



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

**THURSDAY NOVEMBER 3, 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**

**NOVEMBER 3, 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. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

1. [ABN/DOA/CA-2022-00187](#) Title: a Development Order Abandonment application of Journey Church Lake Worth, Inc. by Cotleur & Hearing Inc., Agent. Request: to abandon a Special Exception for an Educational Institution on 13.58 acres approved by R-1990-0058  
Title: a Development Order Amendment application of Journey Church Lake Worth, Inc. by Cotleur & Hearing Inc., Agent. Request: to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify uses on 13.58 acres  
Title: a Class A Conditional Use application of Journey Church Lake Worth, Inc. by Cotleur & Hearing Inc., Agent. Request: to allow a General Daycare on 13.58 acres  
General Location: West side of Military Trail, approximately 0.17 miles south of Lantana Road (**Journey Church**) (Control 1973-00216)

Project Manager: Jordan Jafar

Size: 13.58 acres +

BCC District: 2

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

**MOTION:** No motion required. (Abandonment)

**MOTION:** To recommend approval of a Development Order Amendment to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify uses, 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 General Daycare, subject to the Conditions of Approval as indicated in Exhibit C-2.

2. [ABN/DOA-2022-00507](#) Title:aDevelopmentOrderAbandonmentapplicationofMG WPB LLC by Dunay Miskel and Backman LLP, Agent. Request: to abandon a Type 1 Restaurant and a Hotel on 44.14 acres  
Title:aDevelopmentOrderAmendmentapplicationofMGWPBLLCbyDunayMiskelandBackmanLLP, Agent. Request: to reconfigure the site plan, add square footage, modify/delete Conditions of Approval, and modify phasing on 44.18 acres

General Location: Southwest corner of Okeechobee Boulevard and the Florida Turnpike (**Arrigo MUPD**) (Control 1995-00022)

Project Manager: Jerome Ottey

Size: 44.18 acres +

BCC District: 2

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

**MOTION:** No motion required (Abandonment).

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan, add square footage, modify/delete conditions of approval, and modify phasing subject to the Conditions of Approval as indicated in Exhibit C.

- 3. [Z/CA-2022-00828](#) Title: an Official Zoning Map Amendment application of Jackrbt Farms Inc, Pulte Home Company, LLC by Urban Design Studio, Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) Zoning District on 43.64 acres  
Title: a Class A Conditional Use application of Jackrbt Farms Inc, Pulte Home Company, LLC by Urban Design Studio, Agent. Request: to allow Zero Lot Line (ZLL) dwelling units on 43.64 acres  
General Location: West side of Lyons Road approximately 1/4 mile south of intersection with Hypoluxo Road (**JackRBT Property**) (Control 1976-00058)

Project Manager: Cody Sisk

Size: 43.64 acres ±

BCC District: 6

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 recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Zero Lot Line (ZLL) dwelling units subject to the Conditions of Approval as indicated in Exhibit C-2.

- 4. [ABN/Z-2022-00681](#) Title: a Development Order Abandonment application of Toll Brothers, Inc., 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio, Agent. Request: to abandon a Type 1 Restaurant, four Type 2 Restaurants, and a Congregate Living Facility Type 3 on 37.40 acres  
Title: an Official Zoning Map Amendment application of Toll Brothers, Inc., 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Single Family Residential (RS) Zoning District on 37.40 acres  
General Location: Northeast corner of Clint Moore Road and State Road 7/US 441 (**Thomas Property**) (Control 2007-00288)

Project Manager: Jordan Jafar

Size: 37.40 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request for an Official Zoning Map Amendment, with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicate in Exhibit C.

**MOTION:** No motion required. (Abandonment)

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Single Family Residential (RS) Zoning District, with a Conditional Overlay Zone (COZ), subject to the Condition of Approval as indicated in Exhibit C.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

5. [PDD/DOA-2021-01373](#) Title: an Official Zoning Map Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, 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 10.20 acres  
Title: a Development Order Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: to modify the Master Plan to delete land area (9.89 acres) and to add land area (10.20 acres) for a final DO total of 743.33 acres  
Title: a Development Order Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: Partial Release of Preserve Conservation Easement recorded in OR 29063, Page 88  
General Location: East side of State Road 7, approximately 700 feet south of W Atlantic Avenue (**Sussman AGR-PUD**) (Control 2000-00032)

Project Manager: Imene Haddad

Size: 743.33 acres +  
 (affected area 10.20 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 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 the Master Plan to delete land area (9.89 acres) and to add land area (10.20 acres) for a final DO total of 743.33 acres subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** No motion required.

6. [PDD/CA/W-2021-01361](#) Title: an Official Zoning Map Amendment application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 9.89 acres  
Title: a Class A Conditional Use application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow a Multi-Access and Limited Access Self-Service Storage Facility on 9.89 acres  
Title: a Class A Conditional Use application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow a Car Wash on 9.89 acres  
Title: a Type 2 Waiver application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow an alternative Type 3 Incompatibility Buffer on 9.89 acres  
General Location: South side of Atlantic Avenue, approximately 783 feet east of Lyons Road (**Atlantic AGR Commercial and Self Storage**) (Control 2021-00083)

Project Manager: Timothy Haynes

Size: 9.89 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 through C-4.

**MOTION:** To recommend approval an Official Zoning Map amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Multiple Use Planned Development (MUPD) 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 Multi-Access and Limited Access Self-Service Storage Facility, subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Car Wash, subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Type 2 Waiver to allow an alternative Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C-4.

**D. ZONING APPLICATIONS - NEW**

7. [ZV/DOA-2021-02186](#) Title: a Type 2 Variance application of KHAL Chassidim of WPB LLC by WGINC, Agent. Request: to reduce the number of parking spaces and the side and rear setbacks; and, to eliminate a Compatibility Buffer on 2.38 acres  
Title: a Development Order Amendment application of KHAL Chassidim of WPB LLC by WGINC, Agent. Request: to reconfigure the site plan, modify uses, and modify the Conditions of Approval on a 2.38 acres  
General Location: Northwest corner East Drive and Century Boulevard (**Century Village Resident Service Center**) (Control 1993-00040)

Project Manager: Donna Adelsperger

Size: 2.38 acres ±

BCC District: 2

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 Type 2 Variance to reduce the number of parking spaces; reduce the side and rear setbacks; and, to eliminate a Compatibility Buffer subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan and modify the Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2.

8. [Z/CA-2021-02123](#) Title: an Official Zoning Map Amendment application of Medjool Nurseries LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 9.24 acres  
Title: a Class A Conditional Use application of Medjool Nurseries LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow Townhouse (TH) dwelling units on 9.24 acres  
General Location: South side of Hypoluxo Road approximately 0.83 miles east of Jog Road (**Towns at Tidewater**) (Control 2014-00014)

Project Manager: Donna Adelsperger

Size: 9.24 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment subject to the Condition of Approval as indicated in Exhibit C-1; and

Staff recommends denial of the Class A Conditional Use to allow Townhomes. Should the ZC recommend approval this request it should be subject to the Conditions of Approval as indicated in Exhibit 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 Single Family Residential (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend denial of a Class A Conditional Use to allow Townhomes.

**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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