



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
DECEMBER 5, 2024**

CONSENT AGENDA

B. Zoning Applications

2. CB-2024-00671 Grove Street Multifamily (2024-00056)

ADD – To modify the Class B Conditional Use request Conditions of Approval in Exhibit C as shown with the added text shown in underline below:

ENGINEERING

4. No Building Permits for the site may be issued after December 31, 2026, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING-Engineering)

3. DOA/W-2024-01074 Mountain Business Center MUPD - Project Hotel (2003-00830)

DELETE – To modify the Development Order Amendment request Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out below:

~~**ARCHITECTURAL REVIEW**~~

~~1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Manufacturing and Processing building shall be submitted for review and approval by the Zoning Division. (DRO: ZONING - Zoning)~~

4. ZV/PDD/W-2024-00529 Palm Beach Kennel Club (2024-00036)

AMEND – To modify the Agenda to revise the Motion to correct an error, and modify the Agenda and Staff Report to update the 'Request' to more accurately reflect the proposed variance as shown with the deleted text struck out and added text underlined:

a. Title: a Type 2 Variance **Request:** to allow reduction of MUPD width and frontage, to allow the longest side facing the secondary frontage, ~~and~~ to increase the setback from the build-to-line of Congress Ave and Cherry Road (WCRAO), and to allow an increase in maximum building length on 5 acres;

MOTION: To ~~recommend approval of~~ adopt a resolution approving item 4.a

....

d. Title: an Alternative Sign Plan **Request:** to allow relocation and preservation of a historic sign ~~relocation of a historic sign~~ on 5 acres

AMEND – To modify the Official Zoning Map Amendment request Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:

ALL PETITIONS

1. The approved Site Plan is dated October 8, 2024, and Regulating Plans are dated ~~October 2,~~ August 26, 2024. 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)

AMEND – To modify the Type 2 Waiver request Conditions of Approval in Exhibit C-3 as shown with the deleted text struck out and added text underlined:

ALL PETITIONS

1. The approved Site Plan is dated October 8, 2024, and Regulating Plans are dated ~~October 2,~~ August 26, 2024. 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)

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION HEARING

Thursday, December 5, 2024

9:00 a.m., 1st Floor Vista Center,

2300 N Jog Rd, West Palm Beach, 33411

CALL TO ORDER

- A. Roll Call
- B. Invocation 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
 - 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

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
DECEMBER 5, 2024

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Invocation 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 proposed applications and staff recommendations pursuant to the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on 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 applications not subject to Zoning Commission final action.

- 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

B. Remands

1. [ABN/Z-2024-00519 Haverhill Recovery Facility \(2017-00059\)](#)

Zoning Application of Haverhill ALF, LLC, Michael Silverman by RDG Development Group

Location: Southwest corner of North Haverhill Road and Horseshoe Circle South

MOTION: No motion necessary. Administratively remanded back to DRO.

C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. Requests to pull items from Consent

B. Zoning Applications

2. [CB-2024-00671 Grove Street Multifamily \(2024-00056\)](#)

Zoning Application of Success Tree, LLC by 2GHO Inc

Location: South side of Grove Street, approximately 550 feet west of Military Trail

Project Manager: Jerome Small, Senior Site Planner

BCC District: 2

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

a. **Title:** a Class B Conditional Use **Request:** to allow Multifamily on 1.73 acres

MOTION: To adopt a resolution approving item 2.a.

3. [DOA/W-2024-01074 Mountain Business Center MUPD - Project Hotel \(2003-00830\)](#)

Zoning Application of Hoerbiger Corporation of America, Inc. - Arek Dyrdol by JMorton Planning & Landscape Architecture

Location: Southeast corner of W. Atlantic Avenue and SR 7

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5

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

a. **Title:** a Development Order Amendment **Request:** to reconfigure the overall Site Plan to add square footage, modify uses, and to modify and delete Conditions of Approval on 14.23 acres

MOTION: To recommend approval of item 3.a

b. **Title:** a Type 2 Waiver **Request:** to allow extended hours of operation from 11:00 p.m. to 6:00 a.m. and on Sundays for an Industrial use without Outdoor activities within 250 feet of a parcel of land with a residential future land use designation or use on 14.23 acres

MOTION: To recommend approval of item 3.b

4. [ZV/PDD/W-2024-00529 Palm Beach Kennel Club \(2024-00036\)](#)

Zoning Application of Investment Corporation of Palm Beach by Urban Design Studio Dunay Miskel and Backman LLP

Location: Southwest corner of Cherry Road and North Congress Avenue

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 2

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

a. **Title:** a Type 2 Variance **Request:** to allow reduction of MUPD width and frontage, to allow the longest side facing the secondary frontage, and to increase the setback from the build-to-line of Congress Ave and Cherry Road (WCRAO) on 5 acres

MOTION: To recommend approval of item 4.a

b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential High (RH) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5 acres

MOTION: To recommend approval of item 4.b

c. **Title:** a Type 2 Waiver **Request:** to allow extended hours of operation from 11:00 p.m. to 6:00 a.m. for a Commercial use (Type 2 Kennel) within 250 feet of a parcel of land with a residential future land use designation, and to allow alternative buffer along the south property line on 5 acres

MOTION: To recommend approval of item 4.c

d. **Title:** an Alternative Sign Plan **Request:** to allow relocation and preservation of a historic sign relocation of a historic sign on 5 acres

MOTION: To recommend approval of item 4.d

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. **Items Pulled From Consent**

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT