



**ZONING COMMISSION HEARING  
AMENDMENTS TO THE AGENDA  
FEBRUARY 2, 2023**

**REGULAR AGENDA**

**6. Z/CA-2022-00844 Hunter’s Crossing (Control 2013-00360)**

**AMEND – Official Zoning Map Amendment Condition of Approval** Landscape - Perimeter 1 in Exhibit C-1 as shown with the deleted text struck out and added text underlined:

1. LANDSCAPING ALONG THE SOUTH PROPERTY LINE ABUTTING THE NORTH 345.37 FEET OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WETLAND PRESERVE

a. Prior to approval of the Final Subdivision Plan by the Development Review Officer (DRO), the Applicant shall revise the plan to provide the required Compatibility Buffer (8 feet width) ~~around~~ along the north perimeter (345.37 feet) of the property that indicates the South Florida Water Management District (SFWMD) Wetland Preserve area, and said portion of property that abuts the Drainage Easement (10 Feet wide) to the South of Lots 51 through 58. (ONGOING: ZONING - Zoning)

**AMEND – Class A Conditional Uses (Zero Lot Line and Townhouse) Condition of Approval** All Petitions 1 in Exhibits C-2 and C-3 as shown with the deleted text struck out and added text underlined:

ALL PETITIONS

The approved Preliminary Subdivision Plan is dated ~~February 2, 2023~~ December 15, 2022. Modifications to the...by the Zoning Commission or the Board of County Commissioners.

**7. ABN/DOA-2022-01281 Trotting Center (Control 1983-00017)**

**DELETE - Development Order Amendment Condition of Approval** Site Design 1 in Exhibit C as shown with the deleted text struck out.

SITE DESIGN

~~1. Prior to DRO approval, the 0.48-acres recreation Pod located at the southeast corner of the site shall be relocated to meet frontage requirements per Art 3.E.2.D of the ULDC. (DRO: ZONING - Zoning)~~



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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**THURSDAY FEBRUARY 2, 2023**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-  
47 2300 N. Jog Road, West Palm Beach**

**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
- I. Motion to Adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**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.*

**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**  
**FEBRUARY 2, 2023**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- 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 Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding 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 Thursday, February 23, 2023 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- 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 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 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
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

## POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. POSTPONEMENTS
- B. REMANDS
- C. WITHDRAWALS

## CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT
- B. ZONING APPLICATIONS – NEW

1. [Z-2022-01305, \(Hezron Lopez\)](#) (Control 2022-00073)

**Title:** an Official Zoning Map Amendment application of Hezron Lopez by JC Planning Solutions LLC, Agent. **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.00 acres

**General Location:** West side of Knuth Road, approximately 761 feet north of Boynton Beach Boulevard (**Hezron Lopez**) (Control 2022-00073)

Project Manager: Nancy Frontany

Size: 1.00 acres ±

BCC District: 2

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District subject to the Conditions of Approval as indicated in Exhibit C

2. [Z-2022-01497, \(Guardian Manufacturing\)](#) (Control 1973-00102)

**Title:** an Official Zoning Map Amendment application of Andrew Kobosko (Guardian Manufacturing LLC) by WGINC, Agent. **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 1.10 acres

**General Location:** Northeast corner of Southern Boulevard and Tall Pines Road

Project Manager: Phil Myers

Size: 1.10 acres ±

BCC District: 2

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

**MOTION:** To recommend approval of an Official Zoning Map amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District subject to the Conditions of Approval as indicated in Exhibit C

3. [Z/CA-2022-00895, \(Soma Medical - State Road 7\)](#) (Control 2014-00217)

**Title:** an Official Zoning Map Amendment application of Soma Investors LLC by 2GHO Inc., Agent. **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District on 1.66 acres

**Title:** a Class A Conditional Use application of Soma Investors LLC by 2GHO Inc., Agent. **Request:** to allow a Medical or Dental Office on 1.66 acres

**General Location:** West side of State Road 7, north of Lantana Road

Project Manager: Alex Biray

Size: 1.66 acres ±

BCC District: 6



## REGULAR AGENDA

### A. ITEMS PULLED FROM CONSENT

### B. ZONING APPLICATIONS – NEW

#### 6. [Z/CA-2022-00844, \(Hunter's Crossing\)](#) (Control 2013-00360)

**Title:** an Official Zoning Map Amendment application of DiVosta Homes L.P., C. Hendrix by Urban Design Studio, Agent. **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 36.90 acres

**Title:** a Class A Conditional Use application of DiVosta Homes L.P., C. Hendrix by Urban Design Studio, Agent. **Request:** to allow Zero Lot Line (ZLL) dwelling units on 36.90 acres

**Title:** a Class A Conditional Use application of DiVosta Homes L.P., C. Hendrix by Urban Design Studio, Agent. **Request:** to allow Townhouse dwelling units on 36.90 acres

**General Location:** South side of Lake Worth Road approximately 900 feet east of SR-7.

Project Manager: Joyce Lawrence

Size: 36.90 acres ±

BCC District: 6

**Staff Recommendation:** Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibits C-1, C-2 and C-3.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-1

**MOTION:** To recommend approval of a Class A Conditional Use to allow Zero Lot Line (ZLL) dwelling units, subject to the Conditions of Approval as indicated in Exhibit C-2

**MOTION:** To recommend approval of a Class A Conditional Use to allow Townhouse dwelling units, subject to the Conditions of Approval as indicated in Exhibit C-3

#### 7. [ABN/PDD-2022-01281, \(Trotting Center\)](#) (Control 1983-00017)

**Title:** a Development Order Abandonment application of Zuckerman Homes by WGINC, Agent. **Request:** to abandon the Special Exception for a horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant on 105.58 acres

**Title:** an Official Zoning Map Amendment application of Zuckerman Homes by WGINC, Agent. **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 105.98 acres

**General Location:** West side of State Road 7 approx. 2,000 feet south of Hypoluxo Road.

Project Manager: Imene Haddad

Size: 103.32 acres ±

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.

**MOTION:** No motion required (Abandonment)

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District as indicate in Exhibit C-1

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT**