

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION HEARING
Thursday, February 1, 2024
9:00 a.m., 1st Floor Vista Center,
2300 N Jog Rd, West Palm Beach, 33411

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Approval of the Minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - Motion to adopt the Agenda
- I. Disclosures for All items on Agenda
- J. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

AGENDA
PALM BEACH COUNTY
ZONING COMMISSION
FEBRUARY 1, 2024

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista enter, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to and other actions the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on applications not subject to Zoning Commission final action.

- D. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following:

- Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.
- Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.
- Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.
- Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.
- The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.
- Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - **Motion** to receive and file
- F. Swearing In - County Attorney
- G. Approval of the Minutes - [Motion to approve the minutes](#)
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- I. Disclosures for all items on Agenda
- J. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements / Remands
- B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Requests to pull items from Consent
- B. Zoning Applications

1. [ABN/DOA-2023-01497 Palm Beach Park of Commerce](#) (1981-00190)

Zoning Application of Palm Beach Investment Property LLC by Urban Design Studio

Location: Northwest corner of Beeline Highway and Park of Commerce Boulevard

Project Manager: Imene Haddad

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

- a. **Title:** a Development Order Abandonment **Request:** to abandon Class A approvals for two Type 1 Restaurants with drive-through approved by Resolution R-2019-0836 and Resolution R-2019-0837 on 9.54 acres

MOTION: No motion is required for item 1.a

- b. **Title:** a Development Order Amendment **Request:** to modify the Master Plan to re-designate 7.55 acres of a General Commercial Pod to a Light Industrial Pod and to modify Conditions of Approval on 1,322.19 acres

MOTION: To recommend approval of item 1.b

- c. **Title:** a Development Order Amendment **Request:** to modify the previously approved Class A for a Retail Gas and Fuel Sales with a Convenience Store to reduce land area by 7.55 acres to 1.99 acres, to reconfigure the Site Plan, and to modify Conditions of Approval

MOTION: To recommend approval of item 1.c

2. [ABN/CA-2023-01142 IDDeal Home](#) (1986-00094)

Zoning Application of PFCF Bentbrook, LLC, The Intellectually Developmentally Disabled by Pulte Family Charitable Foundation

Location: East side of Bentbrook Boulevard, approx. 340 feet north of Lantana Road

Project Manager: Nancy Frontany Bou

BCC District: 3

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

- a. **Title:** a Development Order Abandonment **Request:** to abandon an approval for a Special Exception for a Recreation Facility and Club with prior modifications on 3.27 acres

MOTION: No motion is required for item 2.a

- b. **Title:** a Class A Conditional Use **Request:** to allow a Congregate Living Facility on 3.27 acres

MOTION: To recommend approval of item 2.b

3. [DOA-2023-00844 Prodigy Early Learning Center at Wellington](#) (2004-00524)

Zoning Application of Red Apple Development LLC, Wellington 204 LLC, Wellington 48 LLC by WGINC

Location: East side of State Road 7, approximately 150 feet south of Morning Mist Way

Project Manager: Lawrence D'Amato

BCC District: 6

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to increase the number of children allowed in the General Daycare within the Civic Pod on 36.34 acres

MOTION: To recommend approval of item 3.a

b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to increase the number of children allowed in the Class A General Daycare within the Civic Pod on 36.34 acres

MOTION: To recommend approval of item 3.b

4. [DOA-2023-00869 Chimu MUPD](#)(1994-00013)

Zoning Application of Prelux LLC by Urban Design Studio

Location: Northeast Corner of Hypoluxo Road and Adonis Avenue

Project Manager: Timothy Haynes

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 through C-4.

a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to modify uses, decrease overall building square footage, and to modify Conditions of Approval for the overall MUPD on 8.69-acres

MOTION: To recommend approval of item 4.a

b. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate and delete square footage for a previously approved Class A Type 1 Restaurant with drive-through on 8.69-acres

MOTION: To recommend approval of item 4.b

c. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate and delete square footage for a previously approved Class A Type 1 Restaurant with drive-through on 8.69-acres

MOTION: To recommend approval of item 4.c

d. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate and delete square footage for a previously approved Class A Car Wash on 8.69 acres

MOTION: To recommend approval of item 4.d

5. [DOA-2023-00534 Burlington Self Storage at Gun Club Road](#) (1974-00126)

Zoning Application of Gun Club Rd SS LLC by Urban Design Studio

Location: Northwest corner of Military Trail and Gun Club Road

Project Manager: Imene Haddad

BCC District: 3

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add square footage and to add a use, and to modify Conditions of Approval on 18.25 acres

MOTION: To recommend approval of item 5.a

6. [PDD-2023-00853 Verdura Farms PUD](#) (2006-00017)

Zoning Application of 7501 S SR7 LLC, Cypress Polo Club LLC by Urban Design Studio

Location: West side of State Road 7, approx. one-quarter mile south of Hypoluxo Road

Project Manager: Matthew Boyd

BCC District: 6

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

- a. **Title:** an Official Zoning map Amendment **Request** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 96.14 acres

MOTION: To recommend approval of item 6.a

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **Zoning Applications**
- C. **Subdivision Applications**

- END OF REGULAR AGENDA -

COMMENTS

- A. **COUNTY ATTORNEY**
- B. **PLANNING DIRECTOR**
- C. **ZONING DIRECTOR**
- D. **EXECUTIVE DIRECTOR**
- E. **COMMISSIONERS**

ADJOURNMENT

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