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**BOARD OF COUNTY COMMISSIONERS ZONING HEARING  
AMENDMENTS TO THE AGENDA  
MARCH 28, 2024**

**REGULAR AGENDA**

- B. Comprehensive Plan Text and Map Series**
- 3. Persimmon Boulevard, 40th Street North, and 140th Avenue North Thoroughfare Right-Of-Way Identification Map (TIM) Initiation**

**ADDITIONAL DOCUMENTS**

- Letter from Francine L. Ramaglia, Town Manager, Town of Loxahatchee Groves
- Letter from J. Michael Burman, Esq. on behalf of Indian Trail Improvement District
- Email from Amanda Carroll
- Email from Lori E. Closson
- Email from Jeff Iudicello
- Email from Veronica Meeks and Fermin Carranza
- Email from David Rosenthal
- Email from Melissa Tolbert



**BOARD OF COUNTY COMMISSIONERS**

**ZONING HEARING**

**Thursday, March 28, 2024**

**9:30 A.M.**

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers  
301 N. Olive Avenue, West Palm Beach, FL 33401**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication - Motion to receive and file
- E. Swearing In
- F. Amendments to the Agenda - Motion to Adopt the Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**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.***

**ZONING HEARING AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
MARCH 28, 2024**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Invocation and Pledge of Allegiance
- C. 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 Mayor, 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.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

**AGENDA APPROVAL**

- A. **Amendments to the Agenda**
  - Presentation of Add/Delete
  - Request to Pull Items from Consent
  - **Motion** to adopt the Agenda

## POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements / Remands
- B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

## CONSENT AGENDA

- A. Disclosures for the Consent Items
- B. Zoning Applications
- C. Other County Department Items

### 1. [AB66750 Liberty Airport Center UE Abandonment](#)

**Land Development Application of** Liberty Property Limited Partnership by David C. Lidberg, PSM, Agent

**Location:** North of Southern Boulevard and East of Jog Road

**Project Manager:** Scott B. Cantor, Director, Land Development Division

**BCC District:** 2

#### DISCLOSURES

**Staff Recommendation:** Staff recommends approval of the request.

- a. **Title:** Utility Easement Abandonment **Request:** to abandon a portion of a 20-foot wide utility easement lying within Tract A, as dedicated and shown on the plat of Southern Light Industrial Park, A MUPD, according to the plat thereof, as recorded in Plat Book 120, Pages 193 through 197, Public Records of Palm Beach County.  
**MOTION:** To adopt a resolution approving item 1.a

- END OF CONSENT AGENDA -

## REGULAR AGENDA

- A. Items Pulled From Consent
- B. Comprehensive Plan Text and Map Series
- 2. Rural and Exurban Tiers Presentation

**Summary:** This is a presentation directed by the BCC on the Managed Growth Tier System, specifically on the Rural and Exurban Tiers. No action is necessary on this item.

### 3. [Persimmon Boulevard, 40th Street North, and 140th Avenue North Thoroughfare Right-Of-Way Identification Map \(TIM\) Initiation](#)

**Summary:** The item before the Board is to consider the initiation of a proposed amendment to the Comprehensive Plan. The request is to revise the Thoroughfare Right-Of-Way Identification Map (TIM), TE 14.1, of the Map Series to add and delete rights-of-way as follows:

- Persimmon Boulevard: Delete the 80 foot right-of-way from 140th Avenue North to North State Rd 7;
- 40th Street North: Add as an 80 foot right-of-way from 140th Avenue North to North State Rd 7; and
- 140th Avenue North: Add as an 80 foot right-of-way from 40th Street North to 60th Street North.

These roadway segments are located in District 6.

**Staff Recommendation:** Staff recommends to initiate the Comprehensive Plan amendments as requested by the BCC at the November 28, 2023 meeting and as supplemented by County staff.

**Local Planning Agency/Planning Commission (LPA/PLC):** The PLC recommended to **deny** initiation in a 11-0 vote at the March 8, 2024 meeting

**MOTION:** To approve Staff recommendation for item 3.

**4. Port of Palm Beach Master Plan Text Initiation**

**Summary:** The item before the Board is to consider the initiation of County proposed text amendments to revise the Transportation Element (TE) and Coastal Management Element (CME) to incorporate by reference several components of the Port of Palm Beach Master Plan, including Appendix A, which contains the Port of Palm Beach Goals, Objectives and Policies, Figure 55, the Initial Master Plan Map (Improvements 2023-2027), and Figure 57, Key Master Plan Improvement Projects Timing and Budgetary Cost (Capital Improvement Program), which were adopted by the Port of Palm Beach Commission on September 8, 2023.

**Staff Recommendation:** Staff recommends to initiate the Comprehensive Plan amendment.

**Local Planning Agency/Planning Commission (LPA/PLC):** PLC recommended to approve initiation in a 10-0 vote at the March 8, 2024 meeting

**MOTION:** To approve Staff recommendation for item 4.

**5. Places of Worship Presentation**

**Summary:** This is a presentation directed by the BCC on Places of Worship and Agricultural Reserve Preserve Areas. No action is necessary on this item.

**- END OF REGULAR AGENDA -**

**COMMENTS**

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

**ADJOURNMENT**