



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA JULY 24, 2025

POSTPONEMENTS/WITHDRAWALS AGENDA

A. Postponements

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

AMEND – To modify the Staff Report to add a letter from the Alliance of Delray (attached), and to consider Applicant request for postponement.

MOTION: To postpone (to a date determined by the BCC at the hearing)

9. Z-2024-01925 Gneil Property (2024-00136)

AMEND – To modify the Staff Report to add a letter from the Alliance of Delray (attached), and to consider Applicant request for postponement.

MOTION: To postpone (to a date determined by the BCC at the hearing)

CONSENT AGENDA

C. Zoning Applications

5. DOA-2024-01760 Boca YMCA (1984-00152)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C as shown with the deleted text struck out and added text underlined:

ALL PETITIONS

2. Previous ALL PETITIONS Condition 2 of Resolution R-2005-2293, Control No.1984-00152, which currently states: Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated June 7, 2004. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (Previous condition A.3. of Resolution R-2004-1371, Petition DOA2004-224). (DRO:ZONING-Zoning)

Is hereby amended to read:

2. Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated April 28, 2025. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

PARKING

1. Previous PARKING Condition 1 of Resolution R-2005-2293, Control No.1984-00152, which currently states: Prior to final DRO certification of the site plan, the petitioner shall submit an executed copy of the shared and off-site parking agreement between the property owner(s) and the St. Jude Church/School. Should the Traffic Division find the shared parking agreement unsatisfactory, the petitioner shall revise the agreement or reduce development intensity.

Is hereby amended to read:

1. Prior to final DRO certification of the site plan, the petitioner shall submit an executed copy of the shared and off-site parking agreement between the property owner(s) and the St. Jude Church/School. Should the Traffic Division find the shared parking agreement unsatisfactory, the petitioner shall revise the agreement or reduce

development intensity. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PARKING Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

REGULAR AGENDA

B. Zoning Applications

7. W-2024-01566 Beach Sound (2024-00106)

AMEND – To modify Agenda for the Type 2 Waiver request (acreage) as shown with the deleted text struck out and added text underlined:

- a. **Title:** a Type 2 Waiver **Request:** to allow a reduction of front setback and a reduction in the additional front and side setbacks for a structure over 35 feet in height on 1.~~3346~~46 acres

C. Comprehensive Plan Amendment with Concurrent Zoning and ULDC Applications

11. ABN/Z-2024-01914 Paving Lady (1982-00111)

AMEND – To modify the Title and Request to identify acreages as shown with the added text underlined, and to replace the Future Land Use and Zoning maps (attached) with the new attached versions.

- a. **Title:** a Development Order Abandonment **Request:** to allow an abandonment of a Place of Worship and School approved by Resolutions R-77-135 (on 3.27 acres), R-1983-00113 and R-1985-0647 (on 2.72 acres), and R-1996-1735 (on 4.28 acres)

D. Other County Departments Items

12. The Center for Arts & Innovation, Inc., Tourist Development Council

AMEND – To modify Agenda to delete this item in its entirety.

~~**Summary:** ...~~

~~**Title/Recommendation:** ...~~

~~**MOTION:** No motion. Staff seeking direction.~~

12. Employment Contract – Joseph Abruzzo for County Administrator

AMEND – To modify the Agenda to add a Regular Agenda Item as shown below with added text in underline:

Title: Employment Contract between Palm Beach County Board of County Commissioners (BCC) and Joseph Abruzzo for the position of County Administrator.

Summary: The Former County Administrator retired on May 31, 2025, and on May 20, 2025, the BCC appointed Assistant County Administrator Todd Bonlarron, to serve as the Interim County Administrator until the BCC’s appointment of a County Administrator. On June 17, 2025, following a selection process, the BCC selected Joseph Abruzzo as the County Administrator. The proposed contract provides for a five (5) year term commencing on August 19, 2025, an annual salary of \$425,000, deferred compensation, county vehicle assignment, professional dues, indemnification, termination and severance pay, renewal, vacation and sick leave credit, annual appraisal, and other employee benefits afforded to County employees. Countywide (DO).

Staff Recommendation: To approve Employment Contract between Palm Beach County Board of County Commissioners (BCC) and Joseph Abruzzo for the position of County Administrator.

MOTION: To approve Item 12.

Item 8 & 9 – Ascot 441 Atlantic PUD & Gneil Property

Alliance of Delray Residential Associations, Inc.

10290 West Atlantic Avenue #480504
Delray Beach, FL 33448
Phone: 561.495.4694
www.allianceofdelray.com

- *Serving more than 100 Communities between the Everglades and the Ocean in south Palm Beach County.*
- *Working Toward Sustainable Development*
- *Applying Resilience Thinking to Our Natural Resources*



July 9, 2025

Palm Beach County Planning & Zoning Departments
Att: Thuy Shutt, Planning Director & Lisa Amara, Zoning Director
2300 N. Jog Road
West Palm Beach, Florida 33411-2741

Re: Agricultural Enhancement Council contribution to Planning & Zoning Applications

Dear Directors Shutt and Amara:

Regarding planning and zoning applications, the Alliance of Delray suggests that the Agricultural Enhancement Council (AEC) be notified of the projects impacting agricultural land within the Agricultural Reserve. This would provide the AEC with the opportunity to contact county staff with any concerns or suggestions which could be used in analyzing the application.

For example and most recently, applications PDD/DOA-2024-1924 (Ascot 441 Atlantic PUD) and Z-2024-01925 (Gneil Property) request partial release of a conservation easement and rezoning leaving the remaining northern portion of the conservation easement in preserve with agricultural activities. Further, if approved, the remaining preserve parcel would have access only from State Road 7/441. Farm tractors would no longer be able to transport equipment more safely using the current access which is off of the much less traveled terminal portion of west Atlantic Avenue.

The Alliance of Delray is in alignment with the AEC in recommending strategies to support ongoing agricultural operations. It would be valuable in the analysis process to provide an opportunity for the AEC to comment on planning or zoning applications related to the Agricultural Reserve. Please consider this suggestion.

Thank you.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Sent via USPS & e mail to: Planning Director Shutt & Zoning Director Amara
Sent via e mail to: Mayor Marino, Vice-Mayor Baxter, Commissioners Sachs,
Woodward, Powell, Weiss, Flores, Deputy Administrator Rutter, PBCEAC Chair
Steve Basore, PBCEAC Member Rick Roth

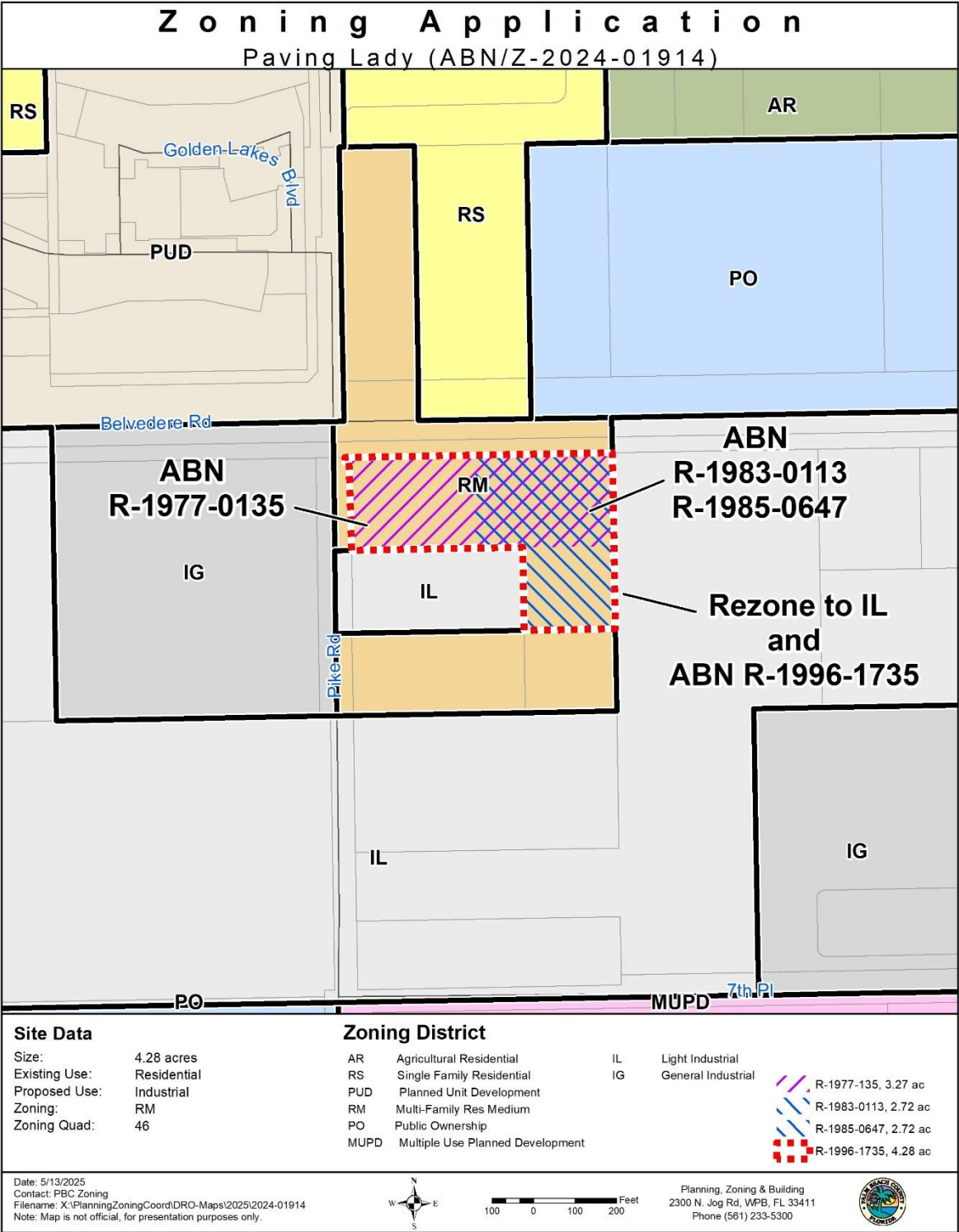
OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*
Amie Katz, Executive Vice President Norma Arnold, Vice President Susan Zuckerman, Vice President
John Gentithes, Vice President & Treasurer Carol Klausner, *Secretary*
Directors: Rob Cuskaden York Freund Judy Goldberg
Assistants to the President: Rose DeSanto Joel Vinikoor
Chairman of the Board: Bob Schulbaum *Legal Counsel:* Joshua Gerstin

