



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT SMALL SCALE AMENDMENT

BCC ADOTPION PUBLIC HEARING, SEPTEMBER 25, 2025

A. Application Summary

I. General

Project Name: Boca Raton Commerce Center III (SCA 2024-008)
Request: CL-O/IND to CL-O/HR-12
Acres: 4.79 acres
Location: 0.25 miles south of Glades Road, west of Boca Rio Road
Project Manager: Travis Goodson, Principal Planner
Applicant: 8230 210 ST S, LLC (Charles M Auchinleck, Jr. & Haviv Cohen)
Owner: 8230 210 ST S, LLC (Charles M Auchinleck, Jr. & Haviv Cohen)
Agent: Cameron Ennis, Schmidt Nichols
Staff Recommendation: Staff recommends ***approval with conditions*** based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

The proposed small scale amendment is requesting to change the future land use designation for an existing Multiple Use Planned Development (MUPD) from Commercial Low-Office with an underlying Industrial (CL-O/IND) to Commercial Low-Office with an underlying 12 units per acre (CL-O/HR-12). The northern portion of the 4.79 acre site has a 14,986 square foot office building, which will remain. The intent of the amendment is to obtain a residential density through the future land use amendment in order to develop a multifamily building on the southern portion of the site. The concurrent zoning application includes the purchase of 10 Transfer of Development Rights (TDR) and a WHP density bonus (39%) for a total of 89 units with an overall density of 18.6 units per acre.

As discussed in the report, the amendment is compatible with the surrounding land uses, contributes to the local housing supply, maximizes the efficient use of land and existing public facilities, and is consistent with Comprehensive Plan policies regarding requests for density increases. Consistent with past amendments, staff is recommending conditions of approval limiting residential development to 89 units, requiring that 25% of the units (22 units) be provided as on-site workforce housing, and purchase of all available Transfer of Development Rights (TDR) units (10 TDR units). Lastly, staff is recommending a condition to cap the maximum net daily trips and peak hour trips in order to be compliant with FLUE Policy 3.5-d.

Staff recommends ***approval with conditions*** based upon the findings within this report.

III. Hearing History

Local Planning Agency: ***Approval with conditions***, motion by Rapheal Clemente, seconded by Rick Stopek, passed in a 6 to 3 vote (with Serge D'Haiti, Rick Stopek and Gary Brown dissenting) at the July 11, 2025 public hearing. Commission discussion included questions regarding the unit sizes, the County's review of the traffic study, and the existing and proposed landscape buffering. The Commission provided comments regarding the site design, impacts to traffic and public services, and the need for housing. There was no public comment.

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU:	Commercial Low-Office with underlying Industrial (CL-O/IND)
Existing Land Use:	Professional Office and Vacant
Current Zoning:	Multiple Use Planned Development (MUPD)
Current Dev.	Offices uses, up to 104,326 sf (0.50 FAR) and Industrial uses, up to
Potential Max:	177,355 sf (0.85 FAR)

Proposed Future Land Use Change

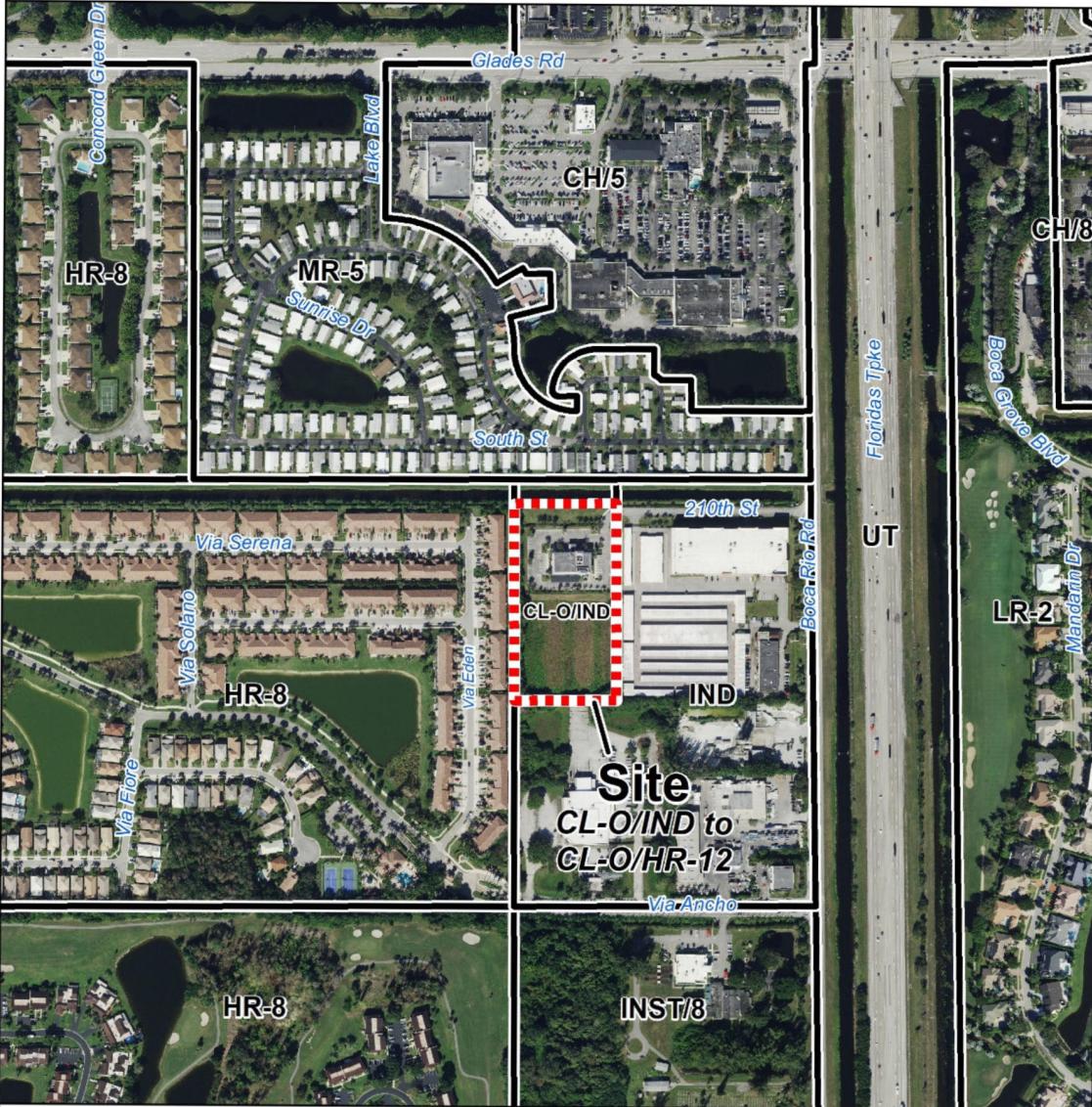
Proposed FLU:	Commercial Low-Office with underlying 12 units per acre (CL-O/HR-12)
Proposed Use:	Professional Office and Multifamily Residential
Proposed Zoning:	Multiple Use Planned Development (MUPD)
Dev. Potential Max/Conditioned:	Office uses, up to 104,326 sf (0.50 FAR) and Residential, up to 89 units with TDRs and WHP Bonus (by condition)

General Area Information for Site

Tier/Tier Change:	Urban/Suburban Tier - No change
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	None
Comm. District:	Commissioner Maria Sachs, District 5

Future Land Use Atlas Amendment

Boca Raton Commerce Center III (SCA 2024-008)



Site Data

Size: 4.79 acres
 Existing Use: Office and Vacant
 Proposed Use: Residential
 Current FLU: CL-O/IND
 Proposed FLU: CL-O/HR-12

Future Land Use Designations

LR-2	Low Residential, 2 units/acre	CH/8	Commercial High, underlying HR-8
MR-5	Medium Residential, 5 units/acre	IND	Industrial
HR-8	High Residential, 8 units/acre	INST/8	Institutional, underlying HR-8
CL-O/IND	Commercial Low Office, underlying IND	UT	Utilities and Transportation
CH/5	Commercial High, underlying MR-5		

Date: 3/13/2024
 Contact: PBC Planning
 Filename: T-Planning/Amend/24-SCA
 Note: Map is not official, for presentation purposes only.



150 0 150 300 Feet



Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300



C. Introduction & Review

I. Intent of the Amendment

This is a privately proposed small scale amendment on a 4.79 acre site in the Urban/Suburban Tier. The subject site is generally located on the west side of Boca Rio Road at the western terminus of 210th Street South, approximately one quarter mile south of Glades Road. The northern portion of the site supports an existing professional office building and the remaining southern portion of the site is currently undeveloped.

Background. Currently, the development potential of the site under the CL-O/IND FLU designation is a maximum of 72,765 square feet of office uses and up to 176,715 square feet of industrial uses. The site was the subject of three prior land use amendments:

- **Boca Raton Commerce Center (SCA 2010-016).** In 2010, a future land use amendment was adopted via Ordinance 2010-054 with no conditions, which amended the future land use designation from Industrial (IND) to the current Commercial Low-Office with an underlying Industrial (CL-O/IND) in order to develop a two story professional office building to support the headquarters of a non-profit institution. The site was concurrently rezoned to the Multiple Use Planned Development (MUPD) Zoning District.
- **Boca Raton Commerce Center (SCA 2020-10).** In 2020, a FLUA amendment was submitted to amend the underlying IND FLU designation to Congregate Living Residential (CLR) in order to allow for the development of up to 160 congregate living beds on the unbuilt portion of the site. The amendment was withdrawn by the applicant prior to public hearings.
- **Boca Raton Commerce Center (SCA 2022-014).** Finally, in 2022, another FLUA amendment was submitted to amend the underlying IND FLU designation to High Residential, 12 units per acre (HR-12) in order to develop up to 113 multifamily residential units. The amendment was withdrawn by the applicant prior to public hearings.

Proposed Amendment. The intent of the amendment is to introduce a residential density on the site through the future land use amendment process, with additional density to be obtained through the use of Transfer of Development Rights (TDR) and Workforce Housing Program (WHP) density bonuses. The request is to change the underlying future land use designation on the entire 4.79 acre site from Industrial (IND) to High Residential, 12 units per acre (HR-12). The requested CL-O/HR-12 designation allows a base density of 57 units. The proposed amendment includes a total of 89 multifamily units, inclusive of 10 TDRs and 22 WHP (39%) bonus density units (18.6 units per acre). The existing 14,986 square feet professional office on the northern third of the site will remain.

Zoning Application. The concurrent associated Zoning application (DOA/CA-2024-0499, Control No. 1997-00032) proposes to retain the Multiple Use Planned Development (MUPD) Zoning District and the existing 14,986 square foot professional office building, and add one, 4 and 5 story multifamily building on the vacant southern portion utilizing the proposed HR-12 density calculated over the entire site. The application also include a Class A Conditional Use to allow a combined density increase greater than two units per acre through the WHP Density Bonus and TDR programs, as well as an Administrative Type 1 Waiver to reduce the minimum parking requirements by 8.4 percent.

II. Data and Analysis Summary

This section of the report provides a summary of the consistency of the amendment with the County's Comprehensive Plan. Exhibit 2 provides further detail regarding consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans.

Overview of the Area. The site is located in the Urban/Suburban Tier in a largely built out area west of the Florida's Turnpike, east of State Road 7, and south of Glades Road. Uses in the area are primarily comprised of low and medium density residential, commercial, and industrial. The site is adjacent to parcels with an Industrial (IND) land use to the south and east, High Residential, 8 units per acre (HR-8) to the west, and Medium Residential, 5 units per acre (MR-5) to the north.

Compatibility: The Comprehensive Plan requires that the proposed future land use be determined to be compatible with the surrounding area, and that residential uses be protected from encroachment of incompatible future land use designations. The subject site is surrounded by medium and high residential land uses to the north and west, and by industrial land uses to

the south and east. The Mizner Pointe of Boca Via Ancho Planned Unit Development (PUD) to the west is built at an overall density of 5.34 units per acre and is comprised of single family, zero lot line homes and two story townhomes. To the north, beyond the existing professional office building and the LWDD canal, is the West Lakes of Boca Raton mobile home park with a medium residential land use designation. There is an existing three story self-service storage facility to the east fronting Boca Rio Road, a post office facility to the south, and a concrete plant to the southeast. Although the requested density is greater than the adjacent residential developments, the proposal provides a transitional use between the nearby industrial uses. Furthermore, there is no connectivity between these residential developments and the subject site, and the proposed site design as indicated in the concurrent zoning application minimizes potential adverse impacts.

Appropriateness of the FLU. In the assessment of a proposed amendment, staff calculates the lowest FLU designation necessary to achieve the target density, in conjunction with available density bonuses. The lowest FLU designation required to achieve the applicant's target of 89 units, in combination with available density bonuses, is the requested CL-O/HR-12 designation.

Utilization of the County's Density Bonus Programs. The Comprehensive Plan Future Land Use Element Policy 2.4-b establishes Transfer of Development Rights (TDRs) as the mandatory method of increasing density, unless the Workforce Housing Program (WHP) or Affordable Housing Program (AHP) density bonus are used, or a plan amendment can be justified. The applicant proposes to purchase all 10 available TDRs, thus complying with Policy 2.4-b. The applicant's proposed HR-12 is the lowest FLU designation that can, in combination with TDRs and WHP density bonus, provide for the 89 units sought by the applicant. A lower density designation (HR-8) would not be sufficient to meet the applicant's request.

Workforce Housing Obligation. The ULDC would require a total of 16 Workforce Housing units for the 4.79 acre site if the site had a HR-12 future land use designation today. Recognizing that the applicant is receiving a substantial benefit in the form of a density increase (from 0 to 57 units) through the amendment process and consistent with Board direction and past amendments seeking increased densities, staff is recommending a condition of approval requiring a minimum of 25% of the total dwelling units (22 units) be provided on site as workforce housing units.

Assessment and Recommendation. The proposed amendment is requesting to change the future land use designation for an existing Multiple Use Planned Development (MUPD) from Commercial Low-Office with an underlying Industrial (CL-O/IND) to Commercial Low-Office with an underlying 12 units per acre (CL-O/HR-12). The northern portion of the 4.79 acre site has a 14,986 square foot office building, which will remain. The intent of the amendment is to obtain a residential density through the future land use amendment in order to develop a multifamily building on the southern portion of the site. The concurrent zoning application includes the purchase of 10 Transfer of Development Rights (TDR) and a WHP density bonus (39%) for a total of 89 units with an overall density of 18.6 units per acre.

As discussed in the report, the amendment is compatible with the surrounding land uses, contributes to the local housing supply, maximizes the efficient use of land and existing public facilities, and is consistent with Comprehensive Plan policies regarding requests for density increases. Consistent with past amendments, staff is recommending conditions of approval limiting residential development to 89 units, requiring that 25% of the units (22 units) be provided as on-site workforce housing, and purchase of all available Transfer of Development Rights (TDR) units (10 TDR units). Lastly, staff is recommending a condition to cap the maximum net daily trips and peak hour trips in order to be compliant with FLUE Policy 3.5-d.

Staff recommends **approval with conditions** based upon the findings within this report.

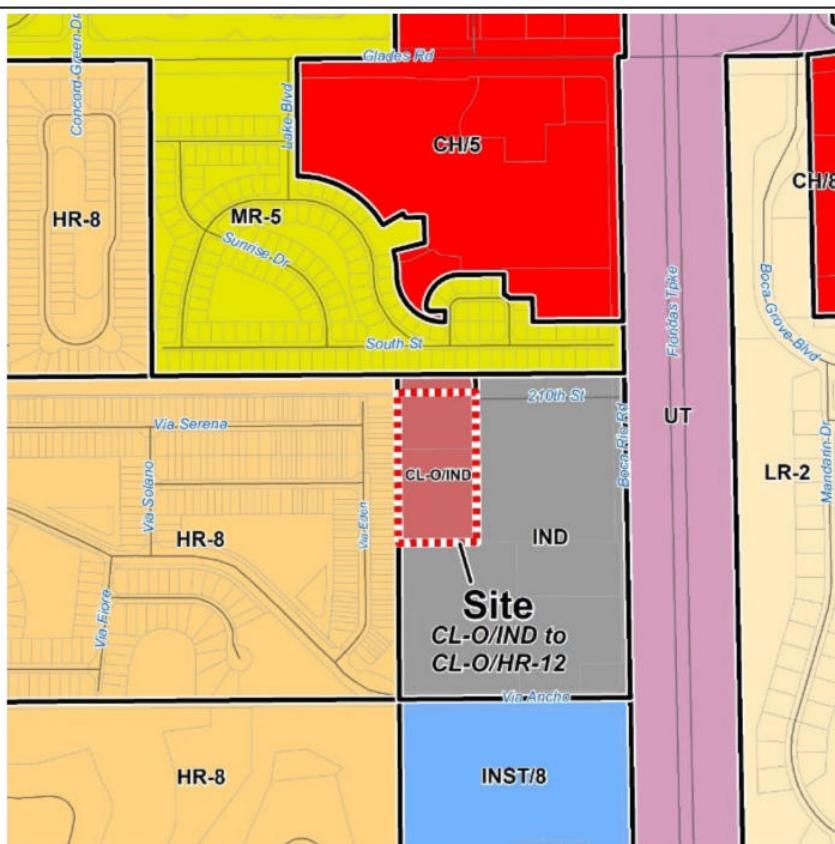
Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Consistency with Comprehensive Plan	E-2
3. Applicant's Justification/Consistency with Comprehensive Plan and Florida Statutes	E-8
4. Applicant's Public Facility Impacts Table	E-14
5. Palm Beach County Traffic Division Letter	E-16
6. Water & Wastewater Provider LOS Letter	E-18
7. School District Letter	E-19
8. Applicant's Disclosure of Ownership Interests	E-20
9. Correspondence	E-28

Exhibit 1

Amendment No:	Boca Raton Commerce Center III (SCA 2024-008)
FLUA Page No:	114
Amendment:	From Commercial Low-Office with underlying Industrial (CL-O/IND) to Commercial Low-Office with underlying 12 units per acre (CL-O/HR-12)
Location:	0.25 miles south of Glades Road, west of Boca Rio Road
Size:	4.79 acres approximately
Property No:	00-42-47-20-20-001-0000; 00-42-47-20-20-000-0011; and 00-42-47-20-20-000-0012

Conditions:

1. Residential dwelling units shall be limited to a maximum of 89 units with no further density increases through density bonus programs.
2. The zoning development order shall require a minimum of 25% of the total dwelling units to be built as on-site workforce housing units. The workforce housing units are subject to the applicable requirements of the Workforce Housing Program (WHP) in Article 5.G.1 of ULDC.
3. A total of 10 Transfer of Development Rights (TDR) units shall be purchased and constructed. Thirty-four percent (34%) of the TDR units shall be purchased at the WHP rate and shall apply to the minimum number of workforce housing units required by this ordinance; some or all of the remaining TDRs may be purchased at the WHP rate subject to ULDC requirements, but do not apply toward the 25% minimum number of workforce housing units required by this ordinance.
4. Development of the site shall be limited to a maximum of 3,937 net daily trips and 59 net peak hour trips.



Legal Description

ALL OF TRACT 1 AND TRACT A OF BOCA RATON COMMERCE CENTER, M.U.P.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 208,652 SQUARE FEET / 4.7900 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Exhibit 2

Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*
 1. *The natural environment, including topography, soils and other natural resources;* (see Public Facilities Section)
 2. *The availability of facilities and services;* (see Public Facilities Section)
 3. *The adjacent and surrounding development;* (see Compatibility Section)
 4. *The future land use balance;*
 5. *The prevention of prevention of urban sprawl as defined by 163.3164(51), F.S.;*
 6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and* (see Neighborhood Plans and Overlays Section)
 7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.* (see Public and Municipal Review Section)

The applicant has prepared a Justification Statement (Exhibit 3) which is summarized as follows:

- *"The subject property was originally planned to be developed as a light industrial warehouse use ... the adjacent property owner to the east has constructed a limited access self-storage facility in addition to the existing multi-access self-storage facility that already existed which, as a result, filled the market demand for this use."*
- *"The subject property is located in a transitional zone between a legacy industrial pocket surrounded by mostly medium and high density residential FLU designations. The proposed future land use designation of HR-12 is appropriate for the site based on surrounding uses as it creates a transition between the existing industrial uses to the east and south and the high and medium density residential uses to the west and north."*
- *"A recent boom in population has occurred in Palm Beach County that has put significant strain on the housing market, which is struggling with limited supply."*
- *"With regards to the Transfer of Development Rights and Workforce Housing programs, the applicant proposes to utilize both of these programs to increase the proposed density, while also helping to provide much needed dwelling units that are affordable to the County's workforce."*

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above.

The site currently has a CL-O/IND future land use designation and is developed with a professional office building on the northern third of the property, and the remaining southern two-thirds of the site is undeveloped. Since the site's existing land use designations offer no residential density, the applicant is requesting residential density through the future land use amendment process and proposing to increase the base density through the Transfer of Development Rights (TDR) and Workforce Housing (WHP) density bonus programs.

The applicant's justification statement indicates that the subject site is no longer suited for the originally planned industrial development considering its adjacency to industrial development to the east and south, and established residential uses to the west and north. The applicant further justifies that the proposed multifamily residential development could serve as a transitional use between the self-storage facility with an IND designation along Boca Rio Road to the east and existing residential development to the west. In addition, the applicant cites that the proposed project will help to address the demand for additional housing units in the County.

Upon review of the applicant's justification and merits of the request, staff concurs that the requested residential land use and proposed density are appropriate at this location, and as further discussed in the Compatibility Section, are compatible with adjacent land uses. Furthermore, the applicant is maximizing the use of the TDR program and utilizing additional bonus units through the WHP program, which will create additional workforce housing opportunities. The applicant is proposing the lowest land use designation that allows for the target number of units in combination with the density bonuses. The parcel's location will also maximize the use of existing public facilities and services available in the area. Therefore, the applicant has met the requirements for an adequate justification.

2. **County Directions – FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Staff Analysis: Several County Directions are relevant to the proposed amendment:

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 3. Infill, Redevelopment and Revitalization. *Address the needs of developed urban areas that lack basic services, and encourage revitalization, redevelopment, and infill development in urban areas to increase efficient use of land and existing public facilities and services.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Direction 7. Housing Opportunity. *Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.*

Staff Analysis: This amendment and proposed development represents a form of infill development, contributing toward the efficient use of land and existing public facilities and services. With regard to housing opportunity, the applicant intends to construct 89 rental units, 22 of which will be WHP units, which will increase housing opportunities for residents in the south county area. The additional units may also lend economic and workforce support for the office, commercial and industrial uses along the Glades Road corridor. Land use compatibility is discussed in Section C of this report.

3. **Piecemeal Development - Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under the same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: The definition of piecemeal development in the Comprehensive Plan describes "A situation where land, under single ownership or significant legal or equitable interest (by a person as defined in Section 380.0651[4] F.S., is developed on an incremental basis, or one piece at a time, with no coordination or overall planning for the site as a whole." No parcel under the same ownership is left out of the proposed amendment. Therefore, the proposed amendment is not piecemeal, and does not create a residual parcel pursuant to this policy and definition.

4. **Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: The proposed amendment to CL-O/HR-12 would foster a development that would be compatible with the scale, mass, and intensity consistent with the characteristics of the corridor, and provide additional housing opportunities in the area.

B. Consistency with Density Provisions of the Comprehensive Plan

The Comprehensive Plan offers several methods to increase density, including the TDR program and the WHP density bonus program. Per Policy 2.4-b, TDRs are the required method unless using the WHP density bonus to increase density, or an amendment has been justified. To further certain County objectives, density increases obtained through the TDR program and the WHP density bonus are subject to higher percentages of WHP than future land use density. This section addresses consistency with the Comprehensive Plan density policies.

1. **Density Increases - Policy 2.4-b:** *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*

1. *an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*
2. *an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or*
3. *an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:*
 - a. *West Lake Worth Road Neighborhood Plan.*

Staff Analysis: This policy requires that density increases be accomplished through the use of TDRs, unless an applicant meets the criteria for an amendment, is using the workforce or affordable housing programs, or proposes density up to, but not exceeding, density proposed and supported by the West Lake Worth Road Neighborhood Plan.

The current land use of CL-O/IND has no available density potential. The applicant is seeking the future land use amendment in order to introduce residential density on the site to change from a base future land use density of CL-O/IND (0 units) to CL-O/HR-12 (57 units), purchase all 10 available TDRs and to also apply a WHP density bonus (39%) to achieve the requested 89 units. By purchasing all available TDRs and requesting the lowest FLU designation that will achieve the target density in combination with the TDRs and WHP density bonuses, this project is consistent with Policy 2.4-b.

2. **Housing Element, Policy 1.1-o:** *The County shall preserve affordability of affordable housing units developed through the Workforce Housing Program and the Affordable Housing Program as follows:*

1. *The Workforce Housing Program will target households with incomes ranging from 60%-140% of area median income.*
2. *The Affordable Housing Program will target households at or below 60% of area median income.*

The Workforce Housing Program and Affordable Housing Program units shall be made available at a rate affordable to the specified income groups, and only to income-eligible households for a period of time to be set forth in the Unified Land Development Code (ULDC). All Workforce Housing Program and Affordable Housing Program criteria shall be subject to the review and approval of the Board of County Commissioners.

Staff Analysis: The County has a mandatory workforce housing requirement for all housing developments in the Urban/Suburban Tier with 10 units and greater (whether they are increasing density or not) and offers a density bonus in exchange for additional workforce housing units. The density bonus is based on how the WHP units to be provided further County objectives, with the highest density bonuses (up to 100%) available for projects that will provide the workforce units as on-site, for sale, single family units in areas with low concentrations of workforce housing. The WHP is also supported by the TDR program, in that a minimum of 34% of TDRs used must also be provided as workforce housing units.

Table 1 provides a comparison of the density available on the subject site using a combination of the TDR and WHP bonus programs to increase density, at various future land use designations.

Table 1. Current and Potential Density with TDR and WHP Bonus

	FLU	FLU Units	TDR Bonus	WHP Bonus	Total Units	Density - du/ac	Workforce	
						Gross	Units	%
Current FLU	CL-O/IND	0	0	0	0	0	0	0
Potential FLU	CL-O/HR-8	38	10	30 (80%)	78	16.3	20	25%
Proposed by Applicant	CL-O/HR-12	57	10	22 (39%)	89	18.6	22	25%
Staff Recommendation and BCC Directive	CL-O/HR-12	57	10	22 (39%)	89	18.6	22	25%

As demonstrated in the table above, the lowest future land use designation to achieve the requested 89 dwelling units is the CL-O/HR-12 future land use designation. Using the CL-O/HR-12 designation, all available TDRs and 39% WHP density bonus is sufficient to reach the applicant's 89-unit target.

In recent years, staff sought direction from the Board of County Commissioners on the suitable minimum percentages of workforce housing to be required when density increases are being requested through the future land use amendment process. The Board directed staff to recommend a minimum of 10% for single family projects, 20% for townhomes, and 25% for multifamily developments. Therefore, staff is recommending a condition requiring a minimum of 25% of the total dwelling units to be provided as onsite workforce housing units. The applicant's concurrent zoning application currently indicates this intent.

C. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use.

Surrounding Land Uses: Immediately abutting the site are the following:

North: To the north, beyond the existing 14,000 square foot office building on the site, is the West Lakes of Boca Raton Mobile Home with a Medium Residential, 5 units per acre future land use. To the north beyond this subdivision is the Lakeside Center, a commercial shopping center with a Commercial High future land use.

South: To the south, contiguous to the subject site, is the US Postal Service Office and Distribution Center with a land use designation of Industrial (IND).

East: To the east, contiguous to the subject site, is a single and multistory self-service storage facility fronting Boca Rio Road with a land use designation of Industrial (IND).

West: To the west is the Mizner Pointe of Boca Via Ancho PUD with a future land use designation of High Residential, 8 units per acre (HR-8). The PUD is comprised of 372 dwelling units spread across single-family, zero lot line and two story townhomes, the latter being located adjacent to the subject site. The PUD was previously the subject of a land use

amendment, which amended the land use designation from Low Residential, 3 units per acre (LR-3) to High Residential, 8 units per acre (HR-8) and adopted via Ordinance 1995-55.

FLUE Policy 2.1-f states that “*the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.*” And **FLUE Policy 2.2.1-b** states that “*Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintained to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.*”

Applicant's Comments: The Applicant states that “The subject property is located between high and medium density residential uses to the west and north and industrial uses to the east and south. The site inherently serves as a transition between the residential uses and the industrial uses due to its unique location. The proposed HR-12 FLU designation is compatible with surrounding and adjacent uses as it creates a buffer between the residential to the west and the more intense industrial uses to the east.”

Staff Analysis: The subject site is situated between light industrial uses to the south and east and by medium and high residential uses to the north and west. The overall MUPD is comprised of an existing single-story professional office building on the northern third of the site, and the proposed multifamily building will be built on the remaining two-thirds. Although the requested density is greater than the adjacent residential developments, there is no connectivity between these developments and the subject site. The proposed building, as shown in the concurrent zoning application, is set back approximately 100 feet from the western property line and transitions vertically from four to five stories, with the five story portion of the building being furthest away from Mizner Point of Boca Via Ancho PUD. Additionally, there is an existing 15 foot landscape buffer within the Mizner Pointe residential development and the proposed building is oriented as such that there are no balconies on the westernmost ends of the structure.

D. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states “*Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.*”

Staff Analysis: The property is not located within an overlay.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states “*The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....*”

Staff Analysis: The property is not located within a Neighborhood Plan or Study Area listed within the Comprehensive Plan.

E. Public Facilities and Services Impacts

The proposed amendment will change the Future Land Use designation from Commercial Low-Office with underlying Industrial (CL-O/IND) to Commercial Low-Office with underlying 12 units per acre (CL-O/HR-12). The amendment proposes to introduce residential density while maintaining the current office use. Public facilities impacts are detailed in the table in Exhibit 4.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment was distributed to the County service departments for review on March 14, 2024. There are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Mass Transit (Palm Tran), Potable Water & Wastewater (Palm Beach County Water Utilities Department), Environmental (Environmental Resource Management), Historic Resources (PBC Archaeologist), Parks and Recreation, Office of Community Revitalization (OCR), ULDC (Zoning), Land Development (Engineering), School Board, Health (PBC Dept. of Health), Fire Rescue, Lake Worth Drainage District.

2. **Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment based on the existing maximum potential of 177,355 square feet of light industrial and 104,326 square feet of medical office uses under the existing CL-O/IND FLU designation, and the proposed maximum potential of 104,326 square feet of medical office and 110 dwelling units under the requested CL-O/HR-12 designation. According to the County's Traffic Engineering Department (see letter dated July 1, 2024 in Exhibit 5) the amendment would result in no change in net daily trips, and an increase of 37 AM and 39 PM net peak hour trips.

The Traffic letter concludes *"Based on the review, the Traffic Division has determined the proposed amendment meets Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential density** shown above. Therefore, based on Transfer of Development Rights (TDR) and density bonus programs, this amendment requires a condition of approval to cap the project at the equivalent trips for the proposed potential."*

The Traffic Study, dated July 1, 2024, was prepared by Rebecca J. Mulcahy, P.E. of Pinder Troutman Consulting, Inc. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at: <http://www.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities....."*

A. Intergovernmental Coordination: Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on March 14, 2024. In addition, on the same date, the City of Boca Raton was notified by mail. To date, no objections through the IPARC process to this amendment have been received.

B. Other Notice: Public notice by letter was mailed to the owners of properties within 500' of the perimeter of the site on June 20, 2025. In addition, on the same date, the Homeowners Association of Mizner Pointe of Boca Via Ancho and the West Lakes of Boca Raton mobile home park were notified by mail. Any letters received throughout the amendment process will be included in Exhibit 9.

Exhibit 3

Applicant's Justification

Request

The 4.79-acre subject property (PCN 00-42-47-20-20-001-0000; 00-42-47-20-20-000-0011; 00-42-47-20-20-000-0012) is located 0.25 miles south of Glades Road, west of Boca Rio Road at the western terminus of 210th Street South. Currently the subject property supports a Future Land Use Atlas (FLUA) designation of Commercial Low Office with an underlying Industrial (CL-O/IND) and is currently has a Multiple Use Planned Development (MUPD) Zoning designation as approved via Resolution No. R-2010-1764 on October 28, 2010. Final site plan approval for a 14,986 square foot, two-story office building was approved on November 19, 2011. The two-story office building was constructed and is proposed to remain on the site.

8230 210 ST S, LLC, herein referred to as the "Applicant," requests a FLUA amendment from Commercial Low Office with Underlying Industrial (CL-O/IND) to Commercial Low Office with underlying High Density Residential, 12 units per acre (CL-O/HR-12) for the purposes of constructing a multifamily residential development. A companion application to the PBC Zoning Division for a Development Order Amendment will be submitted alongside the subject FLUA Amendment application. Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property	Office; Vacant	CL-O/IND (Existing) CL-O/HR-12 (Proposed)	MUPD (Existing/Proposed)
North	Single Family	MR-5	AR
South	Post Office	IND	IG
East	Self Service Storage, Multi-Access; Self Service Storage, Limited Access	IND	IL
West	Residential Townhomes	HR-8	Residential PUD

Justification, Consistency & Compatibility

G.1 - Justification: The applicant is requesting to amend the FLUA designation of the subject property from CL-O/IND to CL-O/HR-12. Per Policy 2.1-f of the Future Land Use Element (FLUE) of the PBC Comprehensive Plan (Plan) an applicant must provide adequate justification for the proposed future land use. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.

1) *The proposed use is suitable and appropriate for the subject site.*

Response: The proposed multifamily residential use is suitable and appropriate for the subject site. The subject property was originally planned to be developed as a light industrial warehouse use with access through the office property to the north. However, a lack of market interest and the less than ideal access situation resulted in this plan being abandoned. In contrast, the proposed multifamily residential use is generally considered to be a low traffic generator, particularly with regards to truck traffic. Furthermore, demand for housing has increased exponentially in recent years, while supply has not been able to keep up. As a result of the recent population and employment boom in Palm Beach County, thousands of new residential units are needed to keep up with demand. The subject site is an ideal location for multifamily residential, as it is situated between low-impact industrial uses to the east, and high density residential uses to the west. Therefore, the proposed multifamily use would act as a transition zone between the two neighboring uses. Moreover, the office use to the north creates little impact to the proposed residential use, as offices are typically considered to be compatible with multifamily uses.

2) *There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:*

- *Changes in FLU designations on adjacent properties or properties in the*

immediate area and associate impacts on the subject site;

Response: The Future Land Use designations on adjacent properties and on properties in the immediate area generally follow a residential development pattern. The subject property is located in a transitional zone between a legacy industrial pocket surrounded by mostly medium and high density residential FLU designations. The proposed future land use designation of HR-12 is appropriate for the site based on surrounding uses as it creates a transition between the existing industrial uses to the east and south and the high and medium density residential uses to the west and north. Multifamily uses typically have minimal impacts to public facilities when compared to industrial-type uses. Furthermore the site's existing underlying Industrial FLU designation, although compatible with the existing industrial uses to the east, is not ideal to be directly abutting residential to the west of the site.

- *Changes in the access or characteristics of the general area and associated impacts on the subject site;*

Response: The area surrounding the subject property has changed significantly over the past 50 years. The subject site is situated within a small pocket of legacy industrial uses which have existed as such for approximately 40 years. Surrounding this small pocket of industrial development are a variety of residential subdivisions which were constructed in the decades following said legacy uses. Furthermore, the Applicant's original plan for the subject property was to construct a self-service storage facility. Since then, the adjacent property owner to the east has constructed a limited access self-storage facility in addition to the existing multi-access self-storage facility that already existed which, as a result, filled the market demand for this use. Demand for housing in Palm Beach County is rising, while supply lags behind, resulting in greater market pressure for housing in this area. Considering the high and medium density uses surrounding the site that have been developed over the last several decades, the site is an ideal location for a multifamily use.

- *New information or change in circumstances which affect the subject site;*

Response: The subject site is situated in a small pocket of industrial land uses surrounded on nearly all sides by residential land uses of a suburban character. The site directly abuts a residential townhome development to the west with an HR-8 FLU designation. The subject site serves as a transitional zone between the industrial uses to the east and the adjacent residential uses to the west. Furthermore, the site's existing Industrial FLU designation is no longer the highest and best use for the site due to changes in the market. The Applicant had previous plans to develop the site as a self-service storage facility which would similarly have minimal external impact on the surrounding area. However, the property adjacent to the east recently constructed a limited access self-storage facility in addition to the existing multi-access facility which significantly impacted the supply of this use in the market. A recent boom in population has occurred in Palm Beach County that has put significant strain on the housing market, which is struggling with limited supply. Due to the COVID-19 pandemic, a large number of employers either moved their operations to Palm Beach County, or moved to a remote-work environment, both of which resulted in a large migration of new residents into the County from elsewhere. These new residents now compete with existing residents for a limited supply of housing, resulting in price increases and other market impacts. Therefore, recent changed circumstances have significantly increased the feasibility of constructing new housing units, particularly in the multifamily housing sector. Therefore the proposed HR-12 FLU designation is the highest and best use for the site.

- *Inappropriateness of the adopted FLU designation;*

Response: The adopted FLU designation on the site is CL-O with an underlying IND. Generally, these two land uses produce relatively significant traffic demand, especially during peak hours. The subject site does not front a right-of-way which results in traffic being funneled through the existing office site to the north. Furthermore, the site is directly adjacent to a residential townhome development to the west which is not an ideal location for industrial development. Therefore, the proposed HR-12 FLU designation would be reasonable as it would create a transition between the residential uses to the west and the industrial uses to the east. Additionally, the proposed HR-12 FLU designation would allow for a

multifamily residential development, which combined with the existing professional office, should result in minimal compatible traffic patterns with less overall impact to the vehicular circulation system and public facilities.

- *Whether the adopted FLU designation was assigned an error.*

Response: The site's existing underlying IND FLU designation was assigned to the property when it was part of a larger industrial parcel. Since this time, the Applicant was approved to apply a Commercial Low Office FLU designation to the site and to change to zoning from Light Industrial (IL) to Multiple Use Planned Development (MUPD). Furthermore, prior to the applicant requesting the subject property be amended to allow a professional office, residential uses adjacent to the west were approved and constructed. This further reduces the compatibility of the subject property's existing underlying Industrial land use and surrounding uses.

G.2 – Residential Density Increases: Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:

- 1) *Demonstrate a need for the amendment.*

Response: Within the last several years, Palm Beach County has seen a population boom. The county is a prime destination for people migrating out of the northern states in search of better weather, better taxes, and better public facilities. As a result of the COVID-19 pandemic, this migration pattern has been amplified, as a number of large employers have moved their operations into Palm Beach County, while others have gone to a remote-work environment which allows employees to live in a location of their choosing. These factors have resulted in a significant and novel increase in housing demand and have spurred a secondary significant and novel increase in housing prices. Housing supply remains low as a result of the development lull that occurred in the last decade following the Great Recession. Therefore, there is significant and unprecedented market demand for housing in Palm Beach County. While much of the market consists of fee-simple single family residences, the market for rental apartments has seen a very significant increase in demand and a subsequent increase in prices. As home prices have risen, a growing number of buyers have been pushed to the rental market as they need a place to live while working their way towards an ever increasing financial goal of homeownership. Moreover, a large percentage of Americans do not have enough savings to cover a major unexpected expense, indicating that renting is still a highly desired form of housing, as it requires less up-front costs to tenants. Therefore, there is a significant need for multifamily housing, as supply is lagging behind demand in Palm Beach County.

- 2) *Demonstrate that the current FLUA designation is inappropriate.*

Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

Response: The existing underlying Industrial designation is no longer appropriate for this site. Industrial development typically results in high amounts of peak hour traffic demand, particularly for larger vehicles like tractor-trailers, box trucks, and delivery vans. The subject site has only one point of access, which is through the adjacent parcel to the north which holds an existing professional office use. This is not an ideal access and circulation situation for an industrial use and could result in negative external impacts to the neighboring parcel within the same MUPD. Therefore, the underlying IND designation is not appropriate for this site. With regards to the Transfer of Development Rights and Workforce Housing programs, the applicant proposes to utilize both of these programs to increase the proposed density, while also helping to provide much needed dwelling units that are affordable to the County's workforce.

G.3 – Compatibility with Surrounding and Adjacent Uses: The subject property is located between high and medium density residential uses to the west and north and industrial uses to the east and south. The site inherently serves as a transition between the residential uses and the industrial uses due to its unique location. The proposed HR-12 FLU designation is compatible with surrounding and adjacent uses as it creates a buffer between the residential to the west and the more intense industrial uses to the east. High density residential uses can serve as a transition between lower density residential uses and non-residential uses, as their property values are typically less sensitive to external impacts from adjacent uses and they are typically marketed as rental units. Therefore, the

proposed HR-12 FLU is compatible with surrounding and adjacent uses.

G.4 - Consistency with Policies in the Comprehensive Plan: The proposed FLUA amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as follows:

- **Objective 2.1 - Balanced Growth:** *Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.*

Response: Demand for housing has increased significantly in the last decade, mostly due to a new population boom from residents moving to Palm Beach County from other parts of the United States, Latin America, the Caribbean, and other parts of the state. Housing supply in Palm Beach County, however, has not kept up and resulted in rising housing costs and increased competitiveness amongst homebuyers and renters. Therefore, it is necessary to properly designate vacant developable lands in the County for residential development to meet the demand. The proposed FLU amendment from CL-O/IND to CL-O/HR-12 would do just that. Furthermore, the ideal housing density and type for this parcel of land is high density multifamily residential due to a number of factors. Its compact size makes it infeasible for low or medium density development, as the cost of construction infrastructure improvements would be infeasible for the current market. Furthermore, the site is located in a transitional zone between non-residential uses to the east and south and medium to high density residential uses to the north and west. This type of transitional zone is best suited to a high density multifamily rental community as it is less sensitive to external impacts and creates a buffer to the adjacent residential uses.

- **Future Land Use Element (FLUE) Policy 2.1-f:** *The following will detail how the impact of the proposed FLUA on the items listed:*

- *The natural environment, including topography, soils and other natural resources;*
 - **Applicant's Description:** Please see Attachment L of the application for the Natural Feature Inventory & Map.
- *The availability of facilities and services;*
 - **Applicant's Description:** As part of the previous development the availability of facilities and services had to be confirmed. Below is more detailed information on each of those facilities and services:
 - *Traffic:* Please see Attachment H of the application for the FLUA Amendment Traffic Analysis.
 - *Mass Transit:* The nearest Palm Tran bus routes are Route 91 and Route 92 and the closest Tri-Rail connection is the Deerfield Beach Tri-Rail Station.
 - *Potable Water and Wastewater:* Please see level of service letter from the Palm Beach County Water Utilities Department in Attachment I of the application that confirms that the proposed FLUA can be accommodated by existing facilities and services.
 - *Drainage:* Legal positive outfall is available to the site via discharge to the Boca Rio Road drainage system along the north side of the property. The proposed project will meet all applicable rules and regulations for that outfall. Please refer to the Drainage Statement prepared by Simmons & White being included as Attachment J of the application for more details.
 - *Fire Rescue:* The nearest PBC Fire Rescue station is West Palm Beach Fire Rescue Station #57 located at 9030 Vista Del Lago that is approximately 2.1 miles from the subject property.
- *The adjacent and surrounding development;*
 - **Applicant's Description:**

To the north (across an 80 foot wide Lake Worth Drainage District canal) are seven single family homes; directly abutting the site to

the south is a United States Post Office facility; directly abutting the site to the west are twenty five residential townhomes part of the Mizner Pointe of Boca Via Ancho subdivision; Directly abutting the site to the east is a self service storage facility which includes both multi-access and limited access facilities. Below are the existing FLUA designations for the surrounding properties:

- North: Medium Density Residential, 5 units per acre (MR-5)
- South: Industrial (IND)
- East: Industrial (IND)
- West: High Density Residential, 12 units per acre (HR-12)

Of the properties listed above the subject property only directly abuts the properties to the east, south, and west. Proper assurances will be made to ensure that the proposed development does not have a negative impact on the adjacent uses. Any incompatibilities among the properties will be addressed through landscaping, traffic circulation, and lighting.

- *The future land use balance;*
 - **Applicant's Description:** The area surrounding the site is mainly residential in nature. The subject property is part of a small pocket of bona-fide industrial uses which pre-date the medium to high density residential development that surrounds it. The demand for industrial designated properties has continually declined in the vicinity of the site. As the area surrounding the subject pocket of industrial development has been enveloped by residential uses, the viability and compatibility of these legacy industrial uses has been diminished. Therefore, it is reasonable for the applicant to propose the subject amendment to a Congregate Living Residential underlying FLU designation to create an ideal transition between the residential uses to the north and west and the industrial uses to the east and south. As the area surrounding the site continues to develop a primarily residential character, the appropriateness of industrial land uses is reduced significantly.
- *The prevention of urban sprawl as defined by 163.3164(52) in the Florida Statutes (F.S.);*
 - **Applicant's Description:** The request is not in conflict with Florida Statutes Section 163.3177.(6).(a).9.b in that:
 - As an infill development on a previously cleared site the proposed congregate living development would be directed to a geographic location that would not have an impact on natural resources or ecosystems;
 - The site is easily serviced by existing infrastructure;
 - Does not remove land intended for agricultural uses; and
 - Creates a balance of uses for the residential population in the area in that there are minimal commercial properties in the immediate area of the site.
- *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and*
 - **Applicant's Description:** The subject property is not within the boundaries of a community plan or planning area special study recognized by the Board of County Commissioners.
- **FLUE Policy 2.2.1-b: Areas designated for residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintained to protect residential areas from adverse impacts of adjacent land uses.**

Response: The proposed HR-12 FLU designation is consistent with this policy. The subject FLU amendment will allow for the development of a high density multifamily residential complex. As a result, the site will serve as a transition from the industrial and commercial uses to the east and south to the residential uses to the west and north. In contrast, the site's current underlying IND designation would allow for uses which are not considered compatible with the residential uses to the west.

In conclusion it is the agent's contention that the requested FLUA Amendment from CL-O/IND to CL-O/12 is justified, consistent with the Plan and State of Florida laws and is compatible with surrounding uses.

Exhibit 4
Applicant's Public Facility Impacts Table

A. Traffic Information	
See Exhibit 5	
B. Mass Transit Information	
Nearest Palm Tran Route (s)	Route 91 (Glades Road), Route 92 (Palmetto Park Road)
Nearest Palm Tran Stop	Stop 8326 (north side of Glades Road, approximately 130' west of the intersection of Glades Road & Boca Rio Road) is approximately 0.4 miles from the subject property.
Nearest Tri Rail Connection	Deerfield Beach Station, 1300 Hillsboro Road, Deerfield Beach, FL 33442 (approx. 6.3 miles)
C. Potable Water & Wastewater Information	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department
Nearest Water & Wastewater Facility, type/size	PBCWUD has the capacity to provide the level of service required for the proposed land use designation of Commercial Low-Office (CL-O) w/ an underlying High Residential, 12 dwelling units per acre (HR-12). Potable water and sanitary sewer are currently provided to the northern parcel. Watermain extensions and lift station upgrades may be required.
D. Drainage Information	
The project drainage system will involve a reconfiguring of the current dry detention area and exfiltration trench current on the site as needed to support the new project site plan. The proposed drainage system will also include inlets and culverts. The site is proposing to maintain current legal positive outfall to Lake Worth Drainage Districts L-46 canal via an existing stormwater outfall/control structure at the northwest corner of the property. The propose project is covered under the original South Florida Water Management District Permit No. 50-07377-P with reference application numbers 050726-9 & 101123-3 such that there are no "off-site" historical drainage concerns for this project. The property is included in FEMA flood zone 'X', an area of minimal flood hazard. The stormwater management design update to the existing layout on site currently will be in compliance with SFWMD, LWDD and PBC requirements for attenuation and discharge while also staying in conformance with the existing permits in place over the site.	
E. Fire Rescue	
Nearest Station	Station 57, 9030 Vista Del Lago
Distance to Site	Station 57 is 2.50 miles from the subject site
Response Time	Based on the information provided by PBC Fire-Rescue the estimated response time is 7 minutes and 30 seconds.
Effect on Resp. Time	PBC Fire-Rescue has determined that the proposed amendment will have some impact on fire rescue response time.
F. Environmental	
Significant habitats or species	The subject property does not support any significant habitats or Listed Species. According to historic aerials, the subject property was drained and cleared of natural vegetation at some point between 1979 and 1969. The topography and soils remain relatively unchanged since the clearing of the site. Therefore, there will be minimal impact to the natural environment if the site is developed as intended.
Flood Zone*	The subject parcel is located in Flood Zone X
Wellfield Zone*	The subject property does not lay within any wellfield protection zones. The proposed planned development will have no negative impacts on the wellfield zones.

G. Historic Resources

The subject parcels do not contain any historic or architecturally significant resources located on or within 500 feet of the site. To the best of our knowledge the parcels do not contain or are located within 500 of the subject properties.

H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Burt Aaronson South County Regional Park	0.00339	270	0.915
Beach	South Inlet Park	0.00035	270	0.095
District	Logger's Run Park	0.00138	270	0.373

I. Libraries - Residential Only (Including CLF)

Library Name	Glades Road Branch Library		
Address	20701 95 th Avenue S.		
City, State, Zip	Boca Raton, FL 33434		
Distance	2.0 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	270	540
All staff	0.6 FTE per 1,000 persons	270	0.162
Library facilities	0.6 square feet per person	270	162

J. Public Schools - Residential Only (Not Including CLF)

	Elementary	Middle	High
Name	Del Prado Elementary School	Omni Middle School	Olympic Heights High School
Address	7685 S Military Trail,	5775 Jog Rd	20101 Lyons Road
City, State, Zip	Lake Worth, FL 33463	Boca Raton, FL 33496	Boca Raton, FL 33434
Distance	3.1 Miles	4.6 Miles	2.0 Miles

Exhibit 5

Palm Beach County Traffic Division Letter

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

July 2, 2024

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

**RE: Boca Commerce Center - Revised
FLUA Amendment Policy 3.5-d Review
Round 2024-24-B2**

Dear Ms. Mulcahy:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised July 1, 2024, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	West end of 210 th St S. approximately 1,450 feet S of Glades Road	
PCN:	00-42-47-20-20-000-0011 & 0012 (<i>others on file</i>)	
Acres:	4.79 acres	
	Current FLU	Proposed FLU
FLU:	Commercial Low Office (CL-O)/Industrial (IND)	Commercial Low Office (CL-O)/High Residential, 12 units per acre (HR-12)
Zoning:	Multiple Use Planned Development (MUPD)	Multiple Use Planned Development (MUPD)
Density/ Intensity:	0.85 FAR (<i>for Industrial</i>) 0.50 FAR (<i>for Commercial/Office</i>)	12 DUs/acre (<i>for Residential</i>) 0.50 FAR (<i>for Commercial/Office</i>)
Existing Development:	General Office (10k-250k SF) = 14,986 SF	General Office (10k-250k SF) = 14,986 SF
Maximum Potential:	Light Industrial = 177,355 SF OR Medical Office = 104,326 SF	Resid. Multi Family = 57 DUs OR Medical Office = 104,326 SF
Proposed Potential:	None	Resid. Multi Family = 110 DUs OR Medical Office = 104,326 SF (<i>Using WFH Density Bonus</i>)
Net Daily Trips:	-519 (maximum - current) -279 (proposed - current)	
Net PH	17 (3/14) AM, 18 (11/7) PM (maximum - existing)	

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Rebecca J. Mulcahy, P.E.
July 2, 2024
Page 2

Trips:	37 (7/30) AM, 39 (24/15) PM (proposed - existing)
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>	

Based on the review, the Traffic Division has concluded that the proposed amendment meets Policy 3.5-d of the Palm Beach County Comprehensive Plan's Future Land Use Element at the **proposed potential density** shown above. Therefore, based on Transfer of Development Rights (TDR) and density bonus programs, this amendment requires a condition of approval to cap the project at the equivalent trips for the proposed potential.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "DS".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:jb

cc:
Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Molyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wilcock – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\24-B2\Boca Commerce Center - Revised.docx

Exhibit 6

Water & Wastewater Provider LOS Letter



**Water Utilities Department
Engineering**
8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com

February 12, 2024

Schmidt Nichols
1551 N Flagler Dr. Ste. 102
West Palm Beach, Fl. 33401

Project: Boca Raton Commerce Center
PCN 00-42-47-20-20-001-0000, 00-42-47-20-20-000-0011, 00-42-47-20-20-001-0012

■
Dear Mr. Ennis,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to serve this property based on the current FLU designation of Commercial Low Office with underlying Industrial (CL-O/IND) and the proposed amendment only changing the underlying designation to High Density, 12 units per acre for an overall designation of CL-O/HR-12.

Potable water and sanitary sewer are currently provided to the northern parcel. Water main extensions, lift station upgrades, new lift station and force main extensions may be required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

Jackie Michels, P.E.,
Project Manager

*"An Equal Opportunity
Affirmative Action Employer"*

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Exhibit 7

School Capacity Availability Determination (SCAD) Letter



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561-434-8942
WWW.PALMBEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

		Submittal Date	02/23/2024		
		SCAD No.	24020701F / FLU and 24020701D / D. O.		
		FLU /Rezoning/D.O. No.	Not Provided – Palm Beach County		
		Property Control Number	00-42-47-20-20-001-0000; 00-42-47-20-20-000-0011, 0012		
		Development Name	Boca Raton Commerce Center		
		Owner / Agent Name	8230 210 ST S LLC / Cameron Ennis		
		SAC No.	331B		
		Proposed FLU	Maximum 113 Residential Units		
		Proposed D. O.	110 Mid-Rise Apt/Condo Units		
			Del Prado Elementary School	Omni Middle School	Olympic Heights High School
			New Students Generated	3	2
			Capacity Available	236	264
			Utilization Percentage	75%	81% 123%
Application					
Impact Review					
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$27,156.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>				
Validation Period	<p>1) This determination is valid from 02/27/2024 to 02/26/2025 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 02/26/2025 or this determination will expire automatically on 02/26/2025.</p>				
Notice	<p>1) This letter replaces the previous one under 21121701F and 21121701D issued on 2/7/22.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>				

Joyce Cai

School District Representative Signature

February 27, 2024

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Jeff Gagnon, Interim Planning Director, Palm Beach County
Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

The School District of Palm Beach County, Florida
A High-Performing School District
An Equal Opportunity Education Provider and Employer

Exhibit 8

Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Charles Auchincleck Jr., hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Manager _____ [position - e.g., president, partner, trustee] of 8230 210 ST S LLC _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 8230 210 ST S, Boca Raton, FL 33433

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

~~FURTHER AFFIANT SAYETH NAUGHT.~~

Charles Auchincloss Jr., MGR of 8230 210 ST S LLC, Affiant
(Print Affiant Name)

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 29th day of JANUARY, 2024 by
Charles Auchincloss (name of person acknowledging). He/she is personally known
to me or has produced Driver License (type of identification) as
identification and did not take an oath (circle correct response).

Luiza Loyd
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: 09/24/2027



Disclosure of Beneficial Interest – Property form
Form # 9

Page 2 of 4

Revised 12/27/2019
Web Format 2011

EXHIBIT "A"**PROPERTY**

LOT 1, "BOCA RATON COMMERCE CENTER, M.U.P.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 207,900 SQUARE FEET / 4.7727 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address	
Charles Auchinleck Jr.	8230 210 St S, Boca Raton, FL 33433	100%

posure of Beneficial Interest – Property form
9

Revised 12/27/2019
Web Format 2011

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

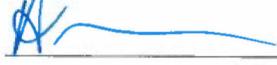
BEFORE ME, the undersigned authority, this day personally appeared Haviv Cohen, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Manager _____ [position - e.g., president, partner, trustee] of 8230 210 ST S LLC _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
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4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Haviv Cohen, MGR of 8230 210 ST S LLC, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of JANUARY, 20 24 by
Haviv Cohen (name of person acknowledging). He/she is personally known to me or has produced Driver License (type of identification) as identification and did not take an oath (circle correct response).

Lulza Loyd
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: 09/24/2027



EXHIBIT "A"

PROPERTY

LOT 1, "BOCA RATON COMMERCE CENTER, M.U.P.D," ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 115, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 207,900 SQUARE FEET / 4.7727 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND
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Name Address
Haviv Cohen 8230 210 St S, Boca Raton, FL 33433 100%

closure of Beneficial Interest – Property form Page 4 of 4
9

Revised 12/27/2019
Web Format 2011

Exhibit 9

Correspondence

Stephanie Gregory

From: Travis Goodson
Sent: Monday, June 30, 2025 11:06 AM
To: Stephanie Gregory
Subject: FW: Boca Commerce Public Contact

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Husni Hassan <husni76@gmail.com>
Sent: Thursday, June 26, 2025 5:51 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Future Land Use Atlas Amendment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Mr. Goodson,

Good afternoon, I live at 8296 Via Serena, Boca Raton FL 33433 and I'm responding to a letter received today, June 26, 2025.

I'd like to make my opposition known in writing to this attempt to convert the land located behind the Public Storage site on Boca Rio Rd to Residential land!

Boca Rio Rd is already busy from Glades Rd south to SW 18th Street, adding a residential apartment complex will add to traffic. There have been accidents in this area, we have trucks that sit in the middle of Boca Rio Rd while they wait to get loaded, the construction company has trucks that go back and forth throughout the day!

Please reject this request from the owner to change the land from commercial to residential! There is no room for dozens of vehicles or hundreds of people!

I'd also like to make a formal request to determine if that land is able to be built on or if there are any protected animals there.

Thank you,

Husni Hassan
954-805-8335

Stephanie Gregory

From: Travis Goodson
Sent: Tuesday, July 1, 2025 4:36 PM
To: Thuy Shutt; Jeff Gagnon; Stephanie Gregory
Subject: FW: Boca Commerce Center III (SCA 2024-08) - Land Use Amendment

FYI.

From: Caroline Werth <calwerth@gmail.com>
Sent: Tuesday, July 1, 2025 12:35 PM
To: Travis Goodson <TGoodson@pbc.gov>
Cc: Joan Teitelbaum <teitelbaumhomeservices@gmail.com>; Jill Morgenstein <jillmorgie18@aol.com>; Maria Sachs <MSachs@pbc.gov>
Subject: Re: Boca Commerce Center III (SCA 2024-08) - Land Use Amendment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Travis,

Thank you for promptly following up with me after yesterday's conversation by sending the new, and heretofore "secretive" information about the latest reiteration of **Boca Raton Commerce Center Multifamily RENTAL Complex.**

There is a Yiddish word that aptly defines what is transpiring: "**A SHANDA!**" This translates to "shame, disgrace, or scandal" in English. It's used to describe a situation, behavior, or action that is considered dishonorable.

This entire project is yet further indication that the "elected officials" responsible for protecting, preserving, nurturing, and promoting the quality of life for the constituents in the communities they've taken an oath to serve **ONLY** wish to personally enrich themselves to the detriment of those they should be protecting!

I will proactively ensure that every stakeholder destined to be catastrophically impacted by this boondoggle will be informed of these unlawful procedures, and continue to do everything possible to prevent this grossly conceived project from getting approval.

Yours truly,
Caroline Werth, Mizner Pointe Resident

*Caroline Werth
21240 Via Eden,
Boca Raton, FL 33433
Cell: 203/668-8282
calwerth@gmail.com*

Correspondence provided at the July 11, 2025 Planning Commission Hearing

Item: III.A.1

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:14 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)

From: Nathalia Amaral <nathalia83@gmail.com>
Sent: Thursday, July 10, 2025 10:52 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good Morning,

I am writing as a concerned resident regarding the proposed Boca Raton Commerce Center III (SCA 2024-008) development, which is slated to be constructed directly behind my home.

While I understand the need for economic development, I have several serious concerns about the impact this project will have on the quality of life for residents like myself who live in close proximity to the site. My specific concerns include:

1. Safety and Privacy:

A 4-5 story commercial building overlooking our residential neighborhood significantly compromises our privacy. The increased activity and potential for security risks in what is currently a quiet area are deeply troubling.

2. Noise and Construction Impact:

Ongoing construction, as well as long-term operational noise from such a development, will bring considerable disruption to our community. We are worried about dust, debris, vibrations, and general disturbance both during and after construction.

3. Traffic Congestion:

Boca Rio Road is already heavily trafficked, particularly during peak hours. Adding a significant commercial facility will exacerbate congestion, leading to longer commutes, greater risks for accidents, and reduced quality of life for residents and drivers in the area.

4. Drainage and Flooding Issues:

The area behind my home already has well-documented drainage problems. Over the years, numerous mitigation efforts have been made to reduce flooding risks. Replacing natural land with concrete for this large development will almost certainly worsen the situation, putting nearby homes at greater risk during storms and heavy rain.

I urge the planning and zoning board to carefully consider the long-term impact this development will have on nearby residents and deny this development proposal. I respectfully request that you re-evaluate the scope, scale, and location of this project and take into account the concerns of homeowners whose daily lives will be directly affected.

Thank you for your attention to this matter.

Sincerely,
Nathalia Amaral

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:14 AM
To: Stephanie Gregory
Subject: FW: Please deny this petition

From: Fernando Vilas Andreis <fernandoandreis@hotmail.com>
Sent: Thursday, July 10, 2025 10:38 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Please deny this petition

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition. Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe. For the above reasons, The West Boca Community Council and myself respectfully requests the Planning Commission deny this petition.

Thank you for your consideration.

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:15 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)

From: jathan571 <jathan571@gmail.com>
Sent: Thursday, July 10, 2025 11:05 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

As a resident of Mizner Pointe who understands and lives with the already unsafe and congested traffic area surrounding the intersections of the proposed new building, I strongly oppose this petition. The intersection at Boca Rio and Glades Road is so frequently backed up and blocked by vehicles that are trying to get through lights and cause traffic to back up that it makes it often to navigate.

Further development of this type in this particular area will only serve to devalue our properties and force current owners to move to more desirable locations.

Thank you for your consideration.

Joanne Athan
8363 Via Leonessa
Boca Raton, FL 33433

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 2:07 PM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008) - Request to please deny the petition under the circumstances

From: Sunil Babbar <sunilbabbar4@gmail.com>
Sent: Thursday, July 10, 2025 1:59 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Raton Commerce Center III (SCA 2024-008) - Request to please deny the petition under the circumstances

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners of the Palm Beach County Planning Commission:

Subject: Boca Raton Commerce Center III (SCA 2024-008)

My wife and I are residents of the gated community "Mizner Pointe of Boca", the ingress and egress of which is only via "Boca Rio Road".

My wife and I, as well as residents of the Mizner Pointe of Boca community, have been very outspoken in conveying our collective serious concerns at our Mizner Pointe HOA meetings with regard to the possibility of a rental apartment complex that is planned to be 4 to 5 stories tall being constructed with ingress and egress off of Boca Rio Road – a road that is already experiencing problems due to very heavy traffic and congestion. This Boca Rio Road, in addition to all residents along this road and connected communities, is also already being inundated by drivers who use Boca Rio Road as a way to access Glades Road, Palmetto Park Road, and 18th Street.

Among a number of other concerns, is also a pressing safety concern stemming from how so many more residents, if this apartment construction project is allowed to proceed, would safely get on to and off Boca Rio Road to enter and exit their complex (the proposed multi-story apartments), and the amount of further congestion traffic from this additional apartment complex would contribute to the challenges already faced by/on Boca Rio Road.

These types of tall apartments, if allowed, would also substantially degrade the aesthetic appeal of the Boca Rio Road area (which currently has no such tall buildings).

We kindly request you to please deny the petition for the apartment complex under the circumstances.

Thanking you,

Sincerely,

Sunil & Daonapa Babbar
21233 Via Ventura
Boca Raton, FL 33433

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:14 AM
To: Stephanie Gregory
Subject: FW: Opposition to Boca Raton Commerce Center III (SCA 2024-008)

From: Joe Celi <joeceli@yahoo.com>
Sent: Thursday, July 10, 2025 10:44 AM
To: Travis Goodson <TGoodson@pbc.gov>
Cc: Miriam Celi <miriammceli@yahoo.com>
Subject: Opposition to Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Travis Goodson
Principal Planner

As homeowners in the Mizner Pointe development for over 27 years, we are writing to express our strong opposition to the proposed Boca Raton Commerce Center III project.

Over the years, we have witnessed a steady increase in traffic congestion along Boca Rio Road, particularly during peak hours as drivers attempt to reach the Florida Turnpike via Glades Road. The road infrastructure has not kept pace with this growth, and the addition of a large-scale commercial development would significantly exacerbate the congestion and raise serious safety concerns for area residents.

Adding to this problem is the industrial company located at the corner of Boca Rio and Via Ancho Road. The large trucks associated with that business frequently block traffic by parking in the center of the road, creating hazardous conditions and impeding visibility. Combined with the regular traffic to and from the nearby post office, this area is already under strain.

The proposed four and five story buildings are also out of character with our neighborhood, where homes are limited to two stories. Beyond aesthetic concerns, the scale and nature of this development would increase the volume of unfamiliar traffic and foot traffic adjacent to our residential community. This raises valid concerns about pedestrian safety, especially for children walking or biking in the area, as well as increased potential for accidents at the already difficult intersection of Via Ancho and Boca Rio roads.

For these reasons, I respectfully urge you and the Planning Commission to deny this petition in the interest of preserving the safety, character, and quality of life in our community.

Thank you for your time and consideration.

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 12:04 PM
To: Stephanie Gregory
Subject: FW: Against the project of bldg next to Mizner point

From: Debi JEROME-COSTABILE <debjdoodle@aol.com>
Sent: Thursday, July 10, 2025 12:03 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Against the project of bldg next to Mizner point

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

It is absolutely irresponsible to put that building up and add 500 more cars to that area which is totally inundated with traffic making it impossible for the traffic to move along on Boca rio road. People exit the turnpike onto Boca rio to get to palmetto park . It gets backed up to glades sometimes ,adding more cars will make it impossible time to move .the traffic is unbearable now

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:15 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)

From: moody030@aol.com <moody030@aol.com>
Sent: Thursday, July 10, 2025 11:08 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: RE: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

As a resident and property owner in Mizner Pointe in West Boca, I am writing to express my opposition to this petition for the proposed build-out of this project in the Boca Raton Commerce Center III.

There are a multitude of concerns and issues with this proposed project build-out. They are as follows:

- The ingress and egress of this property unto Boca Rio Road will create an increased safety issue (more so than it already is) as 210th Street South is not visible from Boca Rio Road.
- Boca Rio Road is already a very heavily congested roadway, especially during rush hour (mornings and afternoons) as a multitude of motorists are trying to get to & from the Glades Road Florida Turnpike interchange.
- Additionally, traffic & congestion is also already unmanageable due to shops & businesses in Lakeside Centre at the NW corner of Glades Road and Boca Rio Road. Additional residents in this area will create even more traffic in an already-congested area.
- In regards to the proposed project, a four & five story building so close to our Mizner Pointe community with no more than two stories, is not favorable for security & certainly not aesthetically pleasing.
- The landscape buffer between the proposed 4-5 story building project & Mizner Pointe is insufficient, as is the fence that abuts Mizner Pointe. There is also no guarantee that there will be no security issues given the lack of separation and accessibility with the landscape and fence.

For the above reasons, as a resident & property owner at Mizner Pointe of Boca, respectfully requests the Planning Commission deny this petition.

Sincerely and respectfully,

Juan Diniz
Mizner Pointe of Boca Raton resident and property owner.

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:14 AM
To: Stephanie Gregory
Subject: FW: Objection to Proposed Land Use Amendment – Boca Raton Commerce Center III

From: Leonid Grinchak <leongrin@gmail.com>
Sent: Thursday, July 10, 2025 10:52 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Objection to Proposed Land Use Amendment – Boca Raton Commerce Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson and Planning Commissioners,

I am a homeowner in Mizner Point near the Boca Raton Commerce Center III site, and I am writing to formally oppose the requested amendment (SCA 2024-008) that would change the future land use designation to allow higher-density residential development.

My concerns about this proposal are substantial and shared by many in our neighborhood:

- **Serious Traffic Hazards:**
The planned access points to the site, especially along 210th Street South, are not safe. That road has limited visibility from Boca Rio Road, and with Boca Rio already experiencing heavy congestion—especially during morning and evening commutes—adding hundreds more vehicle trips per day would pose an unacceptable safety risk.
- **Out of Character with Surrounding Neighborhoods:**
The construction of four- and five-story apartment buildings so close to established communities of primarily two-story homes is simply incompatible with the area's character. This scale of development will negatively affect both aesthetics and residents' sense of security and privacy.
- **Insufficient Screening and Separation:**
The proposed landscape buffer and fencing do not provide an adequate barrier between the new development and existing homes in Mizner Pointe. The minimal buffer does little to mitigate the impacts of such a large-scale project right next to single-family residences.

For these reasons, I am strongly opposed to this amendment and the related zoning applications, and I respectfully ask the Planning Commission to **deny** this request.

I appreciate your time and attention to this matter and trust you will consider the serious concerns of the residents who will be directly affected by this project. Please include this correspondence in the public record for the upcoming hearing.

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 3:46 PM
To: Stephanie Gregory
Subject: FW: Opposition to Boca Raton Commerce Center III Land Use Change Or the will build this multi store building near us

From: jolly v <jkhandelwal@hotmail.com>
Sent: Thursday, July 10, 2025 3:41 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Opposition to Boca Raton Commerce Center III Land Use Change Or the will build this multi store building near us

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson and Planning Commissioners,

I am a resident near the proposed Boca Raton Commerce Center III project (SCA 2024-008), and I am writing to oppose the requested land use change and zoning.

This development raises serious concerns:

- The access on 210th Street South is unsafe due to poor visibility and already heavy traffic on Boca Rio Road.
- The height of the planned four- and five-story buildings does not fit with nearby two-story homes and will impact privacy and security.
- The proposed buffer and fencing are inadequate to protect the neighborhood.

I urge you to deny this amendment. The project is out of scale with the area and will harm the community.

Thank you for considering my comments.

Sincerely,
Jolly V
Miznerpointe Resident

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:15 AM
To: Stephanie Gregory
Subject: FW: Opposition to Proposed Future Land Use Amendment – Boca Raton Commerce Center III

From: Julia Khudzik <julia.khudzik@gmail.com>
Sent: Thursday, July 10, 2025 11:04 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Opposition to Proposed Future Land Use Amendment – Boca Raton Commerce Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson and Members of the Planning Commission,

I am writing as a resident of Mizner Pointe living near the proposed Boca Raton Commerce Center III development (SCA 2024-008) to express my strong opposition to the requested change in the future land use designation.

The proposal raises several serious issues that will negatively impact our community:

Traffic and Access Risks:

The proposed ingress and egress via 210th Street South present significant safety concerns. Visibility is extremely limited at that intersection with Boca Rio Road, which is already overburdened with traffic, particularly during rush hour. The additional volume generated by a large rental complex will increase congestion and the likelihood of accidents.

Excessive Building Height and Density:

The planned four- and five-story structures are out of proportion with the surrounding neighborhoods, which are primarily two stories. This extreme height difference is incompatible with the existing residential character and will adversely affect privacy, security, and neighborhood appeal.

Inadequate Screening:

The project's landscape buffer and fencing are insufficient to properly separate this intensive development from adjacent single-family homes. A stronger buffer and more effective screening are needed to reduce the impact on neighboring residents.

In light of these issues, I respectfully urge you to **deny** this amendment and the associated zoning request. The negative consequences for the safety, appearance, and livability of our community are simply too great to overlook.

Thank you for considering my concerns and including this letter as part of the official record.

Sincerely,
Yulia Khudzik
8463 Via D Oro, Boca Raton, FL 33433

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:14 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)

From: Sevag Kourjakian <skourjakian@gmail.com>
Sent: Thursday, July 10, 2025 10:38 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Planning Commission Members,

I am writing as a concerned resident of Mizner Pointe, residing at 8641 Via Ancho Road, to express my **strong opposition** to the proposed construction of four- and five-story rental apartment buildings adjacent to our community.

This development would have a severe and negative impact on the character of our neighborhood. Mizner Pointe is a quiet, family-oriented community consisting of single-family homes, most of which are no more than two stories high. The proposed buildings would tower over our homes, drastically altering the aesthetic and privacy of the area.

Additionally, the increased traffic that would result from this project would place an undue burden on Boca Rio Road, which is already narrow and struggles to handle current traffic volumes. The congestion and safety risks this would introduce are simply unacceptable to those of us who rely on this roadway for daily travel.

I respectfully urge the Planning Commission to carefully consider the long-term implications this project would have on our neighborhood's quality of life, safety, and property values, and to deny the petition for these high-density rental units.

Thank you for your time and attention to this matter.

Sincerely,
Sevag Kourjakian
8641 Via Ancho Road
Boca Raton, FL 33433

561-886-8985

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 2:07 PM
To: Stephanie Gregory
Subject: FW: Opposition to Proposed Apartment Complex Development in the Boca Raton Commerce Center

From: Anne Krechmer <annekrechmer@gmail.com>
Sent: Thursday, July 10, 2025 1:57 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Opposition to Proposed Apartment Complex Development in the Boca Raton Commerce Center

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Members of the Planning and Zoning Board,

I am writing to express my strong opposition to the petition currently under consideration to rezone and develop apartment complexes within the Boca Raton Commerce Center adjacent to our residential neighborhood of Mizner Pointe.

As a longtime resident and homeowner in Mizner Pointe, I am deeply concerned about the impact this type of high-density residential development would have on our community's quality of life, infrastructure, and safety. Our neighborhood was designed as a quiet, family-oriented, single-family home community, and the proposed apartment complexes are incompatible with the character, traffic patterns, and scale of this area.

Specifically, I urge you to consider the following:

- **Traffic Congestion & Safety:** Our local roads, particularly along Boca Rio Road and Glades Road, are already heavily trafficked during peak hours. Adding hundreds of new apartment units would significantly worsen congestion and create safety hazards for our residents, especially children and elderly neighbors.
- **Strain on Infrastructure & Services:** An influx of residents would place additional pressure on city services, including schools, emergency response, water, and sewage systems—many of which are already operating near capacity.
- **Community Character:** The proposed development risks fundamentally altering the character of our neighborhood. The shift from commercial or low-density use to high-density residential construction is out of step with Boca Raton's long-term planning and the expectations of residents who have invested in this area.
- **Property Values & Privacy:** Large apartment buildings next to single-family homes often result in reduced privacy and declining property values. This development would likely set a precedent for further incompatible zoning decisions that erode our community's stability.

While we understand the need for smart growth and affordable housing, we urge the City to seek alternative locations for such developments that align with existing zoning and infrastructure capacity—ideally in areas already designed for high-density housing.

We respectfully request that the Planning and Zoning Board deny the rezoning and development petition. Please preserve the integrity and livability of our neighborhood and ensure that any future development in the Boca Raton Commerce Center aligns with responsible, community-centered planning principles.

Thank you for your time and consideration.

Regards,

Anne Krechmer

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 4:06 PM
To: Stephanie Gregory
Subject: FW: BOCA COMMERCE CENTER III

From: Michele Leissle <mleissle@yahoo.com>
Sent: Thursday, July 10, 2025 4:05 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: BOCA COMMERCE CENTER III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson,

Please note my disapproval of the cited planned rental community. I am a homeowner in the Mizner Pointe community. I am concerned that this rental community will stress the current infrastructure and resources in the area. I do not support the building of this rental community.

Thank you for your attention to this matter.

Sincerely,

Michele Leissle

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)



July 10, 2025

Palm Beach County Planning Commission
2300 N. Jog Road
West Palm Beach, FL

RE: Boca Raton Commerce Center III (SCA 2024-008)

Dear Commissioners:

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition.

Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe.

For the above reasons, The West Boca Community Council respectfully requests the Planning Commission deny this petition.

Thank you for your consideration.

Sincerely,

Sheri A. Scarborough, President

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:23 AM
To: Stephanie Gregory
Subject: FW: Boca Commerce Center III

From: Juan Martin <juanmb30@gmail.com>
Sent: Thursday, July 10, 2025 11:20 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Commerce Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

First before I even discuss the opposition of this property I must discuss Boca Rio Road and the safety concerns- now that you are in receipt of these concerns it is up to you as the council to remedy this before something happens there and you were in knowledge of this.

To say Boca Rio Road is congested is an understatement, the road was never built to handle the amount of traffic that travels it each day.

Every morning the center lane is lined with ten plus concrete trucks sitting and waiting which becomes a blind spot for anyone driving on this road in addition to backing traffic up for over a half hour.

To drive North/South on this service road can take almost 40 minutes to drive from Glades road to Palmetto Park Road which is one mile . This is not a road that can handle another 200 plus cars from this project.

Please feel free to come and observe this any week day from 7am -9 am or 4pm -7 pm.

If there is an emergency no emergency services can get through.

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition.

Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio

Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing.

Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe Community and the privacy of the families living here .

Thank you in advance for taking care of this intrusive building !

BR

Juan Martin

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:58 AM
To: Stephanie Gregory
Subject: FW: Boca rio see attachment

From: meemies18@aol.com <memies18@aol.com>
Sent: Thursday, July 10, 2025 11:55 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca rio see attachment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

First before I even discuss the opposition of this property I must discuss Boca Rio Road and the safety concerns- now that you are in receipt of these concerns it is up to you as the council to remedy this before something happens there and you were in knowledge of this .

To say Boca Rio Road is congested is an understatement, the road was never built to handle the amount of traffic that travels it each day .

Every morning the center lane is lined with ten plus concrete trucks sitting and waiting which becomes a blind spot for anyone driving on this road in addition to backing traffic up for over a half hour .

To drive North/South on this service road can take almost 40 minutes to drive from glades road to Palmetto Park road which is one mile . This is not a road that can handle another 200 plus cars from this project.

Please feel free to come and observe this any week day from 7am -9 am or 4pm -7 pm.

If there is an emergency no emergency services can get through .

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition.

Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the

community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts to Mizner Pointe Community and the privacy of the families living here .

Thank you in advance for taking care of this intrusive building !



Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 4:13 PM
To: Stephanie Gregory
Subject: FW: Opposed to construction of Boca Commerce Center III

From: Vanessa Michelini <vvmichelini@gmail.com>
Sent: Thursday, July 10, 2025 4:13 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Opposed to construction of Boca Commerce Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sir, I became aware of the petition to build rental apartments close to my house at Mizner Pointe. The complex name is Boca Commerce Center III.
I am opposed to this construction as it will build more traffic and security issues to the community. I am a resident of Mizner since 2002 and I chose the community for multiple reasons, including the surrounding.
Thank you, sincerely, Vanessa Michelini
Sent from my iPhone

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:36 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)

From: Maureen Miller <MEM75@mac.com>
Sent: Thursday, July 10, 2025 11:34 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: RE: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

I have lived in Mizner Pointe since its inception in 1998 and I, like many of my fellow residents, am troubled by the possible addition of so many more buildings/people in this area. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange and with the commercial businesses already present. Further, four and five story buildings so close to a community with no more than two stories is both a security concern and is certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe. For the above reasons, as a Mizner Pointe resident, I respectfully request the Planning Commission deny this petition.

Thank you for your consideration.

Maureen E. Miller, M.D.

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:15 AM
To: Stephanie Gregory
Subject: FW: Boca Rio -Urgent - must read asap

From: jillmorgie18@aol.com <jillmorgie18@aol.com>
Sent: Thursday, July 10, 2025 11:08 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Rio -Urgent - must read asap

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

First before I even discuss the opposition of this property I must discuss Boca Rio Road and the safety concerns- now that you are in receipt of these concerns it is up to you as the council to remedy this before something happens there and you were in knowledge of this .

To say Boca Rio Road is congested is an understatement, the road was never built to handle the amount of traffic that travels it each day .

Every morning the center lane is lined with ten plus concrete trucks sitting and waiting which becomes a blind spot for anyone driving on this road in addition to backing traffic up for over a half hour .

To drive North/South on this service road can take almost 40 minutes to drive from glades road to Palmetto Park road which is one mile . This is not a road that can handle another 200 plus cars from this project.

Please feel free to come and observe this any week day from 7am -9 am or 4pm -7 pm.

If there is an emergency no emergency services can get through .

The West Boca Community Council, which represents more than 125,000 residents in the

unincorporated area west of the city of Boca Raton, is opposed to the above petition.

Although The West Boca Community Council did not receive an invitation from the petitioner to

discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts to Mizner Pointe Community and the privacy of the families living here .

Thank you in advance for taking care of this intrusive building !

[Sent from the all new AOL app for iOS \[apps.apple.com\]](#)

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 12:39 PM
To: Stephanie Gregory
Subject: FW: Boca Commercial Center III

From: Janet Pierce <jlpierce3@gmail.com>
Sent: Thursday, July 10, 2025 12:19 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Commercial Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

In regards to the apartment complex that is being petitioned to be built off Boca Rio Road, I highly disagree with it being built. There is already very heavy traffic on Boca Rio Rd especially at rush hour. Further, four and five story buildings so close to Mizner Pointe with no more than two story is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe.

Respectfully,
Janet Pierce
Homeowner at Mizner Pointe
8394 Via Leonessa
Boca Raton, FL 33433
Sent from my iPhone please excuse any typos

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:53 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)

From: Howard Rudnick <howardrudnick@gmail.com>
Sent: Thursday, July 10, 2025 11:51 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Re: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning,

I am writing to you this morning as a longtime resident of Boca Raton (20+ years) to express my opposition to the above petition (Boca Raton Commerce Center III).

I have been living in the Mizner Pointe community now for six (6) years and it has been my own slice of paradise. It is a quiet, hidden community that should remain as such. As unincorporated Boca Raton continues to grow due to excessive overdevelopment, that also comes with overcrowding and safety issues daily. Boca Rio Road is meant as a thruway between Glades and SW 18th Street for commuters, and the staggering amount of traffic at all hours, not including rush hour (AM & PM), putting another development off of Boca Rio Road is detrimental to the health and safety of the residents who live along Boca Rio Road.

Putting a four and five story building complex off of Boca Rio Road, and inviting countless more potential residents is a recipe for disaster. In addition, putting a rental community in the midst of family neighborhoods invites many more transient individuals and that can also invite in unwanted persons.

I vehemently oppose the Boca Raton Commerce Center III petition and it is my hope that you and the Palm Beach County Planning Commission think twice about this project and think about the individuals and families that you represent.

Respectfully,

Howard Rudnick

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 3:36 PM
To: Stephanie Gregory
Subject: FW: Opposition to Boca Raton Commerce Center III Land Use Change Or the will build this multi store building near us

From: Sandeep <sandeepvijaywargiya@gmail.com>
Sent: Thursday, July 10, 2025 3:30 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Opposition to Boca Raton Commerce Center III Land Use Change Or the will build this multi store building near us

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson and Planning Commissioners,

I am a resident near the proposed Boca Raton Commerce Center III project (SCA 2024-008), and I am writing to oppose the requested land use change and zoning.

This development raises serious concerns:

The access on 210th Street South is unsafe due to poor visibility and already heavy traffic on Boca Rio Road.

The height of the planned four- and five-story buildings does not fit with nearby two-story homes and will impact privacy and security.

The proposed buffer and fencing are inadequate to protect the neighborhood.

I urge you to deny this amendment. The project is out of scale with the area and will harm the community.

Thank you for considering my comments.

Sincerely,
Sandy
Sent from my iPhone

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 11:43 AM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III

From: Adam Warden_ <adwarde@hotmail.com>
Sent: Thursday, July 10, 2025 11:43 AM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Raton Commerce Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners,

I agree with the WBCC's July 10, 2025 letter to the Commissioners regarding Boca Raton Commerce Center III. The planned property will harm our property values and make Boca Rio Road—already overly crowded—even more congested. Boca Raton has had a rapid influx of residents and traffic over the last few years, and this development will only make things worse.

Thank you for your time and consideration.

Best regards,

Adam Warden
Mizner Pointe resident
8600 Via Giardino
Boca Raton, FL 33433

Stephanie Gregory

From: Travis Goodson
Sent: Thursday, July 10, 2025 3:02 PM
To: Stephanie Gregory
Subject: FW: Boca Raton Commerce Center III (SCA 2024-008)
Attachments: Letter to Commissioners re Boca Raton Commerce Center_f7963158-e7a1-4c92-98b0-4df545acadd.pdf

From: Harry Zhang <harryhzhang@yahoo.com>
Sent: Thursday, July 10, 2025 2:57 PM
To: Travis Goodson <TGoodson@pbc.gov>
Subject: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

I am writing as a local resident to respectfully express my opposition to the proposed Boca Raton Commerce Center III development (Petition SCA 2024-008), particularly any construction exceeding two stories in height.

All surrounding residential properties in this area are limited to **two stories or less**, and the introduction of **four- or five-story buildings** would be inconsistent with the established community character. It raises concerns not only about aesthetics but also neighborhood privacy and security.

In addition, the **existing traffic conditions on Boca Rio Road are already highly congested**, especially during rush hours. The nearby intersection at Boca Rio Road and Glades Road—an immediate exit from the Florida Turnpike—is a **well-known accident hotspot**. This development would further intensify those conditions, increasing delays, **traffic frustration**, and the **likelihood of accidents**.

Furthermore, **parking availability** in the nearby shopping plaza at the corner of South Glades Road and West Boca Rio Road is already severely limited during daytime hours, particularly around lunchtime. Additional commercial and residential activity would only worsen this issue, potentially impacting access to **local businesses** and diminishing quality of life for area residents.

Attached to this message is a letter dated **July 10, 2025**, from **Sheri A. Scarborough, President of the West Boca Community Council**, which outlines additional concerns shared by more than **125,000 local residents**. I fully support the position taken in her letter and respectfully request that you **deny this petition**.

Thank you for your time, consideration, and service to our community.

Correspondence received after the PLC Hearing

Travis Goodson

From: Nathalia Amaral <nathalia83@gmail.com>
Sent: Friday, August 1, 2025 1:59 PM
To: Travis Goodson
Subject: Re: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi Travis,

I am very upset and concerned that this project is moving forward with the approvals. It does not appear that the board is even listening to or considering the homeowners that will be directly affected by this major construction project. Adding more people and more homes to this particular area of Boca Raton is not in the best interest of anyone besides the investors. This is already a densely populated area and with the two new massive communities that have just been completed (Lotus Edge and Lotus Palms), we are becoming a concrete jungle. This area simply can't support the population that is coming in, and approving yet another housing complex will exacerbate the existing strain on infrastructure, roads, and emergency services.

I kindly ask that the residents of Mizner Pointe be seriously considered when reviewing this project. These apartments will be helping no one aside from those directly benefiting financially.

There are plenty of new homes that have just been built in the vicinity, please don't make this another one.

Sincerely,
Nathalia Amaral

As of September 4, 2025, the Planning Division received 34 of the below email. Signature lines of those who sent this email are provided following the email.

Planning and Zoning

Re: Serious Concerns Regarding Proposed Development Adjacent to Mizner Pointe

Dear Palm Beach County Members of the Planning Commission,

I am writing as a concerned resident of Mizner Pointe, a long-standing single-family residential community located adjacent to the proposed Boca Raton Commerce Center III SCA 2024 - 008 project. While I understand the importance of development and growth within our city, I must express strong opposition to this project in its current form due to critical infrastructure and public safety concerns.

Our neighborhood and the neighborhoods in surrounding communities were designed and built with the intention of supporting a limited, stable population. There is also the two new communities that have just been completed off of Glades Road (Lotus Edge and Lotus Palms) where over 1,000 homes were built and the plans for over 800 homes in Boca Lago which are between the three neighborhoods you are looking at 2,000 plus people. With the proposed development this THREATENS to dramatically increase density in a manner that our current emergency and public safety systems are unprepared to handle.

1. Emergency Services and Infrastructure Strain

Our existing roadways are already narrow and limited in access. The addition of hundreds of new residents would significantly increase traffic, making it more difficult for fire trucks, ambulances, and police vehicles to respond swiftly in emergencies. In fact, there have already been instances where emergency vehicles were delayed due to congestion on [mention nearby roads or intersections].

2. Overextended Police Force and First Responders

Our police department is already operating under strained resources, with extended response times becoming increasingly common. The influx of new residents will further burden these services without the assurance of increased staffing or funding. Public safety must not be compromised in the name of rapid development.

3. Lack of Planning for Long Term Impact

There appears to be no transparent or detailed plan showing how the county intends to scale emergency and safety services to meet the needs of a growing population. It is deeply irresponsible to approve a high-density project without first addressing the consequences it will have on existing communities and essential services.

I urge the Zoning Commission to deny this development until the current infrastructure has been updated. New construction should only move forward once it is safe to traverse the area and have adequate emergency services readily available to protect all residents.

Respectfully,

Joanne Athan
8363 Via Leonessa
Boca Raton, FL 33433

Respectfully,
Manuel Gonzalez

Elisabeth Gomori, MD
8458 Via Serena,
Boca Raton, Fla. 33433

Irany Guimares

08-27-2025

Respectfully,
V. Wool Gingold

Rodolfo and Persa Figueroa
8374 Via Serena
Boca Raton, FL 33433

Respectfully,
Vivian Harriett
8695 Via Ancho Rd.
Boca Raton, Fl. 33433
"Mizner Pointe"

Respectfully,
Kathy Hoffman
8405 Via Leonessa
Boca Raton (Mizner Pointe)

Respectfully,

Bruce Harting

Respectfully,
Amanda Horelick

Respectfully,
Lisa Hurwitz
8450 Vía D Oro
Boca Raton, FL 33433

Respectfully,
Yulia Khudzik
Mizner Pointe,
8463 Via D Oro, Boca Raton, 33433
--
Thank you,
Julia.

Respectfully,
Allison & Gerwin Kooij
8322 Via Leonessa
Boca Raton, FL 33433

Respectfully,

Ana and Rafael Lara
21173 Via Ventura
Boca Raton FL 33433

Respectfully,
Dovie Leybovich

Respectfully,
Elena Leybovich
Mizner Pointe Concerned Resident

Respectfully,

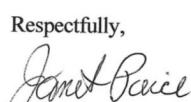
Mitchell S. Lovinger
Mitchell S. Lovinger

Respectfully,
Robinson Osmar Lima
21211 Via Eden
Boca Raton, FL 33433

Mary N. Blackburn
Mary N. Blackburn

Respectfully,
Viktoriya Meytus

Respectfully,
Vanessa Michelini

Respectfully,

Janet Pierce
8394 Via Leonessa
Boca Raton, FL 33433
407-493-8041

Respectfully,
The Rosati Family
Mizner Pointe
8462 Via D Oro
Boca Raton

Regards,
Frank Rosati
Mizner Pointe Resident

Respectfully,

Laura Rose
8291 Via Leonessa
Boca Raton, FL 33433

Respectfully,

Gary Rosenberg
21161 Via Ventura, Boca Raton
Mizner Pointe

Respectfully,

Donna and Elliott Roth
Elldon1@aol.com
8346 Via Leonessa
Boca Raton, FL 33433

Respectfully,

Howard Rudnick
Resident of Mizner Pointe

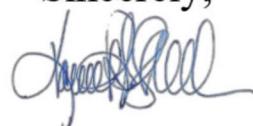
Respectfully,

Louise Sacrestano
8695 Via Ancho Rd
Boca Raton, FL 33433
MIZNER POINTE

Respectfully,

Lorraine Melanie Satsky
melaniesatsky@yahoo.com
21250 Via Fiore
Boca Raton, FL 33433

Sincerely,



Karen Schiffmiller

From: Svetlana Sena
8411 Via Leonessa
Boca Raton, FL 33433

Respectfully,

Sachin and Kara Shah

Respectfully,


Beverly Silverman
8572 Via Serena
Boca Raton, FL 33433
305-720-4806

Respectfully,

John Valle
Mizner Pointe owner since 12/1998

Travis Goodson

From: Sunil Babbar <sunilbabbar4@gmail.com>
Sent: Friday, July 11, 2025 9:32 AM
To: Travis Goodson
Subject: Re: Boca Raton Commerce Center III (SCA 2024-008) - Request to please deny the petition under the circumstances

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

If I could add an important thought for your kind consideration:

If such a multi-story apartment complex is allowed to be built along a smaller residential street, it will set a precedent that will forever change what has made Boca an exclusive sought-after city and one of the best in the country.

Once that precedent is set, builders will forever see it as being their 'right' to build similar multi-story apartment complexes across all similar beautiful smaller residential areas and streets of Boca where no such buildings currently exist and the aesthetic appeal is tremendous because of it. One such precedent could have a tremendous and lasting irreversible negative impact for Boca in general.

We respectfully request you to please give this careful consideration.

Thanking you,

Sincerely,

Sunil & Daonapa Babbar
21233 Via Ventura
(in the Mizner Pointe of Boca Community)
Boca Raton, FL 33433

On Thu, Jul 10, 2025 at 1:59 PM Sunil Babbar <sunilbabbar4@gmail.com> wrote:

Dear Commissioners of the Palm Beach County Planning Commission:

Subject: Boca Raton Commerce Center III (SCA 2024-008)

My wife and I are residents of the gated community "Mizner Pointe of Boca", the ingress and egress of which is only via "Boca Rio Road".

My wife and I, as well as residents of the Mizner Pointe of Boca community, have been very outspoken in conveying our collective serious concerns at our Mizner Pointe HOA meetings with regard to the possibility of

a rental apartment complex that is planned to be 4 to 5 stories tall being constructed with ingress and egress off of Boca Rio Road – a road that is already experiencing problems due to very heavy traffic and congestion. This Boca Rio Road, in addition to all residents along this road and connected communities, is also already being inundated by drivers who use Boca Rio Road as a way to access Glades Road, Palmetto Park Road, and 18th Street.

Among a number of other concerns, is also a pressing safety concern stemming from how so many more residents, if this apartment construction project is allowed to proceed, would safely get on to and off Boca Rio Road to enter and exit their complex (the proposed multi-story apartments), and the amount of further congestion traffic from this additional apartment complex would contribute to the challenges already faced by/on Boca Rio Road.

These types of tall apartments, if allowed, would also substantially degrade the aesthetic appeal of the Boca Rio Road area (which currently has no such tall buildings).

We kindly request you to please deny the petition for the apartment complex under the circumstances.

Thanking you,

Sincerely,

Sunil & Daonapa Babbar
21233 Via Ventura
Boca Raton, FL 33433

Travis Goodson

From: Sunnie Bell <sunniebell2403@gmail.com>
Sent: Thursday, July 10, 2025 5:20 PM
To: Travis Goodson
Subject: Opposition to Proposed Boca Raton Commerce center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson and Planning Commissioners,

I am writing as a concerned resident of the community neighboring the proposed Boca Raton Commerce center III project (SAC 2024-008) referenced in the petition. I would like to express my strong opposition to this development, as it poses multiple issues that directly affect our safety, quality of life, and community character.

The planned access via 210th Street South raises serious safety concerns due to poor visibility and already congested traffic on Boca Rio Road.

The building height — four to five stories — is not in keeping with our neighborhood of mostly two-story homes and creates both security and aesthetic issues. Additionally, the landscape buffer and fencing are inadequate to protect our community's privacy and quality of life.

For these reasons, I respectfully urge the Planning Commission to deny this petition and consider the concerns of the residents most directly impacted.

Thank you for your time and attention.

Sincerely,

Ivan Puchkarov, Oleksandra Belova

21258 Via Eden, Boca Raton, FL33433

Travis Goodson

From: Jim Bouras <j_bouras@hotmail.com>
Sent: Monday, July 14, 2025 4:52 PM
To: Travis Goodson
Subject: Opposition to 4-5 story apartment buildings near Mizner Points
Attachments: 500ft-Boca-Raton-Commerce-CenterIII_1bf05eeb-7575-4c6a-b685-97686286154f.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To whom it may concern,

I am a resident at 8400 Via Leonessa Boca Raton, FL 33428 and I am 100% opposed to the proposed building of 4-5 story apartment buildings in the attached document adjacent to Mizner Pointe. Traffic congestion on Boca Rio Rd. and other streets surrounding Mizner Pointe are already congested. Additionally, I am not in favor of these buildings towering in the distance near Mizner Pointe.

Please advise

Jim Bouras
8400 Via Leonessa
Boca Raton, FL 33428
561 213-5667

Travis Goodson

From: Georgina Cohen <gcvintage@gmail.com>
Sent: Thursday, July 10, 2025 9:36 PM
To: Travis Goodson
Subject: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

July 10, 2025

Palm Beach County Planning Commission
2300 N. Jog Road
West Palm Beach, FL
RE: Boca Raton Commerce Center III (SCA 2024-008)

Dear Commissioners:

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition.

Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road and there is no traffic light to access Boca Rio Rd from this access road. Boca Rio Road is heavily congested, especially during rush hour as many motorists use Boca Rio Rd Northbound to get to the Glades Road Florida Turnpike interchange and southbound to get to Palmetto Park Rd and SW 18th Street. In addition, the two commercial construction businesses currently have a high volume of construction trucks entering and exiting these businesses as well as parking their trucks on the side of the road and in the middle turning lanes. Furthermore, a four and five story building so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe.

I invite the commissioner to take a day trip during rush hour to experience the above situation.

For the above reasons, I respectfully request the Planning Commission deny this petition.

Thank you for your consideration.

Sincerely,
Georgina A Cohen
□

--
Gina Cohen

Travis Goodson

From: moody030@aol.com
Sent: Tuesday, September 2, 2025 9:17 AM
To: Travis Goodson
Subject: RE: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

As a resident and property owner in Mizner Pointe in West Boca, I am writing to express my opposition to this petition for the proposed build-out of this project in the Boca Raton Commerce Center III.

There are a multitude of concerns and issues with this proposed project build-out. They are as follows:

- The ingress and egress of this property unto Boca Rio Road will create an increased safety issue (more so than it already is) as 210th Street South is not visible from Boca Rio Road.
- Boca Rio Road is already a very heavily congested roadway, especially during rush hour (mornings and afternoons) as a multitude of motorists are trying to get to & from the Glades Road Florida Turnpike interchange.
- Additionally, traffic & congestion is also already unmanageable due to shops & businesses in Lakeside Centre at the NW corner of Glades Road and Boca Rio Road. Additional residents in this area will create even more traffic in an already-congested area.
- In regards to the proposed project, a four & five story building so close to our Mizner Pointe community with no more than two stories, is not favorable for security & certainly not aesthetically pleasing.
- The landscape buffer between the proposed 4-5 story building project & Mizner Pointe is insufficient, as is the fence that abuts Mizner Pointe. There is also no guarantee that there will be no security issues given the lack of separation and accessibility with the landscape and fence.
- Given the current growing population & projected growth given these & other development projects, there seems to be no detailed plan how an already-strained infrastructure (emergency & otherwise) will be handled. It would be deeply irresponsible to approve yet another high-density project given our existing roadways are already limited narrow & limited in access.
- Overall, yet another development project in a limited access area will create greater strain for not only the exiting communities but also the communities & essential services.

For the above reasons, as a resident & property owner at Mizner Pointe of Boca, I respectfully requests the Planning Commission deny this petition.

Sincerely and respectfully,

Juan Diniz
Mizner Pointe of Boca Raton resident and property owner.

Travis Goodson

From: debijdoodle@aol.com
Sent: Tuesday, July 22, 2025 1:11 PM
To: Travis Goodson
Subject: TOTALLY AGAINST ZONING REQUEST TO BUILD IN BOCA

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I AM A RESIDENT OF MIZNER POINT FOR DECADES. BOCA RIO ROAD IS SO CONGESTED NOW THAT I CANT IMAGINE HOW ADDING 500 CARS AND MORE BUILDING IN THAT SMALL AREA CAN EVEN BE ENTERTAINED. THIS WILL ALTER OUR LIVES AND LEAVING US THINKING ITS TIME TO LEAVE BOCA. WE , FEEL LIKE WE HAVE NO CONTROL OVER ANY OF THIS . TIME TO MOVE? THIS IS A HORRIBLE IDEA, THANKS DEBI

Travis Goodson

From: debijdoodle@aol.com
Sent: Tuesday, August 26, 2025 11:36 AM
To: Travis Goodson
Subject: Re: Planning and Zoning 8-26_9256fc0c-8be1-4815-aafe-88f9a676d5a5.docx

This Message Is From an External Sender

This message came from outside your organization.

i am very against development proposal adjacent to mizner pointe as a resident of mizner pointe for many years

On Tuesday, August 26, 2025 at 11:28:58 AM EDT, Debi JEROME-COSTABILE <debijdoodle@aol.com> wrote:

[https://topsdocsvc.blob.core.windows.net/one-2881/Planning%20and%20Zoning%208-26_9256fc0c-8be1-4815-aafe-88f9a676d5a5.docx \[topsdocsvc.blob.core.windows.net\]](https://topsdocsvc.blob.core.windows.net/one-2881/Planning%20and%20Zoning%208-26_9256fc0c-8be1-4815-aafe-88f9a676d5a5.docx [topsdocsvc.blob.core.windows.net])

Sent from my iPhone

Travis Goodson

From: Mariela Ferrari <mareferrari26@gmail.com>
Sent: Thursday, July 10, 2025 10:10 PM
To: Travis Goodson
Subject: Boca Raton Commerce Center III (SCA 2024-008) - I opposed the petition

This Message Is From an External Sender

This message came from outside your organization.

Hello Mr. Goodson,

I am Mariela Ferrari, a homeowner and resident at Mizner Pointe in Boca Raton. My townhouse is located on Via Serena, just a block away from the parcel of land that will be subject of discussion at a hearing tomorrow, Friday July 11 at the 1st floor Hearing Room in 2300 North Jog Rd.

I attended the meeting a few months ago when the owners of this parcel came to Mizner Pointe clubhouse and gave us a presentation of their intentions regarding the future project to build a four and five story building to offer as rental units for residents to live in.

I was very concerned to learn the news, and all of my neighbors attending the meeting shared the same sentiment. Here below are just a few of our concerns:

1- Boca Rio Rd. will be the access to the narrow 2 lane 210th street that will provide access to these apartment buildings. Boca Rio Rd is already heavily congested with multiple industrial facilities: i.e., cement company, the US post Office on Ancho Rd. Our community Mizner Pointe, the animal shelter on Ancho Rd, Public Storage facility just to name a few. Rush hours on Boca Rio Rd are already a nightmare, especially in the AM when trucks **line up in the middle of Boca Rio Rd** which is already dangerous, waiting its turn to drive in to get cement supplies into that cement company located on the corner of Boca Rio Rd and Ancho Rd. Add to that, that motorists are rushing to work trying to get to the Glades Rd Florida interchange, the only close entrance and exit to the Turnpike.

2- Driving to school, overcrowding the zone schools: In addition, parents like me are trying to get to school on time, our zone school is Del Prado Elementary. The only way to get to school is by taking Ancho Rd/Boca Rio Rd, onto Palmetto. There are many parents like me in Mizner Pointe driving children to school, imagine adding a four-five story building almost next door that will bring additional children to the same school using the same street, Boca Rio Rd. This influx of new families renting units in these buildings will also overcrowd our zoned elementary school Del Prado.

3- Dangerous ingress and egress to this new property: 210th street is not very visible from Boca Rio Rd. Cars trying to exit 210th Street onto Boca Rio Rd during any time of the day and worse during rush hour will create a huge risk in terms of potential motor accidents. Additional cars turning left from Boca Rio Rd into 210th street will not only create additional traffic for the cars driving on the opposite lane but potential accidents as well.

4- Security and aesthetics: building a four and five story building so close to a 2 story building community, literally behind, is not favorable for security purposes, and certainly not aesthetically pleasing. There should be

some ordinance or code that prohibits building such a tall structure right next to a two story building community that has been stable and in this land for over 20 years.

5- Landscape: a landscape buffer to provide some privacy will be insufficient due to the height of the new building. There is just a low fence that divides the backyards of the two story buildings on Via Eden at Mizner Pointe and the parcel in question. This parcel should not be used to build anything with such a height, the land won't be able to support it.

Thank you for reading my message, and I hope to hear from you when you get a chance. I trust that a good decision will be made on this petition, by keeping in mind the concern of neighbors that have lived at Mizner Pointe for more than 20+ years. We certainly oppose this petition.

Sincerely,
Mariela Ferrari

Travis Goodson

From: Marin Ganz <ganzm2549@gmail.com>
Sent: Thursday, July 10, 2025 5:20 PM
To: Travis Goodson
Subject: Concerns regarding 5 story rental planning!!!!

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please consider this will create traffic issues to an already overpopulated area, as well as security issues will be affected and aesthetics .

Please do not devalue our properties and homes.

Sincerely,
Marin Ganz
Unit owner
Mizner Pointe

Sent from my iPhone

Travis Goodson

From: Husni Hassan <husni76@gmail.com>
Sent: Saturday, August 2, 2025 10:57 AM
To: Travis Goodson
Subject: Boca Rio Rd Apartment project

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi Travis,

I am very upset and concerned that this project is moving forward with the approvals. It does not appear that the board is even listening to or considering the homeowners that will be directly affected by this major construction project. Adding more people and more homes to this particular area of Boca Raton is not in the best interest of anyone besides the investors. This is already a densely populated area and with the two new massive communities that have just been completed (Lotus Edge and Lotus Palms), we are becoming a concrete jungle. This area simply can't support the population that is coming in, and approving yet another housing complex will exacerbate the existing strain on infrastructure, roads, and emergency services.

I kindly ask that the residents of Mizner Pointe be seriously considered when reviewing this project. These apartments will be helping no one aside from those directly benefiting financially.

There are plenty of new homes that have just been built in the vicinity, please don't make this another one.

Sincerely,

Husni Hassan
8296 Vía Serena, Boca Raton, FL 33433

Travis Goodson

From: Husni Hassan <husni76@gmail.com>
Sent: Monday, September 1, 2025 9:35 PM
To: Travis Goodson
Subject: Mizner Pointe/Boca Rio Apartment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good evening Mr. Goodson,

I must say I'm very disappointed to have to be writing you about this Boca rio road apartment project. I would have hoped that the county board would have put property tax money to the side and declined this project!

Boca Rio Rd is a mess, I don't know where the DOT is looking but that street is a hot mess! The apartments would be built behind a public storage, a concrete company and a drywall company! Why? What's the appeal in that?

Once again I'm sending this email to express my opposition to these apartments being allowed to build right along our homes!

Than you,

Husni Hassan
8296 Vía Serena, Boca Raton, FL 33433

Travis Goodson

From: KATHY HOFFMAN <kathybocaraton@comcast.net>
Sent: Thursday, July 10, 2025 6:38 PM
To: Travis Goodson
Subject: BOCA RATON COMMERCE CENTER III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello -

As a resident of Mizner Pointe, I fully agree with Sheri Scarborough's letter from the West Boca Community Council.

Many of our residents oppose this project mainly because of safety, privacy and traffic concerns. Traffic on Boca Rio Road is already a major factor due to its accessibility to the FL Turnpike off of Glades Road. Four and five story buildings closely adjacent to our two-story structures is not acceptable. *The buffer that these builders discussed at our Town Hall Meeting is totally inadequate.*

Furthermore, Boca Lago is in the planning stages to build over 200 units! Boca Rio Road in its current condition is not feasible at all to handle the influx of traffic that these two pending projects will cause.

A large rental property next to our beautiful community is **NOT** what we want.

Regards,
Kathy Hoffman
Mizner Pointe Resident

Travis Goodson

From: Amanda Horelick <amandaruben14@yahoo.com>
Sent: Friday, July 11, 2025 10:08 AM
To: Travis Goodson
Cc: Jeremy Horelick
Subject: Proposed 5-Story Residence - BOCA RIO

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

I am writing as a concerned resident regarding the proposed development of a five-story apartment complex off Boca Rio Road in Boca Raton. I respectfully request your consideration on this matter, as the impacts of such a project could be deeply detrimental to our community.

As someone who lives nearby in the Mizner Pointe neighborhood, I've seen firsthand how congested Boca Rio Road becomes, particularly during rush hour. It can already take an inordinate amount of time just to travel from Glades or Palmetto to our neighborhood. Adding a large-scale residential complex to an already strained road system seems both impractical and unsafe.

In addition, the recent approval of residential development on the Boca Lago golf course will already place a significant burden on Boca Rio. Approving yet another housing project in such close proximity will only worsen an already difficult situation.

There are also serious questions about the suitability of this location. The proposed site is adjacent to a cement factory, a post office, and a storage facility, with views of the Florida Turnpike. It's unclear who would be willing to pay the projected luxury apartment rents in such an environment. The mismatch between pricing and surroundings raises concerns about the long-term viability of the development.

Beyond aesthetics and practicality, the impact on the surrounding neighborhood is substantial. Construction noise will disrupt the daily lives of residents to the west, and history has already shown the challenges of building on this land. A previous attempt to develop the site failed due to water management issues and ultimately ended in bankruptcy. These are not minor obstacles—they reflect fundamental flaws with the site's suitability for residential use.

For these reasons and more, I urge the county to carefully reconsider this project and solicit broader community input. I would greatly appreciate your perspective and any updates you can provide on the status of this development.

Thank you for your time and attention to this matter.

Sincerely,
Amanda Horelick
21000 Via Eden
Boca Raton, FL 33433

Travis Goodson

From: L Huang <lhuangsky@gmail.com>
Sent: Thursday, July 10, 2025 7:56 PM
To: Travis Goodson
Subject: Opposed to Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioner,

We are one of the homeowners of Mizner Points community and we are strongly opposed to building four and five story buildings near our community, Mizner Points.

Best Regards
Lin Huang and Wenjing Zhang
8331 Via Serena, Boca Raton, FL 33433

Travis Goodson

From: Mahendra Madem <mahendra@maanav.biz>
Sent: Thursday, July 10, 2025 5:11 PM
To: Travis Goodson
Subject: Boca Commerce Center III - Request to Deny Petition for Multi-Story Apartment Complex

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Goodson,

I am writing to express my strong opposition to the proposed multi-story apartment complex referenced in today's email communication from Superior Association Management.

This project poses serious concerns for our community in terms of increased traffic, environmental impact, and the overall disruption of the neighborhood's character. We believe it is not in the best interest of current residents and does not align with the vision for responsible development in our area.

Given that the Commission will be addressing this matter tomorrow, I hope you are able to formally register this concern with the appropriate parties and advocate for the petition's denial. I also encourage you to contact other residents and associations within Mizner Pointe community to ensure our collective voice is heard.

Thank you for your attention to this critical matter.

Regards,
Mahendra Madem
8582 Via Giardino
Boca Raton FL 33433

----- Forwarded message -----

From: "Superior Association Mgmt." <noreply@gounumberate.com>
Date: Jul 10, 2025 10:18 AM
Subject: Boca Commerce Center III
To: mahendra@maanav.biz
Cc:

Mizner Pointe of Boca Homeowners' Association

Powered By
Enumerate
Central

Boca Commerce Center III

Dear Residents:

Attached find two letters regarding the parcel of land next to your community that is on tomorrow's Planning Commission agenda.

It is important that every owner send an email to the county **today** to voice your concern of the development, please email TGoodson@pbc.gov. The owners of the land are petitioning the county to build four and five story rental apartments.

Please take a few minutes and send an email today--collectively we are strong!

Sincerely,
Sheri A. Scarborough, LCAM
Managing Partner

[DOWNLOAD LETTER TO COMMISSIONERS
RE BOCA RATON COMMERCE CENTER.PDF
\[TOPSDOCSVC.BLOB.CORE.WINDOWS.NET\]](#)

[DOWNLOAD 500FT-BOCA-RATON-
COMMERCE-CENTERIII.PDF
\[TOPSDOCSVC.BLOB.CORE.WINDOWS.NET\]](#)

For questions or comments, please reply to this email or contact Superior Association Mgmt. at admin@superiormgmt.net. This email was generated by the Enumerate Central platform.

Travis Goodson

From: Michele Mastropietro <mich.mastro@yahoo.com>
Sent: Thursday, July 10, 2025 7:26 PM
To: Travis Goodson
Subject: opposition to apt building
Attachments: Letter to Commissioners re Boca Raton Commerce Center_f7963158-e7a1-4c92-98b0-4df545acadd.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I oppose the rental apartment building that is projected to be built in my backyard. The area is already highly populated. See attached letter.

Sincerely,

Michele Mastropietro
21084 Via Eden
Boca Raton, FL 33433

Travis Goodson

From: Sharon Mecoli <sharonmecoli@gmail.com>
Sent: Friday, July 11, 2025 12:54 AM
To: Travis Goodson
Subject: RE: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I just learned of the proposal to build an apartment complex adjacent to the Mizner Pointe Community off Boca Rio Rd. This is a very concerning safety issue considering the heavy traffic on Boca Rio Rd as well as the cement and construction trucks that are constantly in that area. I cannot imagine how adding residents in that location will not result in traffic backing up to the Glades Rd intersection and also then impacting the traffic flow to the turnpike exits that are in very close proximity. This is going to result in accidents on this area. I oppose this plan for this reason. Please deny this request as it will put all who travel these roads in danger. In addition, building a high rise apartment complex adjacent to this Community will negatively impact property values due to the aesthetic and privacy issues it will impose.

Thank you for your consideration in this matter,

Sharon Mecoli
Mizner Pointe resident at 8712 Via Ancho Rd

Travis Goodson

From: Jen Polito <hearts2731@aol.com>
Sent: Monday, August 4, 2025 2:13 PM
To: Travis Goodson
Subject: Serious Concerns Regarding Proposed Development Adjacent to Mizner Pointe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson,

I am an original owner living in Mizner Pointe for almost 26 years and I am a very concerned resident of the proposed Boca Raton Commerce Center III SCA 2024 - 008 project. I must express strong opposition to this project. The land has been vacant for many years. Years ago during the preliminary steps to build a storage unit facility the builders hit water and soon after the company filed Bankruptcy. During the preliminary steps while they were flattening the land several of the townhouses vibrated and I personally lost valuables from a shelf that fell from the vibration which I was unable to claim since the company went bankrupt. I am very concerned with the construction of this project as well as public safety concerns.

The picture below shows a line up of trucks that occur daily by the L&W Supply company (21195 Boca Rio Road) which is on the corner of Boca Rio road and Via Ancho (Main street that leads to the post office and Mizner Pointe). This backup causes numerous issues for cars traveling on Boca Rio.



Our neighborhood and the neighborhood surrounding communities were designed and built with the intention of supporting a limited, stable population. There are also the two new communities that have just been completed off of Glades Road (Lotus Edge and Lotus Palms) where over 1,000 homes were built and the plans for over 800 homes in Boca Lago which between the three neighborhoods you are looking at 2,000 plus people. With the proposed development this THREATENS dramatically increase density in a manner that our current emergency and public safety systems are unprepared to handle.

Our existing roadways are already narrow and limited in access. The addition of hundreds of new residents would significantly increase traffic, making it more difficult for fire trucks, ambulances, and police vehicles to respond swiftly in emergencies. In fact, there have already been instances where emergency vehicles were delayed due to congestion on [mention nearby roads or intersections].

I urge the Zoning Commission to deny this development.

Respectfully,

Jennifer Polito
21054 Via Eden
Boca Raton, FL 33433

Travis Goodson

From: Patrick Rawa <patrawa22@gmail.com>
Sent: Thursday, July 10, 2025 10:18 PM
To: Travis Goodson
Subject: Boca Raton Commerce Center III (SCA 2024-008) - I opposed the petition

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Mr. Goodson,

I am Patrick Rawa, a homeowner and resident at Mizner Pointe in Boca Raton. My townhouse is located on Via Serena, just a block away from the parcel of land that will be subject of discussion at a hearing tomorrow, Friday July 11 at the 1st floor Hearing Room in 2300 North Jog Rd.

I participated in the meeting at Mizner Pointe when the owners of this parcel gave a presentation of their intentions regarding the future project to build a four and five story building to offer as rental units for residents to live in.

I was very concerned to learn the news, and all of my neighbors attending the meeting shared the same worries. Here are just a few of our concerns: the ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange.

Further, a four and five story building so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe.

Lastly, the commute to our child's elementary school on Boca Rio rd, will become a huge burden with the additional traffic that these buildings will create, not to mention the overcrowding of the zone schools.

I request that you deny this petition.

Thank you and I look forward to hearing from you,

Sincerely,

Patrick Rawa

Travis Goodson

From: Frank Rosati <frank.rosati.2020@gmail.com>
Sent: Saturday, July 12, 2025 7:21 PM
To: Travis Goodson
Cc: Sofia Rosati
Subject: Denial of Boca Raton Commerce Center III project (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Goodson and Planning Commissioners,

I am a resident near the proposed Boca Raton Commerce Center III project (SCA 2024-008), and I am writing to oppose the requested land use change and zoning.

This development raises serious concerns:

The access on 210th Street South is unsafe due to poor visibility and already heavy traffic on Boca Rio Road.

The height of the planned four- and five-story buildings does not fit with nearby two-story homes and will impact privacy and security.

The proposed buffer and fencing are inadequate to protect the neighborhood.

I urge you to deny this amendment. The project is out of scale with the area and will harm the community.

Thank you for considering my comments.

Sincerely,

Frank Rosati
Resident of Mizner Pointe

July 31, 2025

To: Travis Goodson

tgoodson@pbc.gov

Re: Serious Concerns Regarding Proposed Development Adjacent to Mizner Pointe

Dear Palm Beach County Members of the Planning Commission,

I am writing as a concerned resident of Palm Beach County, specifically with reference to the US Post Office that services the 33433 zip code on Boca Rio Road at the intersection of Via Ancho. It's my understanding that this Post Office, a Federal Office Building, is located adjacent to the proposed Boca Raton Commerce Center III SCA 2024 - 008 project. While I understand the importance of development and growth within our city and the unincorporated county, I must express strong opposition to this project in its current form due to critical infrastructure and public safety concerns.

Our neighborhood and the neighborhood surrounding communities were designed and built with the intention of supporting a limited, stable population. There are also the two new communities that have just been completed off of Glades Road (Lotus Edge and Lotus Palms) where over 1,000 homes were built and the plans for over 800 homes in Boca Lago which between the three neighborhoods you are looking at 2,000 plus people. With the proposed development this THREATENS and dramatically increases the density in a manner that our current emergency and public safety systems are unprepared to handle.

1. Emergency Services and Infrastructure Strain

Our existing roadways are already narrow and limited in access. The addition of hundreds of new residents would significantly increase traffic, making it more difficult for fire trucks, ambulances, and police vehicles to respond swiftly in emergencies. In fact, there have already been instances where emergency vehicles were delayed due to congestion on Boca Rio Road at Glades Road, at Via Ancho Road, at Boca Lago Blvd, at SW 8th, etc. Boca Rio Road has only two lanes, one going north and one going south. In addition, this congestion is already dangerous to traffic because of the cement trucks that are double parked and lined up three and four at a time, waiting to turn into their place of business on Boca Rio Road. As a resident of Palm Beach County, specifically the Boca Del Mar area that is serviced by this Post Office, it is now very difficult to make turns in and out of Via Ancho to access the Post Office. This new development will certainly make access to the Post Office even worse.

2. Overextended Police Force and First Responders

Our police department is already operating under strained resources, with extended response times becoming increasingly common. The influx of new residents will further burden these services without the assurance of increased staffing or funding. Public safety must not be compromised in the name of rapid development.

3. Lack of Planning for Long Term Impact

There appears to be no transparent or detailed plan showing how the county intends to scale emergency and safety services to meet the needs of a growing population. It is deeply irresponsible to approve a high-density project without first addressing the consequences it will have on existing communities and essential services.

I urge the Zoning Commission to deny this development until the current infrastructure has been updated. New construction should only move forward once it is safe to traverse the area and have adequate emergency services readily available to protect all residents.

Has anyone even thought of the impact this new development will have on the residents and the postal worker's ability to access the Post Office that is located there?

Respectfully,

Laurie M. Scher

Lauriescher@att.net 6963 Tiburon Circle, #111, Boca Raton, FL 33433

Travis Goodson

From: MICHAEL SHAPIRO <itsmichaels@aol.com>
Sent: Thursday, July 10, 2025 5:15 PM
To: Travis Goodson
Subject: Boca RatonCommerce Center

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

July 10, 2025
Palm Beach County Planning Commission
2300 N. Jog Road
West Palm Beach, FL
RE: Boca Raton Commerce Center III (SCA 2024-008)

Dear Commissioners:

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition. Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts Mizner Pointe.

For the above reasons, The West Boca Community Council respectfully requests the Planning Commission deny this petition.

Thank you for your consideration.

Sincerely,
Michael Shapiro
21169 Via Eden
Boca Raton, FL 33433
Mizner Pointe

Travis Goodson

From: Beverly Silverman <beverly0849@gmail.com>
Sent: Thursday, July 10, 2025 7:15 PM
To: Travis Goodson
Subject: Boca Raton Commerce Center III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

8572 Via Serena
Boca Raton, FL. 33433
July 10, 2025

Palm Beach County Planning Commission
2300 N Jog Rd.
West Palm Beach, FL

RE: Boca Raton Commerce Center III (SCA 2024-008)

Dear Commissioners:

I would like to take this opportunity to let you know I oppose the above petition. I have many concerns for this project. The biggest concern is the traffic congestion it will cause on Boca Rio Road, as well as the adjacent streets, such as Glades Road and Palmetto Park Road. Even widening Boca Rio Road won't solve the problem. Boca Rio Road is backed up most times of the day as motorists trying to get to the Florida turnpike interchange. Boca Rio Road needs to be widened for the traffic today. If we add more cars, it will be a nightmare for the people who live here now. Another concern is the aesthetic view. Building structures four, five, and six stories so close to a community having no more than two stories will be an eyesore for the beautiful community that is here.

For the above reasons, and there are more, I respectfully request the planning Commission deny this petition.

Thank you for your consideration.

Sincerely,
Beverly Silverman

Travis Goodson

From: Deborah Talenfeld <dtalenfeld@gmail.com>
Sent: Thursday, July 10, 2025 7:00 PM
To: Travis Goodson
Subject: RE: Boca Raton Commerce Center III (SCA 2024-008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing as a resident of Mizner Pointe and Mizner Pointe HOA board member to express my opposition to the above-referenced development. The ingress and egress of this property on to Boca Rio Road creates a serious safety issue, as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour, with many motorists speeding down the road trying to get to the Glades Road Florida Turnpike interchange.

Furthermore, having four and five story buildings so close to our community of Mizner Pointe, a lovely family-centric community consisting of single family homes, villas and townhomes of no more than two stories, creates strong concerns regarding our community's security and is far from aesthetically pleasing. We have serious and reasonable concerns that erecting apartments within eyesight of our community will serve to decrease the property values in our community.

Moreover, the planned landscape buffer is insufficient, as is the fence that abuts our Mizner Pointe Community, and will negatively affect the privacy of our families living here.

I ask that you deny the requested development.

Sincerely,
Deborah Talenfeld
8558 Via Giardino, Mizner Pointe

Travis Goodson

From: Joan Teitelbaum <toothdesigner@hotmail.com>
Sent: Thursday, July 10, 2025 5:26 PM
To: Travis Goodson
Subject: Boca Raton Commerce Center 111 (SCA 2024- 008)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Commissioners:

First before I even discuss the opposition of this property I must discuss Boca Rio Road and the safety concerns- now that you are in receipt of these concerns it is up to you as the council to remedy this before something happens there and you were in knowledge of this .

To say Boca Rio Road is congested is an understatement, the road was never built to handle the amount of traffic that travels it each day .

Every morning the center lane is lined with ten plus concrete trucks sitting and waiting which becomes a blind spot for anyone driving on this road in addition to backing traffic up for over a half hour .

To drive North/South on this service road can take almost 40 minutes to drive from glades road to Palmetto Park road which is one mile . This is not a road that can handle another 200 plus cars from this project.

Please feel free to come and observe this any week day from 7am -9 am or 4pm -7 pm.

If there is an emergency no emergency services can get through .

The West Boca Community Council, which represents more than 125,000 residents in the unincorporated area west of the city of Boca Raton, is opposed to the above petition.

Although The West Boca Community Council did not receive an invitation from the petitioner to discuss this project, I personally attended a meeting at Mizner Pointe after being notified by the community and invited to sit in. After the Mizner Pointe meeting, our West Boca Community

Council Board of Directors discussed the project and the many concerns of the residents, which are also concerns of the West Boca Community Council. The ingress and egress of this property creates a safety issue as 210th Street South is not very visible from Boca Rio Road, and Boca Rio Road is heavily congested, especially during rush hour as many motorists are trying to get to the Glades Road Florida Turnpike interchange. Further, four and five story buildings so close to a community with no more than two stories is not favorable for security and certainly not aesthetically pleasing. Finally, the landscape buffer is insufficient, as is the fence that abuts to Mizner Pointe Community and the privacy of the families living here .

Thank you in advance for taking care of this intrusive building !

Sincerely,
Joan Teitelbaum
President, Mizner Pointe HOA.

[Sent from the all new AOL app for iOS \[apps.apple.com\]](#)

Travis Goodson

From: Nadine Visser <continue2educate@gmail.com>
Sent: Friday, July 11, 2025 9:26 AM
To: Travis Goodson
Subject: Mizner Pointe and commerce III

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Mr Goodson,
I am forwarding a letter to you (in part) that I previously sent to the bidding developers for this parcel of land. Although my humor is throughout this letter, the seriousness of it should not be overlooked. There are times in life where laughter is the best medicine and living here at times is one of them.

I truly feel that this will not be the success you all are hoping for.
A main point for you to focus on in this is the sunlight issue given the height you are suggesting and the placement of any pool. However all other issues are of equal annoyance and lastly (yet I should never to put myself last in something that impacts my investment like yourself... is the negative consequence I face should you move forward)

Thank you for your time and consideration on this matter.

Nadine Visser, PharmD
21096 Via Eden, Boca Raton FL 33433

Begin forwarded message:

...some items are being overlooked. Items that may negatively impact your success and thus negatively impact the value of our homes in Mizner Pointe. Your success, or failure, may directly impact us. Ultimately you can proceed with or without our blessing, and speaking with us was a gesture of goodwill. However, I would like to add some points to contemplate. You may have already known some, or all , of these points and are addressing them.
However, because you don't live here, thus would not be directly affected by it, you may want to be made aware of them so your project has a an added chance for success for us all.

First, thank you for making the trash bins at the farthest corner from Mizner. Second, I am very grateful for the fence you stated you'd replace/repair/install. Third, planting an extra buffer and then the parking lot prior to your complex. These are all appreciated regardless of the reason.

Living in Mizner Pointe was not my location of interest. I ended here due to Del Prado and my 5yo son who is on the spectrum...think Sheldon from Big Bang Theory without the laugh track. Too smart for his own good, I left Coconut Creek. The townhome was in foreclosure, and I needed to find a home that didn't need a lot of remodel / updating while still being affordable, in

this school zone, and in time to register him for school. This just kind of fell into my lap.

I am at 21096 Via Eden. Right behind the lower left quadrant of your complex will be located. Here's what it's like for me there. In no order of importance but take from it what you want.

1. Every year we get flooded in the back yard. Overwhelmed with mosquitos is an understatement.
2. Every year we get inundated with frogs. They have a mating season in our back yard. Hundreds of thousands of frogs will wake you up at night til early morning. It is incredibly loud. Maddening even. I often go sleep in another room.
3. The frogs, however, will eventually be silenced because it attracts the snakes. Not sure what kind they are, but it's an all-you-can-eat buffet for some time and they will end up on your patio etc.
4. The cats. I like cats but certainly not as much as Hemingway. They are everywhere. They fight. A lot. Our backyard is often filled with the screeching of them in a tussle.
5. Every morning you will be woken up by the roosters. Yes roosters. They reside at the cement factory. Occasionally you will see them cross the road but I haven't yet discovered the life long answer to that question.
6. Almost every morning you are woken up by the banging and banging of the cement factory. I don't think it's legal to be operating such machinery so early, but complaining doesn't seem to stop it.
7. The sound of the turnpike is heard 24/7. The sound of the racing teenagers on the turnpike too.
8. Black Cat sets off fireworks but not the ones you'd even see... I don't understand what they are doing but when they do it, it's darn LOUD.
9. Boca Rio Rd was my main reason for not wanting to live here. I only moved here for my son. I don't ever want people to even come here because of the turnpike overpass, the dirty commercial buildings, the people fishing off a polluted canal, the cement facility, the storage facility and the Black Cat fireworks. The area definitely doesn't look like "Boca Raton" and it's definitely not "luxurious" by any means.
10. The Semi-trucks line up sometimes 5 to 6 in a row on Boca Rio. Now they are lining up on the Palmetto / Boca Rio interchange too. Not too classy. :/

Your apartments will be closer to all of these places: the turnpike, Boca Rio Rd, the cement factory, Black Cat. There is also a business there somewhere that blares their music. Not sure if there's a CrossFit or something there but it's pretty regular that this occurs.

Bus stop. Most families move due to the A-rated school district and the International Tennis Academy. That is why most live in Mizner too. What are your plans for the bus stop? We have a back up of cars at our main gate because we share with others' like Place of Hope. Are you going to share our bus stop or will there be a new one. If we have to share, I would like to suggest a walking path similar to the one at Patch Reef Park. Maybe it could run adjacent to the buffer. It would be safer for the kids (off main rd), there are bike racks to lock up bikes, and parents wouldn't feel the need to drive them since they are walking on a more private path and we wouldn't have the car backup much worse than we already do.

Are you going to have any other amenities other than a pool?
Tennis/PickleBall/Playground/Jacuzzi/Gym? I ask because we have these amenities and keeping them private may become a challenge (they already are, just it would be more so maybe)

You stated that you were going to be place the 4 story units closer to my side. Although that

sounds considerate, and i appreciate that, I do not think you realize that by placing the higher units more East, the taller Eastern apartments will be completely cutting off the sunrise from the Western shorter apartments. They won't get much of a sunset either due to the buffer. So, those back apartments will be cold and dark. I wouldn't want to live without the Florida sun. You would have to reverse the order (in my opinion) so the West apartments as the tallest and get both sunrise and sunset while the 4 story more East will only get Sunrise but at least they get something. I would not be against reversing the order if means contributing to the success of your project and getting the rent needed to protect the value of our homes.

I honestly don't see "luxury" living as you envision it. The surrounding area is not luxurious, with an excessive amount of various noise pollution, and you aren't creating a luxurious entry to this development. With all the new developments going up (even those that look like dorm rooms and off of main roads like Congress and Clint Moore etc) none are in such an "industrial" looking area. With all that combined, and if you put the 4 story at the West end, I think you would end up having to lower your rent expectations, which in turn would bring in a different clientele and THAT is where it could impact the value of our homes.

I also was surprised to hear that you didn't know about the previous owner filing for bankruptcy. I am going off of hearsay regarding this as I didn't live here then, but it was a garage for car storage and they couldn't build on the land for foundation reasons. How certain are you about the financial obligation required to overcome such foundation issues for an apartment complex?

I don't pretend to know more than you on this, or any engineering or real estate venture, but I live here. I live "it" with all the issues it brings and I would not want to live any closer to it than i already do. That being said, I do wish you success in your project for your own prosperity, and for the sake of my own as well, I hope you take these real-life comments to heart to help make that happen.

Thank you for your time and consideration on these topics

Respectfully,
Nadine Visser
21096 Via Eden

Nadine I. Visser, PharmD.

Travis Goodson

From: Caroline Werth <calwerth@gmail.com>
Sent: Thursday, July 10, 2025 7:53 PM
To: Travis Goodson
Cc: Joan Teitelbaum; Maria Sachs; Jill Morgenstein
Subject: PLEASE DO NOT APPROVE THE BOCA RATON COMMERCE MUTLI-FAMILY RENTAL COMPLEX!!

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Travis,

I am again writing to articulate my utter disbelief and disgust about the Palm Beach Planning Commission once again considering approving the Boca Raton Commerce Center- a project you told me "Was dead in the water after their 4th failed attempt in March!"

And how did I learn the Commission was going to vote on this abominable project only 11-DAYS after you notified a select few people? It was you who told me on June 30, 2025 that "ONLY 12 to 15 residents living within 500-feet of the designated site received the letter!" Is that proper, and typical protocol? I think not!

I called and emailed Commissioner Sachs numerous times as did other homeowners who will all be severely impacted by this debacle if it's approved. And yet- NO response to any of the aforementioned.

One can only surmise that this blatant attempt to bypass the proper ordinances and procedures indicate that Maria Sachs and others have inappropriately, and potentially illegally been financially remunerated to push this project through to the detriment of any, and all home and retail OWNERS who can only access, and egress their properties by using the one-lane, and overly congested Boca Rio Road.

We'd all like to see the "letters of approval, and impact evaluations" from among others the:

- Traffic Dept.
- School District
- Fire & Emergency Departments
- Main Post Office on Via Ancho Rd.
- Water & Drainage Authority
- Local Homeowners
- Lakeside Plaza Owners

As I wrote to you and Commissioner Sachs on July 1, 2025:

This is a "SHANDA." This Yiddish word translates to "shame, disgrace, or scandal" in English. It's used to describe a situation, behavior, or action that is considered dishonorable.

This entire project is yet further indication that the "elected officials" responsible for protecting, preserving, nurturing, and promoting the quality of life for the constituents in the communities they've

taken an oath to serve **ONLY** wish to personally enrich themselves to the detriment of those they should be protecting!

Sincerely,

Caroline Werth

Caroline Werth
21240 Via Eden, Boca Raton, FL 33433
Cell: 203/668-8282
calwerth@gmail.com

Travis Goodson

From: Caroline Werth <calwerth@gmail.com>
Sent: Wednesday, August 27, 2025 4:15 PM
To: Travis Goodson
Cc: Maria Sachs; Maria Marino G; Whitney Carroll; Janet Arguelles; POC@pbcgov.org; AllCommissioners@pbc.gov; PZBMAIN; John Field; jsumner@myboca.us; jtranor@myboca.us
Subject: PLEASE Do Not Approve the Proposed BOCA RATON COMMERCE CENTER DEVELOPMENT Adjacent to Mizner Pointe

This Message Is From an External Sender

This message came from outside your organization.

Dear Palm Beach County Members of the Planning & Zoning Commissions,
As a resident of Mizner Pointe, a long-standing single-family residential community, I am again writing to express strong opposition to the proposed **Boca Raton Commerce Center III SCA 2024 - 008 project** to be located adjacent to our property. Approval of these multi-family, multi-story RENTAL buildings are incompatible with the single-family homes occupied by the OWNERS in our neighborhoods and will have a dramatic impact on critical infrastructure and public safety! Our neighborhood, and the surrounding communities were designed and built with the intention of supporting a limited, stable population. First responders currently face significantly more challenges reaching us after you approved the building of two new communities off of the dangerous and overly congested Glades Road which have just been completed (Lotus Edge and Lotus Palms) and where over 1,000 homes were built! This has been detrimental for all of us living, working, and attempting to patronize the retail and medical facilities in the area! Incredibly, you are also considering approving plans to convert Boca Lago's golf course into an additional 800 homes! **Both of these proposed developments THREATEN to dramatically increase density in a manner that our current emergency and public safety systems are unprepared to handle:**

1. EMERGENCY SERVICES AND INFRASTRUCTURE STRAIN

The sole entry to, and departure from Mizner Pointe is a one lane road (Boca Rio,) which is already narrow and very limited in access. We currently endure constant delays on Via Ancho Road (where this project will abut,) attempting to reach Boca Rio Road due to the stoppages and traffic to and from the cement/trucking company, and the Main Post Office. The addition of potentially thousands of new residents would significantly increase traffic, making it nearly impossible for fire trucks, ambulances, and police vehicles to respond swiftly in emergencies! In fact, there have already been instances where emergency vehicles were delayed due to congestion on Glades Road, 18th Street, and other roads in our area.

2. OVEREXTENDED POLICE FORCE AND FIRST RESPONDERS

Our police department is already operating under strained resources, with extended response times becoming increasingly common. The influx of new residents will further burden these services

without the assurance of increased staffing or funding. Public safety must not be compromised to enrich greedy developers rather than ensuring the current residents are protected.

3. LACK OF PLANNING FOR LONG TERM IMPACT

There appears to be no transparent or detailed plan showing how the county intends to scale emergency and safety services to meet the needs of a growing population. It is deeply irresponsible to approve a high-density project without first addressing the consequences it will have on existing communities and essential services.

I urge the Zoning Commission to deny this development until the current infrastructure has been updated and upgraded. **New construction should only move forward once it is safe to traverse the area and have adequate emergency services readily available to protect all residents.**

Respectfully,
Caroline Werth
21240 Via Eden, Boca Raton, FL 33433
(203) 668-8282

Travis Goodson

From: Emilio Zarruk <jrz1950@mac.com>
Sent: Friday, July 11, 2025 2:43 PM
To: Travis Goodson
Subject: Apartments Project

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am not in favor of this project. I think we are likely to see our property values decline if this project becomes a reality. Naturally, this is my opinion and I have not done any analysis to support my opinion.

E Zarruk
Retired Professor of Finance at FAU

Sent from my iPhone

Travis Goodson

From: L Huang <lhuangsky@gmail.com>
Sent: Wednesday, September 3, 2025 1:33 AM
To: Travis Goodson; maja@superiormgmt.net; Wenjing Zhang
Subject: Mizner Pointe of Boca -- Zoning problem
Attachments: Planning and Zoning 9-2_bcb6dbb7-5a11-4909-8b6a-468badeb74c1.docx

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Travis Goodson,

We have previously discussed the zoning issue with you via email. While we were unable to attend the Zoning Commission meeting in person, we would like to express our strong opposition to the current status of this project as it affects critical infrastructure and public safety. Please see attached letter regarding our major concerns.

Thank you very much for your time.

Best regards
Lin Huang & Wenjing Zhang