



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA AUGUST 28, 2025

POSTPONEMENTS/WITHDRAWALS AGENDA

A. Postponements

2. ZV/ABN/PDD/CA-2024-01273 Leder Self Storage (1979-00267)

AMEND – To modify the Agenda to move from the Consent Agenda to the Postponement Agenda at the request of the Applicant in the [attached letter](#). Staff recommends approval of the postponement request.

MOTION: [To postpone to the September 25, 2025 BCC Hearing.](#)

REGULAR AGENDA

C. Previously Postponed Zoning Applications

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

ADD – To add Correspondence to the Staff Report three letters received after publication of the staff report as follows:

- [8/20/2025 Letter](#) – Letter to Henry Handler from John R. Eubanks regarding Neighbors; Concerns and Demands
- [8/25/25 Letter](#) - Nash Trail Application Should be Quashed and Remanded Due to Violation of Procedures for Public Comment at the Zoning Commission
- [8/26/25 Letter](#) - Nash Trail Development Application Flaws
- [8/26/25 Letter](#) - Neighbors' Proposed Conditions of Approval and Rebuttal of Applicant's Objections and Responses

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C-2 to add conditions as shown with the added text underlined below:

LANDSCAPE - PERIMETER – NORTH AND SOUTH PROPERTY LINES

2. Prior to final approval by the Development Review Officer, the Subdivision Plan shall be revised as follows:

- Width: Provide a 17.5-foot Type 1 Incompatibility buffer, including a minimum 6-foot opaque fence, along the north and south property lines; and,
- Plant Material: The entire landscape buffer along the north and south property line shall have Canopy trees, Pine Trees, and shrubs and quantity of plant materials consistent with a Type 3 Incompatibility buffer. (DRO: ZONING – Zoning)

7. PDD/DOA-2024-01924 Ascot 441 Atlantic PUD (2004-00206)

AMEND – To modify the Staff Report to correct the acreage in the Site Data to correct the acreage from 248.14 as depicted to the correct figure which is 330.46 acres.

D. Zoning Applications

9. CA-2024-01606 Gardens of Pine Ridge (2003-00049)

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

ENGINEERING

- The Property Owner shall improve Pine Ridge Lane from Haverhill Road to Park Lane to be consistent with Palm Beach County standards for a 40 right of way local street

inclusive of a drainage system and a sidewalk on one side of the road, as approved by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required for Improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit. ~~If approved by the County Engineer [for a County-maintained roadway only], the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the condition shall be considered satisfied.~~ (BLDGPMT: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

11. CA/W-2024-01800 Seventh at Haverhill (2000-00088)

ADD – To amend the Class A Conditional Use to modify the Conditions of Approval in Exhibit C-1 as shown below with the deleted text struck out and added text underlined

ARCHITECTURAL REVIEW

2. Prior to the issuance of the Certificate of Occupancy, decorative paint shall be provided ~~and maintained~~ on the east façade generally consistent with the Architectural Elevations dated June 12, 2025. Any modifications or removal of the decorative paint shall be reviewed and approved by the Development Review Officer in compliance with Article 5.C. (ONGOING: ZONING – Zoning)

3. Prior to final approval by the Development Review Officer, Architectural Elevations and the Site Plan shall be revised to include the architectural elements as follows:

....

e. Multi-family Design Elements: A minimum of ~~26-40~~% of the residential units shall have balconies or a patio. Each balcony/patio shall be covered with a roof. (DRO: ZONING - Zoning)

PALM TRAN

1. Prior to the issuance of the final Certificate of Occupancy, the Property Owner shall construct a mass transit shelter with appropriate access, lighting, and a trash receptacle, and shall be subject to the approval by Palm Tran. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. The responsibility as to the costs associated with the construction and perpetual maintenance shall be determined at the time of recordation of the easement. (CO: MONITORING-Palm Tran)

12. LGA-2024-00002 West End Crossing MUPD

ADD – To add Correspondence to the Staff Report three letters received after publication of the staff report as follows:

- a. [Emails since publication](#)
- b. [8/24/25 Acreage Landowners Association Letter](#)
- c. [ALA Poll Results](#)
- d. [ALA Petition](#)

13. PDD/CA-2023-00843 West End Crossing MUPD (2023-00043)

ADD – To add Correspondence to the Staff Report the correspondence provided for Item 13.



BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Thursday, August 28, 2025

9:30 A.M.

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401**

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

ZONING PUBLIC HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
August 28, 2025

CALL TO ORDER

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda – **Motion** to adopt the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Disclosures for Consent Items
- B. Zoning Applications

1. [DOA/W-2025-00539 Elan Palm Reserve MUPD \(2001-00005\)](#)

Zoning Application of Wellington Regional Medical Center LLC by JMorton Planning & Landscape Architecture

Location: Northeast corner of Military Trail and Hypoluxo Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

- a. **Title:** a Development Order Amendment **Request:** To reconfigure the overall MUPD site plan to add square footage on 31.53 acres

MOTION: To adopt a resolution approving item 1.a

- b. **Title:** a Development Order Amendment **Request:** To reconfigure the Hospital Class A Conditional Use to add and modify square footage on 31.53 acres

MOTION: To adopt a resolution approving item 1.b

- c. **Title:** a Type 2 Waiver **Request:** to allow 24-hour operations within 250 feet of residential future land use on 31.53 acres

MOTION: To adopt a resolution approving item 1.c

2. [ZV/ABN/PDD/CA-2024-01273 Leder Self Storage \(1979-00267\)](#)

Zoning Application of 7281 LWR, LLC - Sean Leder by Schmidt Nichols

Location: North side of Lake Worth Road, approximately 1,000 feet east of Nassua Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 3

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5.

Zoning Commission: Recommended approval by a vote of 9-0-0

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres

MOTION: To adopt a resolution approving item 2.a

- b. **Title:** a Class A Conditional Use **Request:** to allow Multi-access Self-Service Storage on 4.09 acres

MOTION: To adopt a resolution approving item 2.b

- c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres
MOTION: To adopt a resolution approving item 2.c
- d. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres
MOTION: To adopt a resolution approving item 2.d
- e. **Title:** a Development Order Abandonment **Request:** to abandon the Special Exception to allow the addition of a Bank Operations Building granted under Resolution R-1979-1767 on 4.09 acres
MOTION: To adopt a resolution approving item 2.e

3. [ABN/Z-2024-01083 Tile World \(1981-00214\)](#)

Zoning Application of Cranston Chung by Schmidt Nichols
Location: Southeast corner of Scott Avenue and Gardenia Street.
Project Manager: Jerome Small, Senior Site Planner
BCC District: 7

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

- a. **Title:** a Development Order Abandonment **Request:** to abandon the Special Exception for a Planned Commercial Development (PCD) on 0.97 acres
MOTION: To adopt a resolution approving item 3.a.
- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 0.62 acres
MOTION: To adopt a resolution approving item 3.b.

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **ULDC Related Items**
- 4. [Zoning Regulations for Solar Panels – Follow-up](#)

Summary: This item is a follow up to the BCC direction at the January 30, 2025 BCC Zoning Hearing following the issuance of the Zoning Regulations Solar Panels memo dated January 22, 2025, and subsequent discussion on February 11, 2025. The BCC direction was to explore adding land development regulations in the Unified Land Development Code (ULDC) to establish regulations for the removal of solar equipment once abandoned, and to meet with FPL regarding current practices and regulations.

MOTION: No motion. This item is a follow-up to Board Direction.

5. [Townhouse Regulations - Privately Proposed Revision Phase 2 - Request for Permission to Advertise](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts.

Staff Recommendation: Staff recommends approval of request for permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on September 25, 2025 at 9:30 a.m.

MOTION: To approve staff recommendation for item 5.

C. **Previously Postponed Zoning Applications**

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

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

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

Manager: Wendy Hernandez, Zoning Deputy Director

BCC District: 3

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

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

MOTION: To adopt a resolution approving item 6.a

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

MOTION: To adopt a resolution approving item 6.b

7. [PDD/DOA-2024-01924 Ascot 441 Atlantic PUD \(2004-00206\)](#)

Zoning Application of 8421 Boynton Beach Land Trust by WGINC

Location: Northwest corner of Atlantic Avenue and State Road 7/US-441 (location of land area to be removed).

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 7-1-0.

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Agriculture Reserve (AGR) Zoning District to Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District on 15.00 acres

MOTION: To adopt a resolution approving item 7.a.

b. **Title:** a Development Order Amendment **Request:** to modify the overall AGR-PUD boundaries to delete land area (15.00 acres) and add land area (15.00 acres) to maintain the overall 330.46 acres

MOTION: To adopt a resolution approving item 7.b.

- c. **Title:** a Release of Conservation Easements **Request:** to allow the partial release of the Conservation Easement recorded in ORB 19930 Page 0966-0976 on 15.00 acres from the previously approved 103.9 acres

MOTION: To approve item 7.c.

8. [Z-2024-01925 Gneil Property \(2024-00136\)](#)

Zoning Application of 8421 Boynton Beach Land Trust by WGINC

Location: Northwest corner of Atlantic Avenue and State Road 7/US-441.

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 7-1-0.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 15.00 acres

MOTION: To adopt a resolution approving item 8.a.

D. **Zoning Applications**

9. [CA-2024-01606 Gardens of Pine Ridge \(2003-00049\)](#)

Zoning Application of Pineridge Gardens, LLC - Kyi Yin by Schmidt Nichols

Location: North side of Pine Ridge Lane, approx. 300 feet east of N Haverhill Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

- a. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase through the Workforce Housing Program (WHP) (+14 units) and Transfer of Development Rights (TDR) (+3 units) in excess of 2 units per acre (a combined total increase of 17 WHP and TDR units) on 2.22 acres

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

E. **Comprehensive Plan Amendment with Concurrent Zoning and ULDC Applications**

10. [LGA-2025-00009 Seventh at Haverhill and Text](#)

Future Land Use and Text Application of West Palm Beach Baptist Seventh Day, Inc. – Jasmine J. Lynch and Haverhill Owner, LLC – Mario Procida by Shutts and Bowen LLP.

Title/Request: To change the future land use designation from High Residential, 8 units per acre (HR-8) to High Residential, 12 units per acre (HR-12) with conditions and to revise the Future Land Use Element to allow additional transfer of development rights subject to criteria.

Location: Southwest corner of Haverhill Road and Pine Grove Drive

Project Manager: Maria Bello, Principal Planner

Acres: 3.37

BCC District: 2

Staff Recommendation: Approval with Conditions.

Planning Commission Recommendation: Recommended Approval with conditions in an 8 to 0 vote at the April 11, 2025 public hearing.

BCC Transmittal Action: Transmitted by a 6 to 0 vote at the May 13, 2025 public hearing.

MOTION: To adopt an ordinance approving item 10.

11. [CA/W-2024-01800 Seventh at Haverhill \(2000-00088\)](#)

Zoning Application of West Palm Beach Baptist Seventh by Shutts and Bowen LLP

Location: Southwest corner of Haverhill Road and Pine Grove Drive

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 2

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

a. **Title:** a Class A Conditional Use **Request:** to allow the Transfer of Development Rights in excess of 2 units per acre on 3.37 acres

MOTION: To adopt a resolution approving item 11.a

b. **Title:** a Type 2 Waiver **Request:** to allow an Affordable Housing Parking Waiver to reduce required parking on 3.37 acres

MOTION: To adopt a resolution approving item 11.b

12. [LGA-2024-00002 West End Crossing MUPD](#)

Future Land Use Application of West End Crossing, LLC - Derek Brock, by Cotleur & Hearing Inc.

Title/Request: To change the future land use designation from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low with an underlying RR-2.5 acres (CL/RR-2.5)

Location: Southeast Corner of Northlake Boulevard and Seminole Pratt Whitney Road

Project Manager: Bryce Van Horn, Senior Planner

Acres: 5.93

BCC District: 6

Staff Recommendation: Denial

Planning Commission Recommendation: Recommended Denial in an 8 to 4 vote at the January 10, 2025 public hearing.

BCC Transmittal Action: Transmitted by a 6 to 1 vote at the February 5, 2025 public hearing.

MOTION: To adopt an ordinance approving item 12.

13. [PDD/CA-2023-00843 West End Crossing MUPD \(2023-00043\)](#)

Zoning Application of West End Crossing, LLC - Derek Brock, by Cotleur & Hearing Inc.

Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 6

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-0-0.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5.93 acres

MOTION: To adopt a resolution approving item 13.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with Convenience Store on 5.93 acres

MOTION: To adopt a resolution approving item 13.b.

F. **Other Department Items**

14. [Workforce Housing Program – BCC Direction Follow-up](#)

Summary: This item is in follow-up to the February 27, 2025 Board discussion of potential changes to the Workforce Housing Program, and discussions in recent months regarding the use of in lieu fees and other funding sources to facilitate the development of workforce housing.

On August 28th, staff will present the following for Board discussion and direction:

- The impact of Senate Bill 180, adopted in this year’s State legislative session, on the potential changes to the WHP presented last February;
- The industry recommendations for changes to the WHP; and,
- The County’s Homeownership Programs and options for additional uses of WHP in-lieu fees

MOTION: No motion. This item is a follow-up to Board Direction.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. PZB EXECUTIVE DIRECTOR
- E. DEPUTY COUNTY ADMINISTRATOR
- F. BOARD DIRECTION
- G. COMMISSIONERS

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.