



**ZONING COMMISSION HEARING  
AMENDMENTS TO THE AGENDA  
AUGUST 4, 2022  
REVISED**

**POSTONEMENTS/REMANDS/WITHDRAWALS**

**A. POSTPONEMENTS**

- 12. DOA/CA/W-2022-00466, Diamond Plaza, Control 1986-00004**

**MOTION:** To postpone to Thursday, October 6, 2022.

**CONSENT AGENDA**

**D. ZONING APPLICATIONS - NEW**

- 1. SV/DOA/CA-2022-00478, Florence Fuller Child Development Center, Control 1987-00150**

**DELETE** - For Subdivision Variance Engineering Conditions and Compliance Conditions Exhibit C-1

**AMEND** - For Development Order Amendment Engineering Condition #5 in Exhibit C-2

5. The Property Owner shall extend the left turn lane south approach on SR-7 at 185th Street if the County Engineer/FDOT determines, at its sole discretion, based on field observation that this turn lane needs to be extended for public safety and efficient traffic operation. The Property Owner shall complete construction of this turn lane within 12 months of notice from the County Engineer in writing. Non-compliance will result in appropriate County Code Enforcement action. To be relieved of this condition, the Property Owner shall submit a written notification to the County Engineer that the maximum approved enrollment has been reached for this project and a final determination of the turn lane extension need to be made. The County shall have 30 days after the receipt of this notice to make that determination. (ONGOING: ENG – Engineering) The Property Owner shall extend the left turn lane south approach on SR-7 at 185th Street to its maximum extent feasible as determined by Florida Department of Transportation and/or Palm Beach County. a. Permits required from the Florida Department of Transportation and Palm Beach County for this construction shall be obtained prior to the issuance of first building permit. (BLDGPMT: MONITORING – Engineering) b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING – Engineering)

- 2. ZV-2022-00512, Avalon Trails at Villages of Oriole PUD**

**AMEND** – For Type 2 Variance, Compliance Condition #1, in Exhibit C

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners Zoning Commission for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

**ADD** – For the Type 2 Variance, Variance Condition #4, in Exhibit C

4. Prior to Final approval by the DRO, the Applicant shall provide a survey and legal description for Pod J, 21.57 acres, the affected area of the subject variance request. (DRO: ZONING – Zoning)

- 3. ZV/PDD/CA-2022-00374, Hangar and Airfield Business Park MUPD, Control 2010-00049**

**AMEND** Motion for Type 2 Variance to identify the three variance requests as follows:

**MOTION:** To adopt a Resolution to approve Type 2 Variances to increase the distance between landscape islands; to increase the building length and the shorter façade facing the build-to-line; and to eliminate the requirement for a principal entrance on the first floor oriented towards the street subject to the Conditions of Approval as indicated in Exhibit C-1

**RELOCATE** Type 2 Variance Condition Number 3 from Compliance to All Petitions in Exhibit C-1.

**AMEND** Type 2 Variance Compliance Condition 1 in Exhibit C-1 to read as follows:

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the ~~Board of County Commissioners~~ Zoning Commission for review under the compliance Condition of ~~this~~ Approval. (ONGOING: ZONING - Zoning)

**4. ZV/Z/CA-2021-01951, More Space Storage, Control 2002-00251**

**ADD NEW** Condition - For Class A to add Zoning Architectural Review Condition Number 1 of Exhibit C-3 to read as follows:

1. Prior to final Development Review Officer (DRO) approval, architectural elevations shall be submitted for the proposed Limited-Access Self-Service Storage building. Elevations shall be designed in compliance with Article 5.C of the ULDC. (DRO: ZONING - Zoning)

**6. DOA-2022-00391, Borluv Commercial – 950 South Congress, Control 1997-00027**

**CORRECT** Motion for the Development Order Amendment

**MOTION:** To recommend approval of a Development Order Amendment to modify and delete Conditions of Approval as indicated in Exhibit C.



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

**THURSDAY AUGUST 4, 2022**

**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. Adoption 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**

**AUGUST 4, 2022**

**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, August 25, 2022 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.

- 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. Adoption 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**

**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/DOA/CA-2022-00478](#) Title: a Subdivision Variance application of Florence Fuller Child Development Center by Cotleur & Hearing Inc., Agent. Request: to allow a reduction of the right of way width from 80 feet to 30 feet  
Title: a Development Order Amendment application of Florence Fuller Child Development Center by Cotleur & Hearing Inc., Agent. Request: to reconfigure the site plan and modify Conditions of Approval  
Title: a Class A Conditional Use application of Florence Fuller Child Development Center by Cotleur & Hearing Inc., Agent. Request: to allow an Elementary or Secondary School  
General Location: South side of West 185th Street approximately 400 feet west of State Road 7 (**Florence Fuller Child Development Center**) (Control 1987-00150)

Project Manager: Cody Sisk

Size: 5.97 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3.

**MOTION:** To adopt resolution approving a Subdivision Variance to allow a reduction of the right of way width from 80 feet to 30 feet, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow an Elementary or Secondary School subject to the Conditions of Approval as indicated in Exhibit C-3.

2. [ZV-2022-00512](#) Title: a Type 2 Variance application of Avalon Trails Homeowners Association Inc, Lennar Homes, LLC by Urban Design Studio, Agent. Request: to allow an increase in the roof overhang size from 2.5 feet to 3 feet  
General Location: Northeast corner of Cumberland Drive and Three Ponds Trail (**Avalon Trails at Villages of Oriole PUD**) (Control 1981-00139)

Project Manager: Cody Sisk

Size: 24.59 acres ±  
 (affected area 21.57 acres ±)

BCC District: 5

Staff Recommendation: Staff recommends approval per the Conditions of Approval in Exhibit C.

**MOTION:** To adopt a resolution approving a Type 2 Variance to allow 0.5 feet roof overhang above the 2.5 feet allowed in the rear setback, subject to the Conditions of Approval as indicated in Exhibit C

3. [ZV/PDD/CA-2022-00374](#) Title: a Type 2 Variance application of Hangar Bravo, LLC by Urban Design Studio, Dunay Miskel and Backman LLP, Agent. Request: to increase the distance between landscape islands; to increase the building length and the shorter façade facing the build-to-line (Building A); and to eliminate the requirement for a principal entrance on the first floor oriented towards the street  
Title: an Official Zoning Map Amendment application of Hangar Bravo, LLC by Urban Design Studio, Dunay Miskel and Backman LLP, Agent. Request: to allow a rezoning from Residential Multifamily (RM), Neighborhood Commercial (CN), and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District  
Title: a Class A Conditional Use application of Hangar Bravo, LLC by Urban Design Studio, Dunay Miskel and Backman LLP, Agent. Request: to allow Light Vehicle Sales and Rental  
General Location: East side of North Congress Avenue approximately 350 feet north of Belvedere Road (**Hangar and Airfield Business Park MUPD**) (Control 2010-00049)

Project Manager: Jerome Ottey

Size: 11.37 acres ±

BCC District: 2

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

**MOTION:** To adopt a Resolution to approve a Type 2 Variance subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of an Official Zoning Map Amendment from the Residential Multifamily (RM), Neighborhood Commercial (CN), and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Light Vehicle Sales and Rental subject to the Conditions of Approval as indicated in Exhibit C-3.

4. [ZV/Z/CA-2021-01951](#) Title: a Type 2 Variance application of DJM International Enterprises, Inc., National 360, LLC by WGINC, Agent. Request: to increase building coverage  
Title: an Official Zoning Map Amendment application of DJM International Enterprises, Inc., National 360, LLC by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District  
Title: a Class A Conditional Use application of DJM International Enterprises, Inc., National 360, LLC by WGINC, Agent. Request: to allow a Limited-Access Self-Service Storage Facility  
General Location: East side of South Military Trail approximately 630 feet north of Coconut Lane (**More Space Storage**) (Control 2002-00251)

Project Manager: James Borsos

Size: 2.38 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3.

**MOTION:** To adopt a Resolution approving a Type 2 Variance to increase building coverage, 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 Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Limited-Access Self-Service Storage Facility, subject to the Conditions of Approval as indicated in Exhibit C-3.



5. [DOA-2021-01763](#) Title: a Development Order Amendment application of Federation Weinberg Preservation LP, SPBC Federation Housing Inc, Jewish Community Facilities Corp Lessor by WGINC, Agent. Request: to modify the Master Plan and add building square footage

Title: a Development Order Amendment application of Federation Weinberg Preservation LP, SPBC Federation Housing Inc, Jewish Community Facilities Corp Lessor by WGINC, Agent. Request: to modify the Site Plan and add building square footage

General Location: Southeast corner of the intersection of 95th Avenue South and Ruth and Baron Coleman Boulevard (**Rainberry PUD Pods A & B**) (Control 1984-00139)

Project Manager: Timothy Haynes

Size: 115.62 acres ±

BCC District: 5

(affected area 40.22 acres ±)

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

**MOTION:** To recommend approval of an Development Order Amendment to modify the Master Plan and add building square footage, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of an Development Order amendment to modify the Site Plan and add building square footage, subject to the Conditions of Approval as indicated in Exhibit C-2.

6. [DOA-2022-00391](#) Title: a Development Order Amendment application of BD Congress LLC by Bowman Consulting Group, Agent. Request: to modify and delete Conditions of Approval

General Location: Northeast corner of Hypoluxo Road and South Congress Avenue (**Borluv Commercial - 6950 S. Congress Avenue**) (Control 1997-00027)

Project Manager: Imene Haddad

Size: 1.93 acres ±

BCC District: 2

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

**MOTION:** To adopt a Resolution approving a Development Order Amendment to modify and delete Conditions of Approval as indicated in Exhibit C.

7. [CA-2022-00372](#) Title: a Class A Conditional Use application of Brian Campbell by Land Research Management Inc., Agent. Request: to allow three Transfer of Development Right (TDR) units

General Location: West side of Davis Road, south of Lake Worth Road. (**Davis Road TDR**) (Control 2021-00034)

Project Manager: Zubida Persaud

Size: 0.99 acres ±

BCC District: 3

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

**MOTION:** To recommend approval of the Class A Conditional Use to allow the purchase of 3 units Transfer of Development Right (TDR), subject to the Conditions of approval as indicated in Exhibit C.



8. [PDD/DOA-2021-00122](#) Title: an Official Zoning Map Amendment application of Lake Worth Drainage District by G.L. Homes, Agent. Request: to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District  
Title: a Development Order Amendment application of Lake Worth Drainage District by G.L. Homes, Agent. Request: to add and delete land area; to modify or delete Conditions of Approval; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1; and to allow the Full Release of the Conservation Easement for Parcel 2 and Parcel 20  
General Location: West side of Lyons Road south of Flavor Pict Road (**Monticello AGR-PUD**) (Control 2005-00014)

Project Manager: Donna Adelsperger

Size: 509.39 acres ±  
 (affected area 281.96 acres ±)

BCC District: 5,6

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to to add and delete land area; to modify or delete Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2.

9. [Z-2021-00121](#) Title: an Official Zoning Map Amendment application of Delray Beach Associates II LLLP by G.L. Homes, Agent. Request: to allow a rezoning from Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Agricultural Reserve (AGR) Zoning District  
General Location: Northwest corner of Lyons Road and Boynton Beach Boulevard (**Amestoy Rezoning**) (Control 2005-00162)

Project Manager: Donna Adelsperger

Size: 283.39 acres ±  
 (affected area 174.54 acres ±)

BCC District: 5

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

**MOTION:** To recommend approval for an Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) Planned Unit Development (AGR-PUD) Zoning District to Agricultural Reserve (AGR) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

10. [Z-2021-00120](#) Title: an Official Zoning Map Amendment application of Boynton Beach Associates XXV LLLP by G.L. Homes, Agent. Request: to allow a rezoning from Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Agricultural Reserve (AGR) Zoning District  
General Location: West side of Acme Dairy Road approximately 675 feet north of Boynton Beach Boulevard (**Swaney Rezoning**) (Control 2005-00323)

Project Manager: Donna Adelsperger  
Size: 101.89 acres ±  
(affected area 101.58 acres ±)

BCC District: 5

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to Agricultural Reserve (AGR) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

**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**

11. [ZV-2022-00505](#) Title: a Type 2 Variance application of SCT Properties LLC, PS Florida One Inc by Government Law Group, BOHLER Engineering, Agent. Request: to eliminate Planned Development District frontage  
General Location: Southwest corner of Floridas Turnpike and West Atlantic Avenue (**Babcock PUD**) (Control 1985-00054)

Project Manager: Jordan Jafar

Size: 40.10 acres ±

BCC District: 5

Staff Recommendation: Staff recommends denial of the Type 2 Variance request

**MOTION:** To adopt a resolution denying a Type 2 Zoning Variance to eliminate frontage with prejudice.

12. [DOA/CA/W-2022-00466](#) Title: a Development Order Amendment application of Kanela Enterprise WPB, LLC - Nelson Tiburicio by Urban Design Studio, Agent. Request: to modify uses  
Title: a Class A Conditional Use application of Kanela Enterprise WPB, LLC - Nelson Tiburicio by Urban Design Studio, Agent. Request: to allow a Cocktail Lounge  
Title: a Type 2 Waiver application of Kanela Enterprise WPB, LLC - Nelson Tiburicio by Urban Design Studio, Agent. Request: to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential Future Land Use designation or use  
General Location: Southeast corner of S. Military Trail and Diamond Road (**Diamond Plaza**) (Control 1986-00004)

Project Manager: Jerome Ottey

Size: 2.07 acres ±

BCC District: 3

Staff Recommendation: Staff recommends denial of the requests.

**MOTION:** To recommend denial without prejudice, of the Development Order Amendment to modify the Site Plan to add a use.

**MOTION:** To recommend denial without prejudice, of a Class A Conditional Use to allow a Cocktail Lounge.

**MOTION:** To recommend denial without prejudice, of a Type 2 Waiver to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential Future Land Use designation or use.

**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**