



**ZONING COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
August 5, 2021**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
----------------------	----------------------	--	--------------------------------

CONSENT AGENDA

D. ZONING APPLICATIONS – NEW

6.	(Agenda Page 6)	Z-2021-00166 (1999-30168)	Sunflower Light Industrial
-----------	------------------------	--------------------------------------	-----------------------------------

MOVE Item #6 to Consent Agenda.



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

THURSDAY AUGUST 5, 2021

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
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. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusal

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

AUGUST 5, 2021

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Motion to Approve Remote Participation Due to Extraordinary Circumstances
- C. Opening Prayer, and Pledge of Allegiance
- D. 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 Rd, West Palm Beach, 33411, 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 in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, August 26, 2021 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.
- E. 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.
- F. Proof of Publication - Motion to receive and file.
- G. Adoption of the Minutes
- H. Swearing In - County Attorney
- I. Amendments to the Agenda
- J. Motion to adopt the Agenda
- K. Disclosures
- L. Conflicts/Recusal

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

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

1. [SV-2021-00482](#) Title: a Subdivision Variance application of TG Land LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow access from a General Location: North side of Atlantic Avenue and west of Lyons Road (Atlantic Avenue Medical) (Control 2020-00178)

Pages 1 - 24

Conditions of Approval Pages (6 - 6)

Project Manager: Joanne Keller

Size: 2.05 acres ±

BCC District: 5

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

MOTION: To adopt a Resolution approving a Subdivision Variance to allow access from a major street, subject to the Conditions of Approval as indicated in Exhibit C.

2. [CA-2021-00439](#) Title: a Class A Conditional Use application of Michael Reich by Land Research Management Inc., Agent. Request: to allow Limited Pet Boarding. General Location: East side of 185th Trail North, approximately 0.5 miles south of W. Sycamore Drive. (**Calypso Canine**) (Control 2021-00024)

Pages 25 - 38

Conditions of Approval Pages (30 - 30)

Project Manager: James Borsos

Size: 5.00 acres ±

BCC District: 6

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

MOTION: To recommend approval of a Class A Conditional Use to allow Limited Pet Boarding, subject to the Conditions of Approval as indicated in Exhibit C.

3. [Z-2020-02117](#) Title: an Official Zoning Map Amendment application of SR7 Lantana LLC by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District.
General Location: Southwest corner of State Road 7 and Lantana Road. **(SWC Lantana & SR7)** (Control 1996-00127)
 Pages 39 - 52
 Conditions of Approval Pages (44 - 45)
 Project Manager: Timothy Haynes
 Size: 1.03 acres ± BCC District: 6
Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.
MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) District to Community Commercial (CC) District, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

4. [ABN/ZV/Z-2020-01856](#) Title: a Development Order Abandonment application of Opportunity Inc. Of Palm Beach County, AMBR, Medical Holdings, LLC - Eric Rogers by Schmidt Nichols, Agent. Request: to abandon a Class B Conditional Use for a General Daycare.
Title: a Type 2 Variance application of Opportunity Inc. Of Palm Beach County, AMBR, Medical Holdings, LLC - Eric Rogers by Schmidt Nichols, Agent.
Request: to allow a reduction of the front and rear setback, the dumpster setback; and, the terminal landscape island width.
Title: an Official Zoning Map Amendment application of Opportunity Inc. of Palm Beach County, AMBR, Medical Holdings, LLC - Eric Rogers by Schmidt Nichols, Agent.
Request: to allow a rezoning from the Residential High (RH) Zoning District to the General Commercial (CG) Zoning District.
General Location: Southwest corner of Quail Drive and Westgate Avenue **(PMH 1713 Quail, LLC)** (Control 2001-00039)
 Pages 53 - 94
 Conditions of Approval Pages (61 - 63)
 Project Manager: Timothy Haynes
 Size: 1.01 acres ± BCC District: 7
Staff Recommendation: Staff recommends approval of the requests, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibits C-1 and C-2.
MOTION: To adopt a Resolution approving a Development Order Abandonment of a Class B Conditional Use for a Daycare, General.
MOTION: To adopt a Resolution approving a Type 2 Variance to allow a reduction of the front setback and rear setback; the dumpster setback; and, the terminal landscape island width, subject to the Conditions of Approval as indicated in Exhibit C-1.
MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential High (RH) Zoning District to the General Commercial (CG) Zoning District, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C-2.

- 5. [ZV/ABN/DOA-2021-00425](#) Title: a Type 2 Variance application of Banyan Polo, LLC by Urban Design Studio, Agent. Request: to reduce a divider median width.
Title: a Development Order Abandonment application of Banyan Polo, LLC by Urban Design Studio, Agent. Request: to abandon a Class A Conditional Use for a Type 1 Restaurant with Drive-through.
Title: a Development Order Amendment application of Banyan Polo, LLC by Urban Design Studio, Agent. Request: to modify the Site Plan; add and delete square footage; and to add and delete uses.
General Location: Southwest corner of Lake Worth Road and Polo Road. **(Polo Legacy MXPD)** (Control 2007-00096)

Pages 95 - 150

Conditions of Approval Pages (103 - 110)

Project Manager: James Borsos

Size: 13.93 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: To adopt a Resolution approving a Type 2 Variance to reduce a divider median width, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Abandonment of a Class A Conditional Use for a Type 1 Restaurant with Drive-through.

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

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 6. [Z-2021-00166](#) Title: an Official Zoning Map Amendment application of 15200 State Road 7 LLC by Urban Design Studio, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.

General Location: West side of State Road 7/US 441, approximately 0.28 miles south of Atlantic Avenue. **(Sunflower Light Industrial)** (Control 1999-30168)

Pages 151 - 166

Conditions of Approval Pages (157 - 157)

Project Manager: Brenya Martinez

Size: 8.19 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone and 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 Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT

THIS PAGE LEFT BLANK INTENTIONALLY