



**ZONING COMMISSION HEARING  
AMENDMENTS TO THE AGENDA  
DECEMBER 1, 2022**

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**D. ZONING APPLICATIONS – NEW**

**1. Z-2022-00675 George Parker Rezoning (Control 2022-00016)**

**AMEND - Motion to read as follows:**

To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

**2. PDD/DOA-2022-00213 Whitworth AGR-PUD (Control 2021-00031)**

**DELETE – Official Zoning Map Amendment to a Planned Development District Exhibit C-1: Conditions of Approval All Petitions Condition 1 as follows:**

**ALL PETITIONS**

~~1. The approved Master Plan is dated October 13, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING – Zoning)~~

**DELETE – Official Zoning Map Amendment to a Planned Development District Exhibit C-1: Conditions of Approval Compliance Conditions as follows:**

**COMPLIANCE**

~~1. In Granting this Approval, the Board of County Commissioners 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 for review under the Compliance Condition of this Approval. (ONGOING: MONITORING – Zoning)~~

~~2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:~~

~~a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or~~

~~b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or~~

~~c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or~~

~~d. Referral to Code Enforcement; and/or~~

~~e. Imposition of entitlement density or intensity.~~

~~Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in~~

~~accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)~~

**AMEND- Development Order Amendment Exhibit C-2:** Conditions of Approval Lake Worth Drainage District to read as follows with the added text underline:

1. Prior to the platting of Plat Three of the Development Area, the property owner shall convey an exclusive easement over the north 35.00-feet of the Development Parcel, for additional right-of-way on the L-26 Canal; Less existing LWDD R/W. ~~PLAT: ENG - LWDD~~ (PLAT: ENGINEERING - Lake Worth Drainage District)

**DELETE - Development Order Amendment Exhibit C-2:** Conditions of Approval Lake Worth Drainage District as follows:

- ~~2. Prior to platting, the property owner shall convey an exclusive easement over the north 8.60-feet of Preserve Parcel 1. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~
- ~~3. Prior to platting, the property owner shall convey an exclusive easement over the north 18.32-feet of Preserve Parcel 2. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~
- ~~4. Prior to platting, the property owner shall convey an exclusive easement on the L-27 Canal over the south 5.00-feet of Preserve Parcel 2. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~
- ~~5. Prior to platting, the property owner shall convey an exclusive easement over the north 50.00-feet of Tracts 49-56, for additional right-of-way on the L-27 Canal; Less existing LWDD R/W on Preserve Parcel 3. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~
- ~~6. Prior to platting, the Property owner shall convey an exclusive easement over the south 5.00-feet of Preserve Parcel 3 for additional R/W on the L-28. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~
- ~~10. Prior to platting, the Property Owner shall convey an exclusive easement for the Osprey Canal, over the west 25-feet of Tract A, Yee Plat, PB 104 PG 49, lying within Alderman Preserve Parcel. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~
- ~~11. Prior to platting, the property owner shall convey an exclusive easement over the north 50.00-feet of Preserve Parcel 4, for additional right-of-way on the L-27 Canal; Less existing LWDD R/W. PLAT: ENG - LWDD (PLAT: ENGINEERING - Lake Worth Drainage District)~~

**AMEND/RENUMBER - Development Order Amendment Exhibit C-2:** Conditions of Approval Lake Worth Drainage District as follows:

- ~~7~~ 2. Prior to the platting of Plat Three of the Development Area, the property owner shall convey an exclusive easement over the north 50.00-feet of Preserve Parcel ~~4~~ 10, for additional right-of-way on the L-27 Canal; Less existing ~~LWDD R/W~~. ~~PLAT: ENG - LWDD~~ (PLAT: ENGINEERING - Lake Worth Drainage District)
- ~~8~~ 3. Prior to the platting of Plat Three of the Development Area, the Property owner shall convey an exclusive easement over the West 40-feet of Preserve Parcel ~~6~~ 5 and Preserve 10 for additional R/W on the E-1 Canal. ~~PLAT: ENG - LWDD~~ (PLAT: ENGINEERING - Lake Worth Drainage District)
- ~~9~~ 4. Prior to the platting of Plat Three of the Development Area, the property owner shall convey an exclusive easement over the north 35.00-feet of Preserve Parcel ~~6~~ 5, for additional right-of-way on the L-26 Canal; Less existing LWDD R/W. ~~PLAT: ENG - LWDD~~ (PLAT: ENGINEERING - Lake Worth Drainage District)
- ~~12~~ 5. Prior to the platting of Plat Three of the Development Area, the Property owner shall convey an exclusive easement over the south 5.00-feet of Preserve Parcel ~~4~~ 10 for additional R/W on the L-28. ~~PLAT: ENG - LWDD~~ (PLAT: ENGINEERING - Lake Worth Drainage District)



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

**THURSDAY DECEMBER 1, 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. Approval 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**

**DECEMBER 1, 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 Monday, November 28, 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. Approval 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. ZONING APPLICATIONS -**

1. [Z-2022-00675](#) Title: an Official Zoning Map Amendment application of George Parker by CWB Associates, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District on 1.00 acres  
General Location: South side of Wallis Road, approximately 260 feet west of Tall Pines Road (**George Parker Rezoning**) (Control 2022-00016)

Project Manager: Cody Sisk  
Size: 1.00 acres ±

BCC District: 2

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 Map Amendment to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District.

2. [PDD/DOA-2022-00213](#) Title: an Official Zoning Map Amendment application of G.L. Homes of Palm Beach Associates LTD, Boynton Beach Associates 30, LLLP, 156th Court South Associates LLC, John Whitworth, Stables at Paradise Palms LLC, 9231 155th Lane LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 143.90 acres  
Title: a Development Order Amendment application of G.L. Homes of Palm Beach Associates LTD, Boynton Beach Associates 30, LLLP, 156th Court South Associates LLC, John Whitworth, Stables at Paradise Palms LLC, 9231 155th Lane LLC by G.L. Homes, Agent. Request: to modify Conditions of Approval; reconfigure the Master Plan; add land area, units, and access points on 722.51 acres  
General Location: West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard (**Whitworth AGR-PUD**) (Control 2021-00031)

Project Manager: Timothy Haynes  
Size: 722.51 acres ±

BCC District: 5

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 Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to modify Conditions of Approval; reconfigure the Master Plan; add land area, units, and access points, subject to the Conditions of Approval as indicated in Exhibit C-2.

3. [DOA-2022-00830](#) Title: a Development Order Amendment application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent. Request: to modify the Master Plan and Site Plan; and add square footage and a use on 37.99 ac. Title: a Development Order Amendment application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Theater Performance Venue use and modify Conditions of Approval on 37.99 acres  
General Location: Southwest corner of Glades Road and 95th Avenue South (**Johns Glades West MXP**) (Control 2004-00459)

Project Manager: Timothy Haynes

Size: 37.99 acres ±

BCC District: 5

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 a Development Order Amendment to modify the Master Plan and Site Plan; and add square footage and a use, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval for a Development Order Amendment to reconfigure the Theater Performance Venue use and modify Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C-2.

4. [ZV/DOA/CAW-2022-00485](#) Title: a Development Order Amendment application of Duke Realty Land LLC by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan, to add square footage, add a use, add access points; and to modify/or delete Conditions of Approval on the 6.98-acre DO  
Title: a Class A Conditional Use application of Duke Realty Land LLC by Schmidt Nichols, Agent. Request: to allow a single use, exceeding 100,000 square feet for a Warehouse on 6.98-acres  
General Location: North side of Southern Blvd, approximately a half mile West of Jog Road (**Southern Blvd Industrial Center**) (Control 2005-00593)

Project Manager: Donna Adelsperger

Size: 6.98 acres ±

BCC District: 2

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 recommend approval of a Development Order Amendment to reconfigure the site plan to add square footage, add a use, add access points; and to modify/or delete Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a single use, exceeding 100,000 square feet for a Warehouse, subject to the Conditions of Approval as indicated in Exhibit C-2.

5. [DOA/W-2021-01652](#) Title: a Development Order Amendment application of SSC Property Holdings, LLC by Bohler Engineering, Agent. Request: to reconfigure the Site Plan; to reduce square footage; and, to reduce parking on 9.31 acres  
Title: a Type 2 Waiver application of SSC Property Holdings, LLC by Bohler Engineering, Agent. Request: to reduce minimum Fenestration and Storefronts for Building J on 9.31 acres  
General Location: West side of Military Trail, approximately 600 feet north of Summit Boulevard (**Public Storage - Military**) (Control 1981-00082)

Project Manager: Imene Haddad

Size: 9.31 acres ±

BCC District: 3

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 a Development Order Amendment to reconfigure the Site Plan; to reduce square footage; and, to reduce parking, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Type 2 Waiver to reduce minimum Fenestration and Storefronts for Building J subject to the Conditions of Approval as indicated in Exhibit C-2.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

**COMMENTS**

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

**ADJOURNMENT**