



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
MAY 23, 2024**

CONSENT AGENDA

1. PDD/DOA-2023-00848 Valencia Cove

AMEND – To modify the Agenda for Item 1 for the Release of the Conservation Easement request, and associated language in the Staff report, to correct the ORB number as shown with the added underlined text:

Title: a Release of the Conservation Easement **Request:** to allow the partial release of the Conservation Easement recorded in ORB 28072 Page 0966 on 22.07 acres from the previously approved 134.77 acres

2. Z-2023-00850 One Mile Property

AMEND – To modify the Staff Report for the Application Summary to correct the Conservation Easement ORB by adding the number 7 shown in underline “ORB 28072 Page 0966”.

3. ABN/ZV/Z/CA-2023-00669 Peace Village

AMEND – To amend the Class A Conditional Use Conditions of Approval in Exhibit C-3 as shown with the deleted text struck out and re-number the remaining Conditions of Approval accordingly:

ENVIRONMENTAL

- ~~1. Prior to the final approval by the Development Review Officer, a Phase II Environmental Site Assessment shall be submitted to the Department of Environmental Resources Management (ERM). If the results of the Phase II Environmental Site Assessment indicate areas of on-site contamination, the project shall be referred to the Florida Department of Environmental Protection (FDEP) for the development of a mitigation plan and to oversee the remediation on the site. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT – Environmental Resources Management)~~



BOARD OF COUNTY COMMISSIONERS

ZONING HEARING

Thursday, May 23, 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. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication - Motion to receive and file
- E. Swearing In
- F. Amendments to the Agenda - Motion to Adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT

REGULAR

COMMENTS

ADJOURNMENT

Web address: 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
May 23, 2024

CALL TO ORDER

- A. Roll Call - 9:30 a.m.
- B. Opening Prayer 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

AGENDA APPROVAL

- A. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda

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. DISCLOSURES FOR THE CONSENT ITEMS

C. ZONING APPLICATIONS

1. [PDD/DOA-2023-00848 Valencia Cove AGR PUD Preserve](#) (2004-00369)

Zoning Application of One Mile Properties LLC, Michael Crabb, Anthony Amante by JMorton Planning & Landscape Architecture

Location: Northwest corner of Atlantic Avenue and Starkey Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-0-1

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres

MOTION: To adopt a resolution approving item 1.a

b. **Title:** a Development Order Amendment **Request:** to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,392.48 acre

MOTION: To adopt a resolution approving item 1.b

c. **Title:** a Release of the Conservation Easement **Request:** to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres

MOTION: To approve item 1.c

2. [Z-2023-00850 One Mile Property](#) (2023-00016)

Zoning Application of One Mile Properties LLC by JMorton Planning & Landscape Architecture

Location: Northwest corner of Atlantic Avenue and Starkey Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres

MOTION: To adopt a resolution approving item 2.a

3. [ABN/ZV/Z/CA-2023-00669 Peace Village](#) (1989-00051)

Zoning Application of Union Congregational Church of West Palm Beach FL by JMorton Planning & Landscape Architecture

Location: Southwest corner of Summit Boulevard and Haverhill Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 3

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-1-0

a. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Planned Unit Development on 6.48 acres

MOTION: To adopt a resolution approving item 3.a

b. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Church and Accessory Buildings and Structures on 6.48 acres

MOTION: To adopt a resolution approving item 3.b

c. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Single Family (RS) Zoning District to the Residential Multifamily (RM) Zoning District on 6.48 acres

MOTION: To adopt a resolution approving item 3.c

d. **Title:** a Class A Conditional Use **Request:** to allow Affordable Housing Density increase greater than 50% (a 100% increase for 52 additional units) on 6.48 acres

MOTION: To adopt a resolution approving item 3.d

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. **ITEMS PULLED FROM CONSENT**

B. **ZONING APPLICATIONS**

C. **COMPREHENSIVE PLAN AMENDMENTS WITH CONCURRENT ULDC AND ZONING APPLICATIONS**

4. [SCA-2023-00009 Lantana Plaza](#)

Future Land Use Application of Lantana Parcel, LLC – Jorge Lopez by Cotleur & Hearing

Title/Request: To change the future land use designation from Commercial Low (CL) to Commercial High (CH) and to revise conditions of approval in Ordinance 2004-053.

Location: Northeast corner of Lantana Road and Haverhill Road

Project Manager: Jerry Lodge, Senior Planner

BCC District: 3

Staff Recommendation: Approval with Conditions

Planning Commission: Recommended Approval with Conditions in an 7 to 0 vote at the April 12, 2024 public hearing

MOTION: To adopt an ordinance approving item 4.

5. [ABN/DOA/CA-2022-01898 Lantana Plaza](#) (2003-00099)

Zoning Application of Lantana Parcel LLC by Cotleur & Hearing, Inc.

Location: Northeast corner of Lantana Road and Haverhill Road

Project Manager: Jordan Jafar, Senior Site Planner

BCC District: 3

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

a. **Title:** a Development Order Abandonment **Request:** to abandon a Requested Use for a Financial Institution on 9.65 acres

MOTION: To adopt a resolution approving item 5.a

b. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD site plan to add and delete uses, to add square footage and, to modify Conditions of Approval on 9.65 acres

MOTION: To adopt a resolution approving item 5.b

c. **Title:** a Class A Conditional Use **Request:** to allow Retail Gas and Fuel Sales and Convenience Store on 9.65 acres

MOTION: To adopt a resolution approving item 5.c

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT