

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

THURSDAY, JUNE 5, 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	Absent
Commissioner Mark Beatty, Vice Chair	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Present
Commissioner William Anderson	Present
Commissioner Sam Caliendo	Arrived at 9:10 am
Commissioner Sheri Scarborough	Present
Commissioner Joanne Davis	Present
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 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	Davis	Brumfield	Beatty	Currie
7, 8	None	7, 8, 11	None	7, 8, 9, 11	10, 11	Absent	4, 5, 7, 8, 9, 10, 11	Absent

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

- ZV/DOAR-2013-02595** Title: a Type II Variance application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a business activity between 11:00 p.m. and 6:00 a.m. within 300 feet of a residential unit; a reduction in the landscape buffer width and plant materials; and, elimination of the required wall.

Title: a Development Order Amendment application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to modify the Site Plan; and, to add a Requested Use.

Title: a Requested Use application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge within 300 feet of a Residential District.

General Location: Approximately 0.5 miles west of Military Trail on the south side of SW 18th Street. (**Shoppes at Village Pointe**) (Control 1984-00152)

Pages 1 -1
Conditions of Approval Pages (136 -140)
Project Manager: Joyce Lawrence
Size: 7.00 acres ±

BCC District: 4

Staff Recommendation: Staff recommends a postponement to Thursday July 3, 2014.

MOTION: To postpone to Thursday July 3, 2014.

Motion carried 6-0

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

DECISION: Postponed to July 3, 2014 with a vote of 6-0

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-2014-00468 Title: a Type II Variance application of South Fla Water Mgmt Dist by South Florida Water Management District, Agent. Request: to allow an increase in height for an Accessory Tower.

General Location: Approximately 0.4 mile west of Congress Avenue on the north side of Gun Club Road (**SFWMD B-66 Tower Relocation**) (Control 1997-00098)

Pages 2 – 20

Conditions of Approval (6-6)

Project Manager: Donna Adelsperger

Size: 27.32 acres ±

(affected area 1.00 acres ±)

BCC District: 2

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

People who spoke on application

Denise Palmatier, Agent – In agreement with the Conditions of Approval

MOTION: To adopt a resolution approving a Type II Variance to allow an increase in height for an Accessory Tower subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 6-0

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

DECISION: Approved as Advertised with a vote of 6-0

4. **ABN/DOA-2014-00291** Title: a Development Order Abandonment application of AP2012 Boynton LLC by Urban Design Kilday Studios, Agent. Request: to abandon the Class A Conditional Use for a Type III Congregate Living Facility granted under Resolution R-1996-993.

Title: a Development Order Amendment application of AP2012 by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan and add beds to an existing Nursing or Convalescent Facility.

General Location: Approximately 2,200 feet southwest of Boynton Beach Boulevard and Hagen Ranch Road. **(Boynton Health Care Center)** (Control 1996-00016)

Pages 53 – 73

Conditions of Approval (58-61)

Project Manager: Roger Ramdeen

Size: 4.76 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Collene Walter, Agent – In agreement with the Conditions of Approval

MOTION: To recommend approval of the Development Order Abandonment to abandon the Class A Conditional Use for a Type III Congregate Living Facility granted under Resolution R-1996-993.

Motion carried 6-0

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

MOTION: To recommend approval of the Development Order Amendment to reconfigure the Site Plan and add beds to an existing Nursing or Convalescent Facility subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 6-0

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

DECISION: Recommended Approval as Amended with a vote of 6-0

5. **ZV/ABN/DOA/CA-2014-00293** Title: a Type II Variance application of VITAS Healthcare Corporation by Urban Design Kilday Studios, Agent. Request: to allow the elimination of a Compatibility Buffer along a portion of the west property line.

Title: a Development Order Amendment application of VITAS Healthcare Corporation by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; add a use; and delete the Conditional Overlay Zone (COZ) and the Conditions of Approval.

Title: a Class A Conditional Use application of VITAS Healthcare Corporation by Urban Design Kilday Studios, Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: Approximately 3,000 feet east of Jog Road on the south side of W. Atlantic Avenue. (**Vitas Hospice**) (Control 2000-00006)

Pages 74 - 110

Conditions of Approval Pages (81 - 85)

Project Manager: Joyce Lawrence

Size: 2.20 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1 and 4 Conditions of Approval as indicated in Exhibit C-2, and subject to 6 Conditions of Approval as indicated in Exhibit C-3.

People who spoke on application

Barbara Hall, Agent – In agreement with the Conditions of Approval

MOTION: To adopt a resolution for a Type II Variance to allow the elimination of a Compatibility Buffer along the west property line subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 6-0

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add a use; and delete the Conditional Overlay Zone (COZ) and the Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 6-0

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

MOTION: To recommend approval of a Class A Conditional Use to allow a Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 6-0

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

DECISION: Approved and Recommended Approval as Amended with votes of 6-0

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

- 3. **DOA/R-2013-03129** Title: a Development Order Amendment application of Bass Pro Outdoor World LLC – Jamie Carroll by Shutts and Bowen LLP, Agent. Request: to reconfigure the Site Plan; delete square footage, and to modify and delete Conditions of Approval (Use Limitation; Height, and Unity of Title).

Title: a Requested Use application of Bass Pro Outdoor World LLC – Jamie Carroll by Shutts and Bowen LLP, Agent. Request: to allow Vehicle Sales and Rental (boat sales).

General Location: Approximately 0.5 mile north of PGA Boulevard on the east side of U.S. Highway No. 1. (**World Wide Sportsman**) (Control 1986-00124)

Pages 21 – 52

Conditions of Approval (26-31)

Project Manager: Roger Ramdeen

Size: 5.73 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 27 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Roger Ramdeen, Site Planner II, gave a brief presentation

Harvey Oyer, Agent – gave a presentation expressing disagreement with Conditions of Approval (Engineering, Landscape, and Lighting)

From the public, Thomas F. McCracken spoke in opposition to the application, citing concerns about noise, traffic, security lights, drainage to the canal, the installation of clear glass doors, and asked that the Landscape Plan be required to extend to the property line. Mr. McCracken also submitted a written document containing his concerns.

Due to the Agent’s disagreement with the Conditions of Approval, the Zoning Commissioners moved to postpone this application to allow time for the issues to be worked out before the July 3, 2014 Zoning Commission Hearing.

MOTION: To postpone to July 3, 2014.

Motion carried 7-0

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

DECISION: Postponed to July 3, 2014 with a vote of 7-0

13. **SD-143** Title: a Subdivision Variance application of Taric Commercial Properties, LLC by Frogner Consulting LLC, Agent. Request: To allow a variance from the requirement that access to each subdivision lot shall be by a street of suitable classification and construction as established by the subdivision regulations
General Location: Approximately 0.75 miles south of Hypoluxo Road, on the east side of Military Trail, in the CG Zoning District. (BAREFOOT POOLS) (1999-00062)

Conditions of Approval Pages (409-409)
 Project Manager: Joanne M. Keller
 Size: 3.457 acres ±

Staff Recommendation: Staff recommends denial of the request.

Pages 401-410

People who spoke on application

Zoning Manager Wendy Hernandez stated that the Agent for this application is requesting postponement.

MOTION: To postpone to July 3, 2014.

Motion carried 6-0

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

DECISION: Postponed to July 3, 2014 with a vote of 6-0

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

6. **DOA-2013-02926** Title: a Development Order Amendment application of J L Property Owners Assn Inc by Land Design South Inc., Agent. Request: to modify the Master Plan; re-designate a land use from Private Buffer to Civic; delete an access point; and, modify Conditions of Approval (Engineering).

General Location: Southeast corner of Alternate AIA and Indiantown Road.
(Jonathan's Landing PUD) (Control 1974-00195)

Pages 111 – 134
 Conditions of Approval (116-121)
 Project Manager: Roger Ramdeen
 Size: 631.05 acres ±
 (affected area 2.58 acres ±)

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 42 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Bob Bentz, Agent – gave a presentation and requested elimination of Engineering Condition 10

Speaking in support from the public, Paul Maloy stated that he is in agreement with the changes made to the application and to leaving the condition of the gate as-is.

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan; to re-designate a land use from Private Buffer to Civic; delete an access point; and, modify Conditions of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C with the exception of deleting number 10 (Engineering).

Motion carried 7-0

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

DECISION: Approved as Advertised with a vote of 7-0

D. ZONING APPLICATIONS - NEW

7. **ZV/DOA/R-2014-00285** Title: a Type II Variance application of Woolbright Pinewood LLC by Land Design South Inc., Agent. Request: to allow business activity to be 24 hours a day within 250 feet of a residential zoning district.
Title: a Development Order Amendment application of Woolbright Pinewood LLC by Land Design South Inc., Agent. Request: to modify the Site Plan and add a Requested Use.
Title: a Requested Use application of Woolbright Pinewood LLC by Land Design South Inc., Agent. Request: to allow a Medical Center.
General Location: Southeast corner of Jog Road and Lantana Road. (**Pinewood Square**) (Control 1986-00008)

Pages 135 - 165
 Conditions of Approval Pages (142 - 148)
 Project Manager: Carrie Rechenmacher
 Size: 28.39 acres ±

BCC District: 3

Staff Recommendation: Staff recommends denial of the Type II Variance.

Staff Recommends approval of the Development Order Amendment subject to 35 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on application

Carrie Rechenmacher, Senior Site Planner – gave a brief presentation
 Bob Bentz, Agent – gave a presentation

Myrna Rosoff, President of the Coalition of Boynton West Residential Associations (COBWRA), spoke in support of the application, stating that the COBWRA Board of Directors had voted to recommend approval. She also cited concerns with the safety of the parking lot design and the landscaping.

MOTION: To adopt a resolution approving a Type II Variance to allow hours of operation to be 24 hours a day within 250 feet of a residential zoning district, with a finding that the Medical Center meets Code due to all forward access points.

Motion carried 6-0

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

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

Motion carried 6-0

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

MOTION: To recommend approval of a Requested Use to allow a Medical Center.

Motion carried 7-0

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

DECISION: Approved the Type II Variance and Recommended Approval of the DOA with votes of 6-0 and the Requested Use with a vote of 7-0

8. **ZV-2013-03120** Title: a Type II Variance application of Lantana Shiv Property, LLC by Land Design South Inc., Agent. Request: to allow a reduction in lot size and depth and to allow business activity to begin at 4:00 a.m. within 250 feet of a residential zoning district.

General Location: Southeast corner of Lantana Road and Military Trail. **(Dunkin Donuts)**
(Control 1994-00005)

Pages 166 - 186

Conditions of Approval Pages (172 - 172)

Project Manager: Carol Glasser

Size: 0.66 acres ±

BCC District: 3

Staff Recommendation: Staff recommends denial of the request.

People who spoke on application

Carol Glasser, Site Planner II – gave a brief presentation

Brian Terry, Agent – gave a brief presentation

Myrna Rosoff, President of the Coalition of Boynton West Residential Associations (COBWRA), spoke in support of the application, stating that the COBWRA Board of Directors had voted to recommend approval. She added that the current building is an eyesore and that the proposed plan would a great improvement.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in lot size and depth; and an increase in the hours of operation within 250 feet of a residential district with a finding that the Variances meet Code.

Motion carried 7-0

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

DECISION: Approved as Advertised with a vote of 7-0

9. **ZV/DOAR/TDR-2014-00292** Title: a Type II Variance application of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the width of a Right-of-Way Buffer.
Title: a Development Order Amendment application of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios Agent. Request: to reconfigure the Site Plan; add square footage and Requested Uses; and delete a Condition of Approval (Engineering).
Title: a Requested Use application of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios, Agent. Request: to allow a Type 3 Congregate Living Facility and Transfer of Development Rights.
Title: a Transfer of Development Rights application of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios, Agent. Request: to allow the Transfer of Development Rights for 2 units and designate this site as a receiving area.

General Location: On Boca Rio Road approximately 2,300 feet south of Palmetto Park Road. **(Faulk Senior Residence at Faulk Foundation)** (Control 1979-00228)

Pages 187 - 214

Conditions of Approval Pages (194 - 198)

Project Manager: Carol Glasser

Size: 10.01acres ±

BCC District: 5

Staff Recommendation: Staff recommends denial of the Type II Variance

Staff recommends approval of the Development Order Amendment, Requested Use and Transfer of Development Rights subject to 17 Conditions of Approval as indicated in Exhibit C-2, 4 Conditions of Approval as indicated in Exhibit C-3, and 7 Conditions of Approval as indicated in Exhibit C-4.

People who spoke on application

Carol Glasser, Site Planner II – gave a brief presentation and informed the Zoning Commissioners that the Agent had withdrawn the Type II Variance portion of this application

Joni Brinkman, Agent – gave a brief presentation

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add square footage and Requested Uses; and delete a Condition of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

MOTION: To recommend approval of a Requested use to allow a Type 3 Congregate Living Facility and Transfer of Development Rights subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0

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

MOTION: To recommend approval of a Transfer of Development Rights for 2 units and designate this site as a receiving area subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion carried 7-0

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

DECISION: Recommended Approval as Amended with a vote of 7-0

10. **PDD/RTDR-2013-01847** Title: an Official Zoning Map to a Planned Development District application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agricultural Residential Zoning District (AR) and the Residential Estates Zoning District (RE) to the Planned Unit Development (PUD) District.

Title: a Requested Use application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Transfer of Development Rights (TDR).

Title: a Transfer of Development Rights application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Transfer of Development Rights for 53 units and designate this site as a receiving area.

General Location: On the south side of Lake Ida Road between Sims Road and Via Flora. **(Stonybrook on the Lake)** (Control 1978-00032)

Pages 215 - 269

Conditions of Approval Pages (222 - 225)

Project Manager: Roger Ramdeen

Size: 31.07 acres ±

BCC District: 5

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

People who spoke on application

Wendy Hernandez, Zoning Manager – informed the Zoning Commissioners that a portion of this application had not been advertised and as a result this application could not be heard at this Hearing. She stated Staff would be initiating a postponement to the July 3, 2014 Zoning Commission Hearing.

Ken Tuma, Agent – agreed with the postponement

From the public, Glenn Weiss, Kristyn Cox-Goodwin, Robert Purcell, Amelia Kraker, Jesus Goodwin, Juan Buriel, Roberta Zysman, Sucheta Frankel, Ben Robelo, Susan Herman, Leonard Steinmark, William Anderson, Pat Rifkin, Fran Anderson, Phyllis Hochstein, Catherine Viner, and Theresa Healy spoke in favor of a more lengthy postponement and with concerns about Courtesy Notifications.

MOTION: To postpone to July 3, 2014.

Motion carried 7-0

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

DECISION: Postponed to July 3, 2014 with a vote of 7-0

11. **ZV/PDD/DOA-2014-00092** Title: a Type II Variance application of Atlantic Commons Associates, LLLP by G.L Homes, Agent. Request: to allow a zero-foot setback, an increase in height, name and directional information, and an increase in sign face area for an Entrance Sign; to allow off-site directional information on an Entrance Sign; to relocate an Incompatibility Buffer from the perimeter; to eliminate a Right-of-Way Buffer and a Compatibility Buffer; and to allow a reduction in minimum lot size, an increase in building coverage, and a decrease in front-loading garage setback for Zero Lot Line Homes.

Title: an Official Zoning Map Amendment to a Planned Development District application of Atlantic Commons Associates, LLLP by G.L Homes, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District

Title: a Development Order Amendment application of Atlantic Commons Associates, LLLP by G.L Homes, Agent. Request: to reconfigure the Master Plan; add land area; re-designate unit types; delete units; add a model row; and modify/delete Conditions of Approval (Engineering, Landscape, Site Design).

General Location: Northeast corner of Atlantic Avenue and Florida's Turnpike. **(Atlantic Commons)** (Control 2004-00525)

Pages 270 - 352

Conditions of Approval Pages (283 - 296)

Project Manager: Carol Glasser

Size: 165.25 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Type II Variance (V-1-V-9), the Rezoning, and the Development Order amendment subject to 8 Conditions of Approval as indicated in Exhibit C-1 and 49 Conditions of Approval as indicated in Exhibit C-2.

Staff recommends denial of the Type II Variance for reduction in lot size, increase in building coverage and decrease in front loading garage setback for Zero Lot Line Homes (V10-V12).

People who spoke on application

Carol Glasser, Site Planner II – gave a brief presentation

Kevin Ratterree, Agent – gave a presentation

MOTION: To adopt a resolution approving a Type II Variance to allow a zero-foot setback, an increase in height, name and directional information, and an increase in sign face area for an Entrance Sign; to allow off-site directional information on an Entrance Sign; to relocate an Incompatibility Buffer from the perimeter; to eliminate a Right-of-Way Buffer and a Compatibility Buffer subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in minimum lot size, an increase in building coverage, and a decrease in front-loading garage setback for Zero Lot Line Homes.

Motion carried 4-3

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Motion carried 7-0

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add land area; re-designate unit types; delete units; add a model row; and modify/delete Conditions of Approval (Engineering, Landscape, Site Design).

Motion carried 7-0

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

DECISION: Approved Type II Variances as Amended with votes of 7-0 and 4-3 and Recommended Approval as Amended with a vote of 7-0,

12. **ZV/DOA/R-2014-00079** Title: a Type II Variance application of Willow Development USA LLC – Serge Van Duuren by Miller Land Planning, Agent. Request: to allow a reduction in the number of required loading spaces and reduce the length of the covered loading area.
Title: a Development Order Amendment application of Willow Development USA LLC – Serge Van Duuren by Miller Land Planning, Agent. Request: to modify the Site Plan, add uses and delete of all prior Conditions of Approval.
Title: a Requested Use application of Willow Development USA LLC – Serge Van Duuren by Miller Land Planning, Agent. Request: to allow a Type III Congregate Living Facility; a General Daycare, and a Type II Restaurant.

General Location: Northwest corner of Jog Road and Flavor Pict Road. **(Michelangelo Senior Living MUPD)** (Control 1997-00096)

Pages 353 - 400

Conditions of Approval Pages (362 - 366)

Project Manager: Carrie Rechenmacher

Size: 14.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subjects to 6 Conditions of Approval as indicated in Exhibit C-1 and 29 Conditions of Approval in Exhibit C-2.

People who spoke on application

Bradley Miller, Agent – gave a brief presentation

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the number of required loading spaces and the length of the covered loading area subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan, add uses and delete of all prior Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

MOTION: To recommend approval of the Requested Uses for a Type III Congregate Living Facility; a General Daycare; and a Type III Restaurant.

Motion carried 7-0

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

DECISION: Approved as Amended 7-0 and Recommended Approval as Amended 7-0.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

DIRECTOR COMMENTS

B. COUNTY ATTORNEY

C. ZONING DIRECTOR

14. Architecture Elevations Update

Pages 411-412

Zoning Director Jon MacGillis reported that the memo from the Zoning Commission regarding Architecture Elevations had been submitted to the Palm Beach County Board of County Commissioners during the May 22, 2014 Hearing and that a Code Amendment would be initiated. Mr. MacGillis requested volunteers from the Zoning Commission for a subcommittee that would begin in September to assist with the Code Amendment. Commissioners Beatty, Kanel, and Caliendo volunteered to serve on the subcommittee.

D. EXECUTIVE DIRECTOR

Executive Director Rebecca Caldwell advised the Zoning Commission that she would be discussing workforce housing at a future Hearing to clarify the issue as it applies to some variance applications.

C. COMMISSIONER COMMENTS

ADJOURNMENT – 12:02 pm