Item 11 – Paving Lady - Replacement Map



Item 11 – Paving Lady - Replacement Map





BOARD OF COUNTY COMMISSIONERS
ZONING PUBLIC HEARING
Thursday, July 24, 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
July 24, 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

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

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

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

BCC District: 3

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

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

MOTION: No motion necessary. Item administratively postponed to August 28, 2025.

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

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

Title/Request: To change a 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

Acres: 5.93

BCC District: 6

MOTION: No motion necessary. Item administratively postponed to August 28, 2025.

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

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

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

BCC District: 6

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

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

MOTION: No motions necessary. Item administratively postponed to August 28, 2025.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. Disclosures for Consent Items

B. Zoning Applications

4. [DOA/CA-2024-01788 Tree Top Academy \(1989-00066\)](#)

Zoning Application of Treetop Academy of Jupiter, LLC by 2GHO Inc.

Location: North side of Church Street east of Limestone Creek Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 1

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 8-0-0.

- a. **Title:** a Development Order Amendment **Request** to modify the overall Site Plan for the previously approved Daycare to reduce square footage and number of children from 400 to 290 on 4.49 acres

MOTION: To adopt a resolution approving item 4.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a Private School (90 students K through 5th Grade) on 4.49 acres

MOTION: To adopt a resolution approving item 4.b.

5. [DOA-2024-01760 Boca YMCA \(1984-00152\)](#)

Zoning Application of Young Mens Christian Assn Of by WGINC

Location: Northwest corner of Boca Circle and Toledo Rd, north of Palmetto Park Rd.

Project Manager: Jerome Small, Senior Site Planner

BCC District: 4

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 8-0-0.

- a. **Title:** a Development Order Amendment **Request:** to modify Conditions of Approval on 15 acres

MOTION: To adopt a resolution approving item 5.a.

6. [PDD/DOA-2024-00634 Palm Beach Marketplace \(1988-00029\)](#)

Zoning Application of Okee Property East, LLC, Palm Beach Marketplace, LLC, 1960 Okeechobee Blvd, LLC, PBM Place, LLC, Okee Property West, LLC by Cotleur & Hearing Inc.

Location: Southeast corner of Okeechobee Blvd and Church Street, approximately 0.1 miles west of I-95.

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 7

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 8-0-0.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.21 acres

MOTION: To adopt a resolution approving item 6.a.

- b. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan to add land area (2.21 acres) to a 10.18 acre site, add square footage, add buildings, add uses, and to add an access point on a new total of 12.39 acres

MOTION: To adopt a resolution approving item 6.b.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

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

Zoning Application of PK Beach Sound LLC by 2GHO Inc

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

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 1

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:** a Type 2 Waiver **Request:** to allow a reduction of front setback and a reduction in the additional front and side setbacks for a structure over 35 feet in height on 1.33 acres

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

8. [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 8.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 330.60 acres

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

9. [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 9.a.

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

10. [SCA-2025-00008 Paving Lady](#)

Zoning Application of Hope Evangelical Lutheran Church of WPB, Inc. - Dan Smith, Janice M. Riley, Inc. - Mauro Comuzzi by Land Research Management Inc.

Location: Southeast corner of Belvedere Road and Pike Road

Project Manager: Alondra Lopez-Mojica, Planner 1

Staff Recommendation: Approval

Planning Commission Recommendation: Recommended approval in a 9 to 0 vote at the July 11, 2025 public hearing.

BCC District: 2

- a. **Title:** a Small Scale Future Land Use Amendