Abandonment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.

Title: a Class B Conditional Use application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

Title: an Official Zoning Map Amendment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District.

Title: a Class A Conditional Use application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Medical Center.

General Location: Approximately 350 feet east of Haverhill Road on the north side of Lantana Road. **(Treatment Center of the Palm Beaches)** (Control 1988-00039)

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS – NEW**

2. **Z-2015-02517** Title: an Official Zoning Map Amendment application of Palm Beach County by Palm Beach County, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District

General Location: Approximately 0.25 miles south of 10th Avenue North on the west side of Military Trail **(PBSO Military Trail Office)** (Control 2015-00150)

Pages 2 - 12

Conditions of Approval Pages (7 - 7)

Project Manager: Donna Adelsperger

Size: 1.36 acres ±

BCC District: 2

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

**People who spoke on this application**

Eric McClellan, Agent – in agreement with the Conditions of Approval

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

Motion carried 7-0-1

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

**Decision: Recommended approval of the Official Zoning Map Amendment with a vote of 7-0-1.**

4. **SV/ZV/CA-2014-00451** Title: a Subdivision Variance application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent Request: to allow access to a major street.  
Title: a Type II Variance application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent. Request: to allow a reduction in the side setback.  
Title: a Class A Conditional Use application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent. Request: to allow a Place of Worship.

General Location: Southeast corner of Summit Boulevard and Haverhill Road. (**Gospel Tabernacle of Faith**) (Control 2014-00216)

Pages 45 - 69

Conditions of Approval Pages (53 - 56)

Project Manager: Joyce Lawrence

Size: 9.81 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 7 Conditions of Approval as indicated in Exhibit C-2, and 16 Conditions of Approval as indicated in Exhibit C-3.

**People who spoke on this application**

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

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow access to a major street subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

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

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the side setback subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 8-0

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

**Decision: Approved the Subdivision Variance and Type II Variance with votes of 8-0; recommended approval of the Class A Conditional Use with a vote of 8-0**

5. **CB/CA-2015-00309** Title: a Class B Conditional Use application of Suess Herta G Tr by Land Research Management Inc., Agent. Request: to allow a Nursing or Convalescent Facility.  
Title: a Class A Conditional Use application of Suess Herta G Tr by Land Research Management Inc., Agent. Request: to allow a Medical Center.

General Location: North side of Southern Boulevard, east of Seminole Pratt Whitney Road.  
**(Suess Medical)** (Control 2010-00501)

Pages 70 - 87

Conditions of Approval Pages (75 - 78)

Project Manager: Roger Ramdeen

Size: 4.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C-1 and 11 Conditions of Approval as indicated in Exhibit C-2.

**People who spoke on this application**

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

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Medical Center subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

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

**Decision: Approved the Class B Conditional Use with a vote of 8-0 and recommended approval of the Class A Conditional Use with a vote of 8-0**

7. **DOA-2015-00752** Title: a Development Order Amendment application of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan, add square footage, and amend a Condition of Approval (Engineering).

General Location: Northwest corner of Roan Lane and Northlake Boulevard. **(Covenant Church)** (Control 1974-00083)

Pages 109 - 132

Conditions of Approval Pages (115 - 121)

Project Manager: Carrie Rechenmacher

Size: 4.08 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 24 Conditions of Approval as indicated in Exhibit C-1 and 7 Conditions of Approval as indicated in Exhibit C-2.

**People who spoke on this application**

Melissa Kostelia and Don Hearing, Agents – in agreement with Conditions of Approval, but with concerns about one Engineering Condition; Agents agreed to work with Staff on this Condition before the Zoning Board of County Commission Hearing.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, and amend a Condition of Approval (Engineering) subject to the Conditions of Approval as Indicated in Exhibits C-1 and C-2.

Motion carried 8-0

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

**Decision: Recommended approval of the Development Order Amendment with a vote of 8-0**

8. **ZV-2015-02563** Title: a Type II Variance application of Sands Petroleum Ventures LLC by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the rear setback; to allow landscaping and parking within the base building line; to allow a 24-hour operation within 250 feet of residential; and to allow a reduction of the Right-of-Way buffer width and hedge material along the west property line.

General Location: Northwest corner of Southern Boulevard and Cleary Road. **(Cleary Station)** (Control 1973-00243)

Pages 133 - 160

Conditions of Approval Pages (140 - 141)

Project Manager: Carrie Rechenmacher

Size: 1.17 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 10 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application**

Joni Brinkman, Agent – in agreement with the Conditions of Approval

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the rear setback; to allow landscaping and parking within the base building line; to allow a 24-hour operation within 250 feet of residential; and to allow a reduction of the Right-of-Way buffer width and hedge material along the west property line subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

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

**Decision: Approved the Type II Variance with a vote of 8-0**

9. **ZV-2015-01716** Title: a Type II Variance application of Performance 21 Realty LLC by Jon E Schmidt & Associates, Agent. Request: to allow a reduction in the number of parking spaces, and to allow backward egress into a street.

General Location: Southeast corner of Okeechobee Boulevard and Donnell Road. **(Marino Performance Motors)** (Control 2003-00506)

Pages 161 - 184

Conditions of Approval Pages (166 - 167)

Project Manager: Donna Adelsperger

Size: 0.93 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 12 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application**

Damian Brink, Agent – in agreement with the Conditions of Approval

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the number of parking spaces and to allow backward egress into a street subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

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

**Decision: Approved the Type II Variance with a vote of 8-0**

10. **ABN/Z/CA-2015-01717** Title: a Development Order Abandonment application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to abandon Transfer of Development Rights for 51 units granted under Resolutions R-2005-817 and R-2007-1242.

Title: an Official Zoning Map Amendment application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single-Family (RS) Zoning District.

Title: a Class A Conditional Use application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to allow Zero Lot Line units.

General Location: South of Purdy Lane; west of Haverhill Road. **(Purdy Royale)** (Control 2003-00061)

Pages 185 - 222

Conditions of Approval Pages (194 - 198)

Project Manager: Carlos Torres

Size: 13.60 acres ±

BCC District: 2

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

**People who spoke on this application**

Angela Biagi, Agent – in agreement with the Conditions of Approval

**MOTION:** To recommend approval of a Development Order Abandonment to abandon Transfer of Development Rights for 51 units granted under Resolutions R-2005-817 and R-2007-1242.

Motion carried 7-0-1

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single-Family (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

Motion carried 7-0-1

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow Zero Lot Line units subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0-1

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

**Decision: Recommended approval of the Development Order Abandonment, the Official Zoning Map Amendment and the Class A Conditional Use with votes of 7-0-1**

11. **ZV-2015-02339** Title: a Type II Variance application of Neighborhood Renaissance Inc. by Miller Land Planning, Agent. Request: to reduce the width of landscape terminal islands and eliminate the landscape buffers along the north, south and west property lines.

General Location: Approximately 420 feet north of Forest Hill Boulevard on the west side of Florida Mango Road. **(Mango Cove)** (Control 2008-00102)

Pages 223 - 240

Conditions of Approval Pages (227 - 227)

Project Manager: Donna Adelsperger

Size: 8.35 acres ±

BCC District: 2

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

**People who spoke on this application**

Bradley Miller, Agent – in agreement with the Conditions of Approval

**MOTION:** To adopt a resolution approving a Type II Variance to eliminate the landscape buffers along the north, south and west property lines subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

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

**Decision: Approved the Type II Variance with a vote of 8-0**

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCES**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

3. **DOA-2015-01719** Title: a Development Order Amendment application of Boca Lago Country Club, Inc by Wantman Group Inc., Agent Request: to reconfigure the Master Plan, and modify and delete Conditions of Approval (Planned Unit Development and Planning).

General Location: North of Palmetto Park Road and Lyons Road. **(Boca Lago PUD)**  
(Control 1973-00036)

Pages 13 - 44  
Conditions of Approval Pages (19 - 28)  
Project Manager: Joyce Lawrence  
Size: 546.50 acres ±  
(affected area 23.30 acres ±)

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 39 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application**

Joyce Lawrence, Site Planner II – gave a brief presentation  
Jeff Brophy, Agent – gave a presentation  
Greg Pettibon, the Pulte Group

From the public and speaking in support, Ruth Genen, Abraham Goodman, Dennis Muenzer, Marilyn Ehrlich, Leonard Rudner, Phillip E. Rubin, Judith Gugick, Gloria Colodny, and Steve O’Neill commented that this is a well conceived plan and a positive enhancement for the community that would eliminate the abandoned golf course. In addition, Barry Shanbron, Sheila Rubin, and Renee Rudner submitted written comments in support.

Also from the public but speaking in opposition, Dr. Suzanne Page, Drew Martin, Ed Baas, Robert Firth, Joe Carrarra, Craig Oneil cited concerns with traffic, the fiscal impact, the lack of input by current property owners, noise, light pollution, flooding/drainage, and loss of wildlife and property values. Joshua Gerstin, representing the Arborwood Home Owners Association, spoke in opposition concerning the revised buffers and requested a postponement of the application.

The Zoning Commissioners discussed the residents’ concerns with noise and light pollution and suggested that the Agents should take a 30-day postponement to meet with area residents and consider reconfiguring site plan.

**MOTION:** To postpone to Thursday, May 5, 2016.

Motion carried 7-0-1

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

**Decision: Postponed to May 5, 2016.**



6. **ABN/CB/Z/CA-2015-00538** Title: a Development Order Abandonment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.

Title: a Class B Conditional Use application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

Title: an Official Zoning Map Amendment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District.

Title: a Class A Conditional Use application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Medical Center.

General Location: Approximately 350 feet east of Haverhill Road on the north side of Lantana Road. **(Treatment Center of the Palm Beaches)** (Control 1988-00039)

Pages 88 - 108

Conditions of Approval Pages (95 - 99)

Project Manager: Roger Ramdeen

Size: 10.25 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 9 Conditions of Approval as indicated in Exhibit C-2, and 9 Conditions of Approval as indicated in Exhibit C-3.

**People who spoke on this application**

Roger Ramdeen, Senior Site Planner – gave a brief presentation

Kevin McGinley, Agent – gave a brief presentation

From the public and speaking in opposition, Hares Amin, Rose Ibarrosa, Jessica Pagon, Carlos Sanchez, Kendall Dunn, Cynthia Barrett, and Andrew McAusland cited concerns with safety and security of children in the area, not an appropriate site, traffic, the impact to Nash Trail, loss of property values, and air and light pollution.

Public Comment Cards were submitted from members of the public who did not wish to speak and the comments cited many of the same concerns as were voiced by the speakers listed above. These cards were received from Alexandria Jeans, Salmin Khorshed, Carlos Ignacio Polanco, Alaba Oluwo, Dylan Gordon, Frank Walter, Kao-Hsiung Liu, Barbara Monteagudo, and Alex Galarza.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.

Motion carried 8-0

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

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-2 and including enhanced Landscape Conditions and Conditions for a restricted access-only gate on Nash Trail.

Motion carried 8-0

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

Motion carried 8-0

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Medical Center subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 8-0

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

**Decision: Recommended Approval of the Development Order Abandonment, the Class B Conditional Use, the Official Zoning Map Amendment, and the Class A Conditional Use as amended with votes of 8-0**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

12. **ZV/Z-2014-02333** Title: a Type II Variance application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; reduce rear setbacks; width reductions for the incompatibility and right-of-way (ROW) buffers; and, to allow access to the front of the property. Title: an Official Zoning Map Amendment application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District.

General Location: Northwest corner of Westgate Avenue and Cherokee Avenue. **(Dos Hermanos)** (Control 1989-00112)

Pages 241 - 280

Conditions of Approval Pages (250 - 254)

Project Manager: Melissa Matos

Size: 1.79 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requested Official Zoning Map Amendment and Type II Variances V1 thru V5, V9 and V10 subject to 8 Conditions of Approval as indicated in Exhibit C-1; and, 1 Condition of Approval as indicated in Exhibit C-3.

Staff recommends denial of the Type II Zoning Variances V6 and V8.

**People who spoke on this application**

Melissa Matos, Senior Site Planner – gave a brief presentation

Kevin McGinley, Agent – gave a brief presentation

From the public and speaking in opposition, Patrick Van Aken, stated that his home is directly adjacent to and surrounded by the proposed development. He cited concerns with noise, trash, foul odors, and the loss of privacy. Mr. Van Aken requested a wall between his property and the proposed development.

Elizee Michel, Executive Director of the Westgate Community Redevelopment Area, spoke in support and stated that the Westgate CRA had reviewed the project and was in favor.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in rear setbacks for building one only.

Motion carried 8-0

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

**MOTION:** To adopt a resolution denying a Type II Variance to a reduce rear setbacks for Building 2 and width reductions for the incompatibility buffer.

Motion carried 8-0

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

**MOTION:** To adopt a resolution approving a Type II Variance to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; right-of-way (ROW) buffers; and, to allow access to the front of the property subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District subject to the Condition of Approval as indicated in Exhibit C-3.

Motion carried 8-0

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

**Decision: Approved Type II Variances (V-1 thru V6, V-9 and V-10) and recommended approval of the Official Zoning Map Amendment with votes of 8-0. Denied a Type II Variance (V-8) with a vote of 8-0**

**D. ZONING APPLICATIONS – NEW**

- 13. **ZV/PDD-2015-02166** Title: a Type II Variance application of PBA Holdings Inc by Urban Design Kilday Studios, Agent. Request: to allow an increase in the number of freestanding structures in a Multiple Use Planned Development (MUPD); and to modify the parking calculation for a Data Information and Processing Use.  
Title: a Official Zoning Map Amendment to a Planned Development District application of PBA Holdings Inc by Urban Design Kilday Studios, Agent. Request: to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Southern Boulevard west of Seminole Pratt Whitney Road. **(Central Park Commerce Center)** (Control 2015-00085)

Pages 281 - 329  
Conditions of Approval Pages (289 - 292)  
Project Manager: Carlos Torres  
Size: 138.31 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 5 Conditions of Approval as indicated in Exhibit C-1 and 13 Condition of Approval as indicted in Exhibit C-2.

**People who spoke on this application**

None

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in the number of freestanding structures in a Multiple Use Planned Development (MUPD); and to modify the parking calculation for a Data Information and Processing Use subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

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

**Decision: Approved the Type II Variance and recommended approval of the Official Zoning Map Amendment with votes of 8-0**

- 14. **DOA-2015-02167** Title: a Development Order Amendment application of Pulte Homes Corporation by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add units; modify the date for commencement of development; and modify Conditions of Approval (Engineering, Landscape)

General Location: Approximately 650 feet south of Lake Worth Road on the east and west sides of Polo Road and the north and south sides of 47th Place South. **(Gulfstream Polo Properties PUD)** (Control 2005-00594)

Pages 330 - 430  
 Conditions of Approval Pages (341 - 352)  
 Project Manager: Carrie Rechenmacher  
 Size: 224.90 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application**

None

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add units; modify the date for Commencement of Development; and modify Conditions of Approval (Engineering, Landscape) subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

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

**DECISION: Recommended Approval of a Development Order Amendment with a vote of 8-0**

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

15. Annual Workshop

Pages 431 - 439

**POSTPONED** to Thursday, May 5, 2016

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONER COMMENTS**

**ADJOURNMENT – 12:49 pm**