

**PRELIMINARY MINUTES  
ZONING COMMISSION  
ZONING MEETING**

THURSDAY, September 2, 2010  
9:00 A.M., 1<sup>ST</sup> Floor  
Vista Center 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 Sherry Hyman, Chair **Present**  
 Commissioner Sheri Scarborough, Vice Chair **Present**  
 Commissioner William F. Anderson **Present**  
 Commissioner Allen Kaplan **Present**  
 Commissioner Joanne Davis **Arrived 9:17am**  
 Commissioner Alex Brumfield **Present**  
 Commissioner Sam Caliendo **Present**  
 Commissioner Mark Beatty **Present**  
 Commissioner Robert Currie **Arrived 9:05am**

**B. Opening Prayer and Pledge of Allegiance**

**C. Remarks of the Chair –**

**D. Proof of Publication – Motion to receive and file, carried 8-0**

**E. Adoption of the Minutes – as amended, carried 8-0.**

**F. Swearing In**

**G. Disclosures- Listed by Agenda Number**

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
None	None	Absent	None	None	None	None	None	None

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **DOA-2010-00143** Title: a Development Order Amendment application of Boynton Hagen LLC - Ram Realty Assoc by Land Design South Inc., Agent. Request: to modify the site plan and add square footage. General Location: Northwest corner of Boynton Beach Boulevard and Hagen Ranch Road (**Hagen Ranch/Boynton Beach MUPD**) (Control 2006-00520)

Pages 1 – 1

Project Manager: Joyce Lawrence  
 Size: 3.70 acres+  
 BCC District: 5

**MOTION:** To postpone to October 7, 2010, carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: POSTPONE TO OCTOBER 7, 2010**

Item moved to Postponement on Add/Delete

- 11. **ZV-2010-01712** Title: a Type II Zoning Variance application of George Elmore by Corporate Property Services, Agent. Request: to allow more than one freestanding structure within an MUPD.  
General Location: Southwest corner of Southern Boulevard and State Road 7 (**Western Plaza**) (Control 1977-00048)

Pages 241 – 270  
 Conditions of Approval Pages (253 - 253)  
 Project Manager: Autumn Sorrow  
 Size: 32.86 acres +

BCC District: 6

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To postpone to October 7, 2010. Carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: POSTPONE TO OCTOBER 7, 2010**

- 2. **ZV-2010-01434** Title: a Type II Zoning Variance application of Ridge Quail by Anna S. Cottrell & Associates, Agent. Request: to allow the reduction of 3 tier shrubs and ground cover in the right-of-way buffers.  
General Location: Southeast corner of Military Trail and Golf Road (**Quail Ridge Maintenance Area**) (Control 1973-00001)

Pages 2 – 2  
 Project Manager: Douglas Robinson  
 Size: 3.50 acres +

BCC District: 3

Staff Recommendation: None required. Application withdrawn.

**MOTION:** None required. Application withdrawn.

**CONSENT AGENDA**

**C. PREVIOUSLY POSTPONED ZONING APPLICATION**

- 4. **CB/DOA-2010-00404** Title: a Class B Conditional Use application of APTEK Communications Products Inc by Land Research Management Inc., Agent. Request: to allow a Place of Worship Title: a Development Order Amendment application of APTEK Communications Products Inc by Land Research Management Inc., Agent. Request: to reconfigure the site plan and modify uses  
General Location: Southeast corner of the Intersection of Westgate Avenue and Oceola Drive. (**Jack Turner/Office Warehouse**) (Control 1981-00216)

Pages 37 – 63  
 Conditions of Approval Pages (54 - 57)  
 Project Manager: David McGuire  
 Size: 1.01 acres +

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C-1 and C-2.

**People who spoke on this application:**

Kevin McGinley, agent, in agreement with conditions of approval.

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-1. Carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**MOTION:** To recommend approval of the request to reconfigure the site plan and modifying the uses subject to the Conditions of Approval as indicated in Exhibit C-2. Carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: APPROVED AS AMENDED**

**D. ZONING APPLICATIONS – NEW**

- 5. **ZV/Z/CA-2010-01211** Title: a Type II Variance application of Lost Tree Club Inc by Cotleur & Hearing Inc., Agent. Request: to allow a reduction of number of parking spaces, elimination in part and reduction in part for width and plant material of right-of-way landscape buffers, elimination of incompatibility landscape buffers and an overlap of easements into landscape buffers Title: an Official Zoning Map Amendment application of Lost Tree Club Inc by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential Single Family (RS) Zoning District and the Residential High (RH) Zoning District to the Residential Transitional (RT) Zoning District for a 145.89 acre site. Title: a Conditional Use Class A application of Lost Tree Club Inc by Cotleur & Hearing Inc., Agent. Request: to allow a golf course  
General Location: North side of A1A, east of Lost Tree Way and west of Turtle Beach Road (**Lost Tree Village Golf Course**) (Control 1999-00083)

Pages 64 – 104

Conditions of Approval Pages (86 - 87)

Project Manager: Carrie Rechenmacher

Size: 145.88 acres +

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests for a Type II Variance subject to 5 Conditions of Approval as indicated in Exhibit C-1 and of the Official Zoning Map Amendment subject to no Conditions of Approval and a Class A Conditional Use for a Golf Course Facility subject to 5 Conditions of Approval as indicated in Exhibit C-2.

**People who spoke on this application:**

Jan Polson, Agent, in agreement with conditions of approval.

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow a reduction of number of parking spaces, elimination in part and reduction in part for width and plant materials of right-of-way landscape buffers, elimination of incompatibility landscape buffers and an overlap of easements into landscape buffers subject to Conditions of Approval as indicated in Exhibit C-1. Carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Single Family (RS) Zoning District and the Residential High (RH) Zoning District to the Residential Transitional (RT) Zoning District for a 145.89 acre site. Carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Golf Course Facility Subject to Conditions of Approval as indicated in Exhibit C-2. Carried 8-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: APPROVED AS ADVERTISED**

*Commissioner Davis arrived*

6. **DOA-2010-00146** Title: a Development Order Amendment application of Gerald Barbarito by Anna S. Cottrell & Associates, Agent. Request: to add square footage and reconfigure the site plan  
 General Location: West side of Prosperity Farms Road, approximately 0.5 mi. south of Donald Ross Road (**St. Patrick Catholic Church**) (Control 1989-00041)

Pages 105 – 129

Conditions of Approval Pages (118 - 124)

Project Manager: Autumn Sorrow

Size: 10.96 acres +

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 43 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Anna Cottrell, Agent, in agreement with conditions as amended.  
 Commissioner Hyman had questions in regards to elevations.

**MOTION:** To recommend approval of a Development Order Amendment to add square footage and reconfigure the site plan subject to the Conditions of approval as indicated in Exhibit C. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: APPROVED AS ADVERTISED**

7. **ZV-2010-01431** Title: A Type II Standalone Variance application of Faith Cathedral Worship Center Inc by Landmark Companies, Westgate Plaza Apartments, Agent. Request: to allow an increase in building height and the number of stories.  
General Location: South side of Westgate Avenue, approximately 200 feet west of Quail Drive ( **Westgate Plaza Apartments**) (Control 2007-00233)

Pages 130 – 155  
 Conditions of Approval Pages (141 - 141)  
 Project Manager: Carol Glasser  
 Size: 2.65 acres +

BCC District: 2

Staff Recommendation: Staff recommends approval subject to 6 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Justin Gilbert, Agent in agreement with conditions of approval.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in building height and the number of stories subject to the Conditions of Approval as indicated in Exhibit C. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: APPROVED AS ADVERTISED**

8. ZV/Z-2010-00655 Title: a Type II Zoning Variance application of Masoud Sanati, Mike Soueid, Mohammed Eftekhari by Frogner Consulting Inc., Agent. Request: to allow an easement to overlap a landscape buffer Title: an Official Zoning Map Amendment application of Masoud Sanati, Mike Soueid, Mohammed Eftekhari by Frogner Consulting Inc., Agent. Request: to allow a rezoning from the Residential Transitional Urban (RTU) Zoning District to the General Commercial (CG) Zoning District  
General Location: Approximately 500 feet south of Lantana Road on the west side of Jog Road (**Lantana Square Plaza Two**) (Control 2002-00034)

Pages 156 – 188  
 Conditions of Approval Pages (177 - 180)  
 Project Manager: Carrie Rechenmacher  
 Size: 2.41 acres +

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval in Exhibit C-1 (Variance) and 18 Conditions of Approval in Exhibit C-2 (Rezoning) with a Conditional Overlay Zone (COZ).

**People who spoke on this application**

Jim Frogner, Agent in agreement with conditions of approval, will discuss with BCC planning condition regarding square footage limitations.  
 Ken Lassiter, COBWRA, in support of application.  
 Carrie Rechenmacher, Senior Site Planner, stated that the agreement between the agent and COBWRA is a private agreement therefore Zoning can not make it a zoning condition.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a drainage easement to overlap a landscape buffer subject to Conditions of Approval as indicated in Exhibit C-1. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional Urban (RTU) Zoning District to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C-2. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded			Moved		

**DECISION: APPROVED AS ADVERTISED**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

3. **DOA/R-2010-00144** Title: a Development Order Amendment application of Costco Wholesale Corp by BOHLER Engineering, Agent. Request: to modify/delete Conditions of Approval (Building and Site Design, MUPD, Signs, and Use Limitations), to reconfigure the site plan and add square footage. Title: a Requested Use application of Costco Wholesale Corp by BOHLER Engineering, Agent. Request: to allow an auto service station. General Location: Approximately 0.8 mile north of the intersection of Clint Moore Road and Congress Avenue, on the east side of Congress Avenue. **(Boca Congress Center/ Costco Gas)** (Control 1995-00063)

Pages 3-36

Conditions of Approval Pages (21-31)

Project Manager: Autumn Sorrow

Size: 21.02 acres+

BCC District: 4

Staff Recommendation: Staff recommends approval of the request subject to 56 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibits C-2.

**People who spoke on this application:**

Ellie Halperin, Attorney for applicant, gave brief presentation.

Nectaria Chakas, Brightstar Credit Union, in opposition of application due to private agreement between the parties regarding the new site plan.

Commissioner Caliendo and Anderson had issues regarding the stacking and designs.

Mark Rickards, Agent, addressed commissioners concerns.

Commissioner Kaplan recommended that the application be postponed and Ellie agreed to postpone application to October 7<sup>th</sup>.

**MOTION:** *Moved to postpone 30 days to October 7, 2010. Carried 9-0*

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
					Seconded	Moved		

**DECISION: POSTPONED TO OCTOBER 7, 2010**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

9. **DOA-2010-00982** Title: a Development Order Amendment application of ATL 441 W LLC by ATL 441 W LLC, Agent. Request: to delete land area and modify Condition of Approval (Planning)  
General Location: north of W. Atlantic Ave. between Smith Sundry Road and SR7/US441 (**441-Atlantic PUD (aka Tivoli Isles)**) (Control 2004-00206)

Pages 189 – 221

Conditions of Approval Pages (202 - 211)

Project Manager: Carol Glasser

Size: 330.60 acres +

BCC District: 5

Staff Recommendation: Staff recommends approval subject to 40 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Carol Glasser, Site Planner II, gave brief presentation on both items 9 & 10. Teri Gevinson, Applicant, agreed to conditions and agreed to postpone the application/permit for a jatropha crushing facility in order to meet with the community and address their concerns, and indicated a Department of Energy permit would require an environmental assessment and community participation.

Commissioner Hyman asked for clarification of the applicant's statement regarding postponement.

Robert Banks, County Attorney, explained Items 9 & 10 and BCC's discretion to reduce the Preserve Area and release the conservation easement.

Commissioner Davis opinioned had that an Agricultural packing plant is an industrial use.

Commissioner Kaplan indicated both items should be postponed. The applicant again disagreed and tried to explain the appropriateness of proposed use in this location.

Commissioner Hyman questioned why staff was recommending approval given public opposition?

Commissioner Caliendo indicated the applicant had not done their due diligence given the community turn out in opposition to the request and supported postponement.

Pamela Polani, Michael Feuerman, Art Goldzweig, Dean Grossman, Patrick Kirse, Shepard Doniger, Leo Plevy, Barry Silver, Maxine Firestone, and Alan Sanders all spoke in opposition of application.

The majority of the discussion revolved around the proposed use of the site as an Agricultural packing plant which could be administratively approved by the DRO if the land were deleted from the preserved of the AGR/PUD.

Brian Weprin, applicant, requested a postponement for an opportunity to speak to the public.

**Recommendation of denial was made based on failure to satisfy Development Order Amendment Findings 3, 4, 5, 6, 7, and 9.**

**MOTION:** To recommend denial of a Development Order Amendment to delete land area and modify Condition of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved			Seconded			

**DECISION: APPROVED**

10. **Z-2010-00981** Title: an Official Zoning Map Amendment application of Atl 441 W LLC by ATL 441 W LLC, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR/PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.  
General Location: northwest corner of W. Atlantic Ave. and SR7/US441 (**Atlantic 441 West**) (Control 2010-00176)

Pages 222 – 240  
 Conditions of Approval Pages (235 - 235)  
 Project Manager: Carol Glasser  
 Size: 5.00 acres +

BCC District: 5

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

Recommendation of denial was made based on failure to satisfy Rezoning Findings 1, 3, 4, 5, 6, and 8.

**MOTION:** To recommend denial of an Official Zoning Map Amendment 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) subject to the Conditions of Approval as indicated in Exhibit C. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved			Seconded			

**DECISION: APPROVED**

12. **ZV/DOA-2010-00661** Title: a Type II Zoning Variance application of FL Conference Assoc of 7th Day Adventist by Jon E Schmidt & Associates, Agent. Request: to allow elimination of divider median; elimination in part and a reduction in part of the right-of-way buffer along Kirk Road; and elimination of plant material along Kirk Road Title: a Development Order Amendment application of FL Conference Assoc of 7th Day Adventist by Jon E Schmidt & Associates, Agent. Request: to delete land area and to modify Conditions of Approval (Landscape)  
General Location: Located on the northwest corner of Melaleuca Lane and Kirk Road (**Lake Worth & Lantana 7th Day Adventist Church**) (Control 1998-00066)

Pages 271 – 304  
 Conditions of Approval Pages (293 - 297)  
 Project Manager: Joyce Lawrence  
 Size: 3.21 acres +

BCC District: 3

**Staff Recommendation:** Staff recommends denial of the Type II Variance to allow elimination of divider median and approval of the Type II Variances to allow elimination in part and a reduction in part of the right-of-way buffer; and elimination of plant material along Kirk Road subject to 4 Conditions of Approval as indicated in Exhibit C-1 and approval of a Development Order Amendment to delete land area and to modify a Landscape Condition of Approval, subject to 20 Conditions of Approval as indicated in Exhibit C-2.

**People who spoke on this application:**

Joyce Lawrence, Site Planner II, gave a brief presentation  
 Chris Barry, Agent, gave a brief presentation, not in agreement with staff's denial  
 Katherine Fairchild, Florida Conference of 7<sup>th</sup> Day Adventist spoke in support of application.

**MOTION:** To adopt a resolution denying a Type II Zoning Variances to allow elimination of divider median. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
					Moved	Seconded		

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow elimination in part and a reduction in part of the right-of-way buffer along Kirk Road; and elimination of plant material along Kirk Road subject to the Conditions of Approval as indicated in Exhibit C-1. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
					Moved	Seconded		

**MOTION:** To recommend approval of a Development Order Amendment to delete land area and to modify a Landscape Condition of Approval, subject to the Conditions of Approval as indicated in Exhibit C-2. Carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
					Moved	Seconded		

**DECISION: APPROVED AS AMENDED**

13. **ZV/ABN/PDD/R-2009-03943** Title: a Type II Zoning Variance application of Ronald Kendall by Jon E Schmidt & Associates, Agent. Request: to allow an increase in the number of freestanding buildings in an MUPD Title: a Development Order Abandonment application of Ronald Kendall by Jon E Schmidt & Associates, Agent. Request: to abandon the Special Exceptions granted under Resolutions R-1975-068 and R-1978-276 Title: an Official Zoning Map Amendment to a Planned Development District application of Ronald Kendall by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Light Industrial (IL) and the Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) District. Title: a Requested Use application of Ronald Kendall by Jon E Schmidt & Associates, Agent. Request: to allow Gas and Fuel, Wholesale  
General Location: Northwest corner of Benoist Farms Road and Wallis Road (**Kendall Industrial**) (Control 1975-00060)

Pages 305 – 339  
 Conditions of Approval Pages (323 - 327)  
 Project Manager: Autumn Sorrow  
 Size: 10.43 acres +

BCC District: 6

**Staff Recommendation:** Staff recommends denial of the variance request and approval of the rezoning request subject to 18 Conditions of Approval as indicated in Exhibit C-2 and approval of the Request Use subject to 2 Conditions of Approval as indicated in Exhibit C-3. If the Zoning Commission recommends approval of the variance, then staff recommends approval subject to 5 Conditions of Approval as indicated in Exhibit C-1.

**People who spoke on this application:**

Wendy Hernandez, Zoning Manager, gave brief presentation  
Chris Barry, Agent, gave brief presentation, not in agreement with denial.

Recommendation of approval was made; special conditions exist in Variance findings 1, 2, 3, 4, 5, 6 and 7.

**MOTION:** To adopt a resolution approving a Type II Variance to allow more than one freestanding structure in an MUPD. Carried 7-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes	Yes
	Seconded					Moved		

**MOTION:** To recommend approval abandoning the Special Exceptions granted under Resolutions R-1975-068 and R-1978-276 Carried 7-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes	Yes
	Seconded					Moved		

**MOTION:** To recommend approval of an Official Zoning Map amendment to allow a rezoning from the Light Industrial (IL) and Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District Conditions of Approval as indicated in Exhibit C-2. Carried 7-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes	Yes
	Seconded					Moved		

**MOTION:** To recommend approval of a Requested Use to allow Gas and Fuel, Wholesale Conditions of Approval as indicated in Exhibit C-3.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Yes	Yes	Absent	Yes	Absent	Yes	Yes	Yes
	Seconded					Moved		

**DECISION: APPROVED AS AMENDED**

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT – Meeting adjourned at 11:31am**