



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING  
AMENDMENTS TO THE AGENDA  
SEPTEMBER 26, 2024**

**CONSENT AGENDA**

**C. ZONING APPLICATIONS**

**3. Z/DEV-2024-00722 South Florida Fair - North Lots (2024-00082)**

**AMEND – To modify the Agenda to revise the motions** as shown with the deleted text struck out and added underlined text:

- b. Title:** Public Ownership Deviation **Request:** to eliminate interior landscape islands and relocate tree plantings to the perimeter landscape buffers and eliminate divider medians for the north lot on 5.33 acres

**MOTION:** ~~To adopt a resolution approving~~ approve item 3.b

**D. OTHER COUNTY DEPARTMENT ITEMS**

**ADD – To add an additional Consent Agenda Item** as shown below with the added agenda language in underline, and to renumber Regular Agenda Item 6, Parking and Permanent Generators, to item number 7.

**6. Cam D. Milani Park Project, Facilities Development and Operations**

**Staff recommends motion to approve:** A contract with Brooks + Scarpa Architects, Inc. (Consultant) in the amount of \$902,283.42 to provide professional architectural/engineering (A/E) design, permitting and construction administration services for the Cam D. Milani Park project.

**Summary:** On May 12, 1987, the Board of County Commissioners (BCC) approved two (2) purchase and sale agreements (PSAs) for the acquisition of the oceanfront property (two (2) parcels totaling 5.29 acres) located at 4705 S Ocean Boulevard, Highland Beach for the development of a public access beach park. The proposal for a public access beach park, henceforth referred to as the Cam D. Milani Park, has been the subject of legal actions in three (3) instances over the past several decades. On May 18, 2010, the County and the Town of Highland Beach (Town) entered into a stipulated settlement agreement (SSA) leading to the dismissal of the then current legal action between the Town and the County whereby the legality of some of the conditions of the Development Order issued by the Town was being challenged. Under the SSA, the County is required to construct the Cam D. Milani Park in compliance with a Development Order approved by the Town, which includes 43 conditions of approval. Through the SSA, the County and the Town agreed that the development of the Cam D. Milani Park would be postponed for a period of ten (10) years with the County having, at its sole discretion, the right to extend the postponement for two (2) additional periods of five (5) years each for a maximum postponement of up to 20 years. On October 22, 2019, the County notified the Town that it was exercising its first five (5)-year option to postpone. On April 17, 2024, the County notified the Town of its intent to resume development of the County Park. This contract will authorize the professional services (i.e. design, permitting and construction administration services) for the Cam D. Milani Park project. The Cam D. Milani Park project

utilizes both parcels of land which are located on the west and east sides of Al A. The Cam D. Milani Park project includes, but is not limited to, a guardhouse with an access controlled guard gate at the entrance of the parking lot, elevated boardwalk, restroom and lifeguard building, lifeguard station and landscaping. The new public access beach park will provide a scenic space for community interaction and recreational needs. The solicitation for design professionals was advertised on June 2, 2024 according to the Equal Business Opportunity (EBO) Ordinance, with final selection on July 29, 2024. The project was presented to the Goal Setting Committee on April 3, 2024. The Committee established Affirmative Procurement Initiatives (APIs) of a minimum mandatory participation goal of 20% Small Business Enterprise (SBE) participation and an evaluation preference for SBE participation. The Consultant committed to a 22.93% SBE participation goal for this contract. Funding for this project is from the Park Impact Fees Z-3. (Capital Improvements Division) District 4 (MWJ)



---

**BOARD OF COUNTY COMMISSIONERS**

**ZONING HEARING**

**Thursday, September 26, 2024**

**9:30 A.M.**

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers  
301 N. Olive Avenue, West Palm Beach, FL 33401**

**CALL TO ORDER**

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In
- F. Agenda Approval

**CONSENT**

**REGULAR**

**COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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

**ZONING HEARING AGENDA**  
**PALM BEACH COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**September 26, 2024**

**CALL TO ORDER**

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. 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 requirements:

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 Mayor, 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.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney
- F. Agenda Approval
  - Presentation of Additions/Deletions
  - Request to Pull Items from Consent
  - **Motion** to adopt the Agenda

## CONSENT AGENDA

### A. REQUESTS TO PULL ITEMS FROM CONSENT

### B. DISCLOSURES FOR THE CONSENT ITEMS

### C. ZONING APPLICATIONS

#### 1. [ABN-2024-00943 Temple Anshei Emuna \(1981-00225\)](#)

**Zoning Application of** Anshei Emuna Congregation, Inc. by Urban Design Studio

**Location:** West side of Jog Road, approximately 650 feet south of Linton Boulevard

**Project Manager:** Jerome Small, Senior Site Planner

**BCC District:** 5

#### DISCLOSURES

**Staff Recommendation:** Staff recommends approval of the request.

**a. Title:** a Development Order Abandonment **Request:** to abandon a Place of Worship on 2.89 acres

**MOTION:** To adopt a resolution approving item 1.a

#### 2. [Z-2023-01162 Southern Trucks \(1996-50029\)](#)

**Zoning Application of** 7777 Southern Blvd, LLC by Planning and Entitlements, LLC

**Location:** North side of Southern Boulevard, approx. 0.25 mile east of Benoist Farms Road

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District:** 2

#### DISCLOSURES

**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 Light Industrial (IL) Zoning District on 6.05 acres

**MOTION:** To adopt a resolution approving item 2.a

#### 3. [Z/DEV-2024-00722 South Florida Fair - North Lots \(2024-00082\)](#)

**Zoning Application of** South Florida Fair & PBC Expositions, Inc. by Urban Design Studio

**Location:** South side of Belvedere Road, approx. 0.3 miles west of Sansbury's Way

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District:** 6

#### DISCLOSURES

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

**a. Title:** Official Zoning Map Amendment **Request:** to allow a rezoning from the General Industrial (IG) Zoning District in part on 5.33 acres and Light Industrial (IL) Zoning District in part on 3.72 acres to the Public Ownership (PO) Zoning District on 9.07 acres

**MOTION:** To adopt a resolution approving item 3.a

**b. Title:** Public Ownership Deviation **Request:** to eliminate interior landscape islands and relocate tree plantings to the perimeter landscape buffers and eliminate divider medians for the north lot on 5.33 acres

**MOTION:** To adopt a resolution approving item 3.b

4. [CA-2024-00159 Fur Life K-9 Academy \(2023-00102\)](#)  
**Zoning Application of** Ricky Berrios, Vanessa Berrios by Land Research Management Inc.  
**Location:** North side of 162nd Place North, approx. 780 feet west of Randolph Siding Rd  
**Project Manager:** Michael Birchland, Site Planner II  
**BCC District:** 1  
**DISCLOSURES**  
**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.  
a. **Title:** a Class A Conditional Use **Request:** to allow Limited Pet Boarding on 1.25 ac.  
**MOTION:** To adopt a resolution approving item 4.a

5. **OTHER COUNTY DEPARTMENT ITEMS**

5. [AB68145 Palm Beach Farms Co. Plat No. 3 \(Hunters Crossing\) Right-of-Way Abandonment](#)  
**Land Development Application of** Pulte Home Company  
**Location:** South of Lake Worth Road and east of State Road 7  
**Project Manager:** Scott B. Cantor, Director, Land Development Division  
**BCC District:** 6  
**DISCLOSURES**  
**Staff Recommendation:** Staff recommends approval of the request.  
a. **Title:** Right-of-Way Abandonment **Request:** to abandon a portion of the 30-foot wide ROW lying between Tracts 4 and 5, Block 27, The Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County.  
**MOTION:** To adopt a resolution approving item 5.a

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

A. **ITEMS PULLED FROM CONSENT**

B. **ULDC REVISIONS**

6. [Parking and Permanent Generators](#)

**Summary:** The items before the Commission are proposed revisions to the Unified Land Development Code (ULDC) as summarized below:

- Add an administrative Type 1 Waiver to allow requests for parking reductions for uses with indoor recreation courts and residential recreation areas.
- Modify parking requirements to allow end-to-end parking layouts for common parking lots of residential projects and to reduce the parallel parking width requirement when internal to a development.
- Increase the maximum height for permanent generators subject to reduced setbacks on residential properties.

**Staff Recommendation:** Staff recommends approval of first reading and adoption of an Ordinance to revise the ULDC.

**BCC Permission to Advertise:** On August 22, 2024, the BCC approved Request for Permission to Advertise by a vote of 6-0-0.

**ZC/LDRC Recommendation:** On September, 2024, the ZC recommended approval, and the ZC, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan in a 7-0-0 vote.

**MOTION:** To adopt an ordinance approving staff recommendation for item 6.

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. EXECUTIVE DIRECTOR
- E. DEPUTY COUNTY ADMINISTRATOR
- F. COMMISSIONERS

**ADJOURNMENT**

**THIS PAGE LEFT BLANK INTENTIONALLY**