



**ZONING COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
JUNE 2, 2022**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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D. ZONING APPLICATIONS – NEW

3.	(1-34)	DOA/ZV-2021-01942 (2004-00459)	Johns Glades West MXP
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AMEND SIGNS Condition 1 of Exhibit C-1 to read as follows:

1. Prior to issuance of Building Permit, the Final Master Sign Plan shall be revised to include the total sign budget for each facade of each building within the Commercial Pod of the MXP. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous VARIANCE Condition 5 of Resolution ZR-2020-41, Control No.2004-00459)

AMEND SIGNS Condition 2 of Exhibit C-2 to read as follows:

2. In addition to the variances approved pursuant to ZV-2020-~~xxxx~~00787, the maximum square footage for Building C3 shall be as follows:
a. Front (east facade): 485 sq. ft.;
b. Side (south E): 30 sq. ft.;
c. Side (south E-1): 0 sq. ft.;
d. Rear (west): 0 sq. ft.; and,
e. A minimum of 75 percent of the sign area shall consist of channel lettering. (BLDGPM/DRO: BUILDING DIVISION - Zoning)

4.	(1-20)	ZV-2021-01547 (1994-00038)	Okeechobee Commerce Park
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AMEND ALL PETITIONS Condition 1 of Exhibit C to read as follows:

1. The approved ~~Boundary Survey Preliminary Site Plan~~ is dated March 28, 2022. Modifications to this Development Order inconsistent with the Conditions of Approval, or modifications to the lot frontage that go beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Zoning Commission. (ONGOING: ZONING - Zoning)



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

THURSDAY JUNE 2, 2022

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 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. 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/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

JUNE 2, 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 Rd, West Palm Beach, 33411, 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 in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, June 23, 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

1. [ZV-2021-01937](#) Title: a Type 2 Variance application of Richard Critchfield by Dunay Miskel and Backman LLP, Agent. Request: to reduce the setbacks for the outdoor storage area

General Location: Approximately 0.12 mile north of Happy Hollow Road and approximately 0.1 mile west of Lyons Road (**Critchfield Holdings**) (Control 2004-00206)

Pages 1 - 18

Conditions of Approval Pages (5 - 5)

Project Manager: Donna Adelsperger

Size: 4.90 acres ±

BCC District: 5

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

MOTION: To adopt a resolution approving a Type 2 Variance to reduce the setbacks for the outdoor storage area, subject to the Conditions of Approval as indicated in Exhibit C.

D. ZONING APPLICATIONS - NEW

2. [CB-2021-01183](#) Title: a Class B Conditional Use application of U S Sugar Corp, Universal BioCarbon, Inc. - Michael Milicevic by BSC Engineering Inc, Universal BioCarbon Inc, Agent. Request: to allow Chipping and Mulching

General Location: South side of Connors Hwy, approximately 1.6 miles east of the intersection of Connors Highway and US 441 (**Universal BioCarbon, Inc.**) (Control 2013-00353)

Pages 1 - 19

Conditions of Approval Pages (6 - 6)

Project Manager: Donna Adelsperger

Overall Site: 549.27 acres

BCC District: 6

Affected Area: 28.74 acres ±

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

MOTION: To adopt a resolution approving a Class B Conditional Use to allow Chipping and Mulching subject to the Conditions of Approval as indicated in Exhibit C.

3. [DOA/ZV-2021-01942](#) 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 Conditions of Approval
Title: a Type 2 Variance application of Glades 95th Owner LLC, Uptown FL Partners LLC by Dunay Miskel and Backman LLP, Agent. Request: to increase wall sign area (Building C3)
General Location: South side of Glades Road approximately 1,450 ft. east of State Road 7 (**Johns Glades West MXP**) (Control 2004-00459)

Pages 1 - 34

Conditions of Approval Pages (7 - 10)

Project Manager: Timothy Haynes

Size: 37.26 acres ±

BCC District: 5

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 adopt a Resolution approving a Development Order Amendment to modify Conditions of Approval, subject to the Conditions of Approval as Indicated in Exhibit C-1.

MOTION: To adopt a Resolution approving a Type 2 Variance to increase wall sign area (Building C3), subject to the conditions of approval as indicated in Exhibit C-2.

4. [ZV-2021-01547](#) Title: a Type 2 Variance application of 2154 Zip Code Property LLC by Schmidt Nichols, Agent. Request: to reduce the lot frontage (Multiple Use Planned Development Zoning District)
General Location: East side of North Military Trail, approximately 0.1 miles north of Okeechobee Boulevard (**Okeechobee Commerce Park**) (Control 1994-00038)

Pages 1 - 20

Conditions of Approval Pages (5 - 5)

Project Manager: Brenya Martinez

Size: 8.12 acres ±

BCC District: 7

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

MOTION: To adopt a Resolution approving a Type 2 Variance to reduce the lot frontage (Multiple Use Planned Development District), subject to the Conditions of Approval as indicated in Exhibit C.

5. [Z/CA-2021-01817](#) Title: an Official Zoning Map Amendment application of Eastwood Lantana LLC, Stan Crooks, Encompass Health Rehabilitation Hospital by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District
Title: a Class A Conditional Use application of Eastwood Lantana LLC, Stan Crooks, Encompass Health Rehabilitation Hospital by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Hospital
General Location: North side of Lantana Road, approximately 0.26 miles east of SR7/44
(Encompass Health Rehabilitation Hospital of Lake Worth) (Control 1997-00048)

Pages 1 - 30

Conditions of Approval Pages (9 - 11)

Project Manager: Imene Haddad/Wendy Hernandez

Size: 8.21 acres ±

BCC District: 6

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District 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 Hospital subject to the Conditions of Approval as indicated in Exhibit C-2.

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**
- 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

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