



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
MAY 1, 2025**

COMMENTS

A. ZONING DIRECTOR

2. Z/CA-2024-01593 Nash Trail (1978-00229)

AMEND – To amend the agenda to move Zoning Director Comments to the beginning of the agenda and to relocate Item 2, Z/CA-2024-01593, Nash Trail to the first item on the agenda (before Consent) to allow Public Comment. There is no motion on this item.

ADD – To add the attached letter from property owners

CONSENT AGENDA

B. Zoning Applications

3. ZV/DOA/Z-2024-01420 Coastal Waste and Recycling (2007-00172)

AMEND – To modify Development Order Amendment – Conditional Overlay Zone for 4.63 acres Conditions of Approval in Exhibit C-2 as described below.

To strike out references to Control No. 2007-00522 within each condition of approval and replace with correct Control No. 2007-00172.

AMEND – To modify Class A Conditional Use – Recycling Center Conditions of Approval in Exhibit C-4 as shown with the struck out and added text underlined:

USE LIMITATIONS

54. The minimum setback for the processing of the Recycling Plant material shall be 500 feet from the ~~south north~~ property line of the residential development (Johnson Properties PUD Control 2001-00076) which is adjacent to the north property line. (ONGOING/DRO: ZONING/CODE ENF – Zoning)

AMEND – To modify Development Order Amendment – Class B Conditional Use Chipping and Mulching Conditions of Approval in Exhibit C-5 as shown with the struck out and added text underlined:

USE LIMITATIONS

3. The minimum setback for the processing of Chipping and Mulching shall be 500 feet from the ~~south north~~ property line of the residential development (Johnson Properties PUD Control 2001-00076) which is adjacent to the north property line. (ONGOING/DRO: ZONING/CODE ENF – Zoning)

4. The minimum setback for the storage of Chipping and Mulching shall be 376 feet from the ~~south north~~ property line of the residential development (Johnson Properties PUD Control 2001-00076) which is adjacent to the north property line. (ONGOING/DRO: ZONING/CODE ENF – Zoning)

HEALTH

1. Owners and operators of facilities that generate industrial, toxic or hazardous wastes shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection (FDEP), the Palm Beach County Health Department, and the agency responsible for sewage works is provided and used. (ONGOING: HEALTH – Health)

REGULAR AGENDA

B. Zoning Applications

9. SV/ZV/PDD-2024-01422 West Atlantic RV Resort (2021-00127)

AMEND – To modify the Agenda to revise the Motions as shown with the deleted text struck out and added text underlined:

- a. Title:** a Subdivision Variance **Request:** to allow access from the existing 56-foot right-of-way on 10.11 acres
MOTION: To adopt a resolution approving ~~of~~ item 9.a.
- b. Title:** a Type 2 Variance **Request:** to eliminate a portion of the right-of-way buffer on 10.11 acres
MOTION: To adopt a resolution approving ~~of~~ item 9.b.

ADD – To add the attached letter from Delray Alliance

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION PUBLIC HEARING

Thursday, May 1, 2025

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. Conflicts/Recusals

POSTPONEMENT/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 PUBLIC HEARING
MAY 1, 2025

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, 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 April minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENTS/WITHDRAWALS/REMAND AGENDA

A. Postponements

1. [W-2024-01566 Beach Sound \(2024-00106\)](#)

Zoning Application of PK Beach Sound LLC by 2GHO Inc

Location: East side of Beach Rd, approx. 1.2 miles north of Colony Rd.

Project Manager: Michael Birchland, Site Planner II

BCC District: 1

DISCLOSURES

- a. Title:** a Type 2 Waiver **Request:** to allow a reduction of front and side setbacks on 1.33 acres

MOTION: No motion necessary. Item administratively postponed to June 5, 2025.

B. Withdrawals

C. Remand

2. [Z/CA-2024-01593 Nash Trail \(1978-00229\)](#)

Zoning Application of Melodye S. Abell Revocable Trust, Norman Speier, Laura Fountain by Land Development Operations Lennar Homes LLC and WGINC

Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail

Project Manager: Wendy Hernandez, Principal Planner

BCC District: 3

DISCLOSURES

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

- a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres

- b. Title:** a Class A Conditional Use **Request:** to allow Townhomes on 7.57 acres

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Requests to pull items from Consent

C. Zoning Applications

3. [ZV/DOA/Z-2024-01420 Coastal Waste and Recycling \(2007-00172\)](#)

Zoning Application of Coastal Waste & Recycling of Palm Beach County LLC by WGINC

Location: North side of Wallis Road, approximately 1,037 feet east of N Cleary Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

- a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 4.63 acres

MOTION: To recommend approval of item 3.a

- b. **Title:** a Development Order Amendment – Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 4.63 acres (R-2007-01435)
MOTION: To recommend approval of item 3.b
- c. **Title:** a Development Order Amendment – Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 1.24 acres (R-2007-01613, Control 2007-00174)
MOTION: To recommend approval of item 3.c
- d. **Title:** a Class A Conditional Use **Request:** to allow a Recycling Center on 10.41 acres
MOTION: To recommend approval of item 3.d
- e. **Title:** a Development Order Amendment - Class B Conditional Use **Request:** to modify the overall Site plan for the Chipping and Mulching use to add land area (4.63 acres) to an existing 5.87 acre; reconfigure the Site Plan, and add square footage on 10.41 acres (ZR-2016-00031)
MOTION: To adopt a resolution approving item 3.e
- f. **Title:** a Type 2 Variance **Request:** to allow activities (outdoor storage) to operate outside of an enclosed building in the Palm Beach International Airport Overlay (PBAO) on 10.41 acres
MOTION: To adopt a resolution approving item 3.f

4. [DOA-2024-01034 Croquet Foundation of America \(1999-00015\)](#)

Zoning Application of Croquet Foundation Of America, Inc. by Schmidt Nichols

Location: Southeast corner of Summit Boulevard and Florida Mango Road

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 3

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request:** To modify the Site Plan to add six croquet courts on 10.1 acres
MOTION: To recommend approval of item 4.a.

5. [DOA-2024-01284 Public Storage \(1984-00030\)](#)

Zoning Application of Public Storage, Inc by Dunay Miskel and Backman LLP

Location: West Side of Boca Rio Road between 210th Street and Via Ancho

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 5

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the overall Site Plan and to add square footage and modify uses on 8.36 acres
MOTION: To recommend approval of item 5.a

6. [DOA-2024-01910 Palm Meadows AGR PUD \(2006-00099\)](#)

Zoning Application of GPRA Thoroughbred Training Center Inc by G.L. Homes

Location: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District:

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request:** To modify the Master Plan to delete 22.61 acres from the AGR-PUD for a remaining total of 439.28 acres.

MOTION: To recommend approval of item 6.a.

- b. **Title:** a Development Order Amendment **Request:** to modify the previously approved Requested use for Grooms Quarters to delete 22.61 acres for a remaining total of 439.27 acres

MOTION: To recommend approval of item 6.b.

7. [DOA-2024-01918 Bridges-Mizner AGR-PUD \(2004-00250\)](#)

Zoning Application of 12607 State Road 7 LLC by G.L. Homes

Location: Lands to be added: East side of Lyons Road, approx. 1 mile north of Boynton Beach Blvd.

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 5

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request:** To modify the Master Plan to delete 22.61 acres of Preserve Area, and to add 22.61 acres of Preserve Area in replacement, on an overall total of 2,330.86 acres

MOTION: To recommend approval of item 7.a.

- b. **Title:** a Release of Conservation Easement **Request:** To allow Partial Release of Conservation Easement for Preserve 2 from recorded Conservation Easement ORB 23225 Pg. 1748 on 22.61 acres

MOTION: To recommend approval of item 7.b.

8. [Z-2024-01904 Johnson Rezoning \(2024-00133\)](#)

Zoning Application of GL Acquisitions Corp by G.L. Homes

Location: West side of State Road 7, approximately 2 miles north of Atlantic Avenue

Project Manager: Imene Haddad, Senior Site Planner & Wendy Hernandez, Deputy Zoning Director

BCC District: 5

DISCLOSURES

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) to the Agricultural Reserve (AGR) Zoning District on 22.61 acres

MOTION: To recommend approval of item 8.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **Zoning Application - Reconsideration**
- B. **Zoning Applications**

9. [**SV/ZV/PDD-2024-01422 West Atlantic RV Resort \(2021-00127\)**](#)

Zoning Application of Karen and Roger Fina by JMorton Planning & Landscape Architecture

Location: North side of Atlantic Avenue, approx. 0.5 miles west of State Road 7

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

a. **Title:** a Subdivision Variance **Request:** to allow access from the existing 56-foot right-of-way on 10.11 acres

MOTION: To adopt a resolution of item 9.a.

b. **Title:** a Type 2 Variance **Request:** to eliminate a portion of the right-of-way buffer on 10.11 acres

MOTION: To adopt a resolution of item 9.b.

c. **Title:** an Official Zoning Map Amendment to a Planned Development District **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Recreational Vehicle Planned Development (RVPD) Zoning District on 10.11 acres

MOTION: To recommend approval of item 9.c.

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT