

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION HEARING

Thursday, January 9, 2025

9:00 a.m., 1st Floor Vista Center,

2300 N Jog Rd, West Palm Beach, 33411

CALL TO ORDER

- A. Roll Call
- B. Invocation 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 quasi-judicial 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
JANUARY 9, 2025

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Invocation 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 proposed applications and staff recommendations pursuant to 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 quasi-judicial items on Agenda
- J. Conflicts/Recusals

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. Zoning Applications

1. [W-2024-00621 IHOP Restaurant \(1976-00138\)](#)

Zoning Application of Florida Made Homes, Inc. by Corporate Property Services

Location: Northwest corner of Okeechobee Boulevard and North Military Trail

Project Manager: Jerome Small, Senior Site Planner

BCC District: 2

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

- a. **Title:** a Type 2 Waiver **Request:** to allow extended hours of operation for a Type 2 Restaurant on a parcel of land within 250 feet of a parcel with a residential future land use on 3.94 acres

MOTION: To recommend approval of item 1.a.

2. [DOA-2024-00148 Spalding MUPD \(1999-00092\)](#)

Zoning Application of WFC Fund II San Marco LLC by Cotleur & Hearing Inc.

Location: Northeast corner of Jog Road and Lake Ida Drive

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 5

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 Conditions of Approval related to signage for the overall MUPD on 25.82 acres

MOTION: To recommend approval of item 2.a.

3. [DOA-2024-01195 Star Ranch Excavation \(1978-00099\)](#)

Zoning Application of Star Ranches Enterprises, Inc. by Urban Design Studio

Location: West side of US Highway 27/State Road 25, +/-18 miles south of State Road 80

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 6

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

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan, establish two primary phases, extend the completion date to 2053, and modify Conditions of Approval on 1,055.6 acres

MOTION: To recommend approval of item 3.a.

C. SUBDIVISION VARIANCE

4. [SV-2024-01281 Flamingo Subdivision \(1995-40123\)](#)

Zoning Application of Gregory Delange by Wallace Surveying Inc.

Location: East side of Flamingo Terrace, approximately 460 feet north of Hood (Flamingo) Road

Project Manager: Werner Vaughan, Senior Professional Engineer

BCC District: 1

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

a. Title: a Subdivision Variance **Request:** to allow access from the existing 25-foot Right-of-Way with no curb and gutter, and no sidewalk on 1.98 acres

MOTION: To adopt a resolution approving item 4.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT