

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION HEARING

Thursday, September 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. 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
 - 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
SEPTEMBER 5, 2024

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- 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 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

1. [Z-2024-00318 Catoe Residences \(2024-00062\)](#)

Zoning Application of Brandon Catoe by H & L Planning & Development

Location: Northwest corner of Lillian Avenue and S. Bates Road

Project Manager: Lorraine Fuster Santana, Site Planner II

BCC District: 1

MOTION: No motion necessary. Item was administratively postponed to Oct. 3, 2024.

B. Remands

C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. Requests to pull items from Consent

B. Zoning Applications

2. [Z-2023-01162 Southern Trucks \(1996-50029\)](#)

Zoning Application of 7777 Southern Blvd, LLC by Planning and Entitlements, LLC

Location: North side of Southern Boulevard, approx. 0.25 mile east of Benoist Farms Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 2

Staff Recommendation: Staff recommends approval of the request, 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 Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 6.05 acres

MOTION: To recommend approval of item 2.a

3. [Z/DEV-2024-00722 South Florida Fair - North Lots \(2024-00082\)](#)

Zoning Application of South Florida Fair & PBC Expositions, Inc. by Urban Design Studio

Location: South side of Belvedere Road, approx. 0.3 miles west of Sansbury's Way

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 6

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

- a. **Title:** Official Zoning Map Amendment **Request:** to allow a rezoning from the General Industrial (IG) Zoning District in part on 5.33 acres and Light Industrial (IL) Zoning District in part on 3.72 acres to the Public Ownership (PO) Zoning District on 9.07 acres

MOTION: To recommend approval of item 3.a

- b. **Title:** Public Ownership Deviation **Request:** to eliminate interior landscape islands and relocate tree plantings to the perimeter landscape buffers and eliminate divider medians for the north lot on 5.33 acres

MOTION: No action required of item 3.b

4. [CA-2024-00159 Fur Life K-9 Academy \(2023-00102\)](#)

Zoning Application of Ricky Berrios, Vanessa Berrios by Land Research Management Inc.

Location: North side of 162nd Place North, approx. 780 feet west of Randolph Siding Road

Project Manager: Michael Birchland, Site Planner II

BCC District: 1

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

a. **Title:** a Class A Conditional Use **Request:** to allow Limited Pet Boarding on 1.25 acres

MOTION: To recommend approval of item 4.a

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. **Items Pulled From Consent**

B. **ULDC Revisions**

5. [Parking and Permanent Generators](#)

Summary: The items before the Commission are proposed revisions to the Unified Land Development Code (ULDC) as summarized below:

- Add an administrative Type 1 Waiver to allow requests for parking reductions for uses with indoor recreation courts and residential recreation areas.
- Modify parking requirements to allow end-to-end parking layouts for common parking lots of residential projects and to reduce the parallel parking width requirement when internal to a development.
- Increase the maximum height for permanent generators subject to reduced setbacks on residential properties.

Staff Recommendation:

- To recommend approval of the proposed ULDC revision; and
- To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

BCC Permission to Advertise: On August 22, 2024, the BCC approved Request for Permission to Advertise by a vote of 6-0-0.

MOTION:

- To approve Staff recommendation for item 5.a.
- The Zoning Commission serving as the Land Development Regulations Commission pursuant to 163.3194, F.S., approves Staff recommendation for item 5.b.

- END OF REGULAR AGENDA -

COMMENTS

- COUNTY ATTORNEY
- PLANNING DIRECTOR
- ZONING DIRECTOR
- EXECUTIVE DIRECTOR
- COMMISSIONERS

ADJOURNMENT