



**ZONING COMMISSION MEETING**

**Thursday, June 1, 2023**

**9:00 a.m., 1<sup>st</sup> Floor, Vista Center**

**2300 N. Jog Road, West Palm Beach, FL 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. Approval of the Minutes
- H. Amendments to the Agenda
- I. Disclosures for All Items on Agenda
- J. Conflicts/Recusals

**POSTPONEMENTS/REMANDS/WITHDRAWALS**

**CONSENT**

**REGULAR**

**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**  
**JUNE 1, 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 enter, 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, June 22, 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:

- 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 Items on Agenda

J. Conflicts/Recusals

## POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

### A. POSTPONEMENTS / REMANDS

1. [SV-2022-01887 True Deliverance Church of God](#) (Control 2022-00108)  
**Zoning Application of True Deliverance Church of God Inc.** by H&L Planning & Development, Agent.  
**Location:** Northeast corner of Tangerine Blvd and 130th Ave N  
**Project Manager:** Scott Cantor  
**BCC District:** 1
  - a. **Title:** a Subdivision Variance **Request:** to allow access from an 80-foot access on 2.65 acres  
**MOTION:** No motion required. Administratively postponed to July 6, 2023.

### 2. WITHDRAWALS

**- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

## CONSENT AGENDA

### A. Requests To Pull Items From Consent

### B. Zoning Applications

2. [ABN-2023-00283 Complete Turbine](#) (Control 2010-00474)  
**Zoning Application of Beeline Property Holdco Inc.** by Urban Design Studio, Agent.  
**Location:** North side of Beeline Highway, approximately 1.9 miles northwest of Pratt Whitney Rd and Beeline Hwy intersection.  
**Project Manager:** Donna Adelsperger  
**BCC District:** 1  
**Staff Recommendation:** Staff recommends approval of the request.
  - a. **Title:** a Development Order Abandonment **Request:** to abandon resolutions for an Industrial Research Laboratory on 44.44 acres  
**MOTION:** To adopt a resolution approving of item 2.a
3. [Z-2022-00370 Ribar Property Rezoning](#) (Control 2022-00018)  
**Zoning Application of James Ribar** by H&L Planning & Development Consultants LLC, Agent.  
**Location:** Southeast corner of Square Lake Drive and South Virginia Avenue  
**Project Manager:** Alex Biray  
**BCC District:** 1  
**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.
  - a. **Title:** an Official Zoning Map Order Amendment **Request:** to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.41 acres  
**MOTION:** To recommend approval of item 3.a

4. [ZV/SV-2022-01021 Tile World](#) (Control 1981-00214)  
**Zoning Application of** Cranston Chung by Schmidt Nichols, Agent.  
**Location:** Southeast corner of Scott Avenue and Gardenia Street  
**Project Manager:** Zubida Persaud  
**BCC District:** 7  
**Staff Recommendation:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.
- a. **Title:** a Type 2 Variance **Request:** to allow a reduction of lot size and lot depth on 0.62 acres  
**MOTION:** To adopt a resolution approving of item 4.a.
- b. **Title:** a Subdivision Variance **Request:** to allow access from a 60-foot Right-of-Way easement on 0.62 acres  
**MOTION:** To adopt a resolution approving of item 4.b.
5. [ZV/DOA/W-2022-01515 Debris Dog](#) (Control 2008-00259)  
**Zoning Application of** Dack Beeline LLC by WGINC, Agent.  
**Location:** North side of Bee Line Highway, approximately 1.14 miles south of Indiantown Road.  
**Project Manager:** Vincent Stark  
**BCC District:** 1  
**Staff Recommendation:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 through C-2.
- a. **Title:** a Development Order Amendment **Request:** to reconfigure the site plan, to expand the use; and modify Conditions of Approval on 10.00 acres  
**MOTION:** To recommend approval of item 5.a
- b. **Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Incompatibility Buffer to substitute a six foot wall with a six foot hedge and fence along the south; and a six foot hedge east, north and west property lines on 10.00 acres  
**MOTION:** To recommend approval of item 5.b

**- END OF CONSENT AGENDA -**

## REGULAR AGENDA

- A. **ITEMS PULLED FROM CONSENT**
- B. **PREVIOUSLY POSTPONED ZONING APPLICATIONS**
6. [PDD/CA/W-2021-01526 Lake Worth Crossing MUPD](#) (Control 2008-00296)  
**Zoning Application of** KS Lake Worth, LLC by JMorton Planning & Landscape Architecture, Agent.  
**Location:** Southwest corner of Lake Worth Road and Hooks Road  
**Project Manager:** Donna Adelsperger  
**BCC District:** 6  
**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3.
- a. **Title:** an Official Zoning Map Order Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 9.34 acres  
**MOTION:** To recommend approval of item 6.a

b. **Title:** a Class A Conditional Use **Request:** to allow a Hospital on 9.34 acres

**MOTION:** To recommend approval of item 6.b

c. **Title:** a Type 2 Waiver **Request:** to allow extended hours of operation for business within 250 feet of a parcel of land with a Residential Future Land Use on 9.34 acres

**MOTION:** To recommend approval of item 6.c

**- END OF REGULAR AGENDA -**

**COMMENTS**

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

**ADJOURNMENT**