



ZONING COMMISSION MEETING

THURSDAY, May 4, 2023

9:00 a.m., 1st 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/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

AGENDA
PALM BEACH COUNTY
ZONING COMMISSION
MAY 4, 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, May 25, 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

B. WITHDRAWALS

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. Requests To Pull Items From Consent

B. Zoning Applications

1. [CA-2022-01786](#) **K9 Spa and Training** (Control 2022-00099)

Zoning Application of Michael Grushoff by Land Research Management Inc., Agent.

Location: South side 60th Place N, approximately 0.25 miles West of Hall 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.

a. **Title:** a Class A Conditional Use **Request:** to allow a Limited Pet Board Facility on 2.19 acres

MOTION: To recommend approval of item 1.a

2. [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 2.a

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

MOTION: To recommend approval of item 2.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 2.c

3. [DOA-2022-01247](#) **Babcock PUD** (Control 1985-00054)

Zoning Application of PS Florida One, Inc. by Government Law Group, and BOHLER Engineering, Agent.

Location: Southwest corner of West Atlantic Avenue and Tranquility Lake Drive

Project Manager: Jordan Jafar

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 the Master Plan, modify Conditions of Approval and to delete 1.93 acres from the previously approved 42.03 acre PUD
MOTION: To recommend approval of item 3.a.

4. [ZV/Z/CA-2022-012467 Public Storage - Tranquility](#) (Control 2021-00139)

Zoning Application of PS Florida One, Inc. by Government Law Group, and BOHLER Engineering, Agent

Location: Southwest corner of West Atlantic Avenue and Tranquility Lake Drive

Project Manager: Jordan Jafar

BCC District: 5

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

- a. **Title:** a Type 2 Variance **Request:** to allow an increase in maximum building coverage on 1.93 acres
MOTION: To adopt a resolution approving item 4.a.
- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Community Commercial (CC) Zoning District on 1.93 acres
MOTION: To recommend approval of item 4.b
- c. **Title:** a Class A Conditional Use **Request:** to allow a Limited Access Self-Service Storage on 1.93 acres
MOTION: To recommend approval of item 4.c

5. [ZV/PDD-2022-01469 State Road 7 Business Plaza](#) (Control 2022-00057)

Zoning Application of Joseph Mulvehill by JMorton Planning & Landscape Architecture, Agent.

Location: Northeast corner of State Road 7 and Happy Hollow Road

Project Manager: Cody Sisk

BCC District: 5

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

- a. **Title:** a Type 2 Zoning Variance **Request:** to allow 100 percent buffer overlap within a preserve on 40.00 acres
MOTION: To adopt a resolution approving of item 5.a
- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 40.00 acres
MOTION: To recommend approval of item 5.b

C. **Subdivision Variance**

6. [SV-2022-01117 Reserve at Jupiter – Phase II](#) (Control 2018-00034)

Zoning Application of DR Horton, Inc. - Karl Albertson by WGI, Agent.

Location: West side of Limestone Creek, approximately 0.3 miles north of Church Street

Project Manager: Scott Cantor

BCC District: 1

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

- a. **Title:** a Subdivision Variance **Request:** to allow an increase in the allowable daily trips over the 1,500 Average Daily Trip threshold for a local residential street on 24.11 acres
MOTION: To adopt a resolution approving of item 6.a

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. ZONING APPLICATIONS

7. [Z/CA-2021-02123 Towns at Tidewater](#) (Control 2014-00014)

Zoning Application of Medjool Nurseries LLC by JMorton Planning & Landscape Architecture, Agent.

Location: South side of Hypoluxo Road, approximately 0.83 miles east of Jog Road.

Project Manager: Donna Adelsperger

BCC District: 2

Staff Recommendation: Staff recommends approval of the request with a Conditional Overlay Zone (COZ) and subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 9.24 acres, including a Conditional Overlay Zone recommended by Staff

MOTION: To recommend approval of item 7.a

- b. **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 9.24 acres

MOTION: To recommend approval of item 7.b

- c. **Title:** a Class A Conditional Use **Request:** to allow a combined density greater than two units per acre through the Workforce Housing and Transfer of Development Rights programs on 9.24 acres

MOTION: To recommend approval of item 7.c

- END OF REGULAR AGENDA -

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT

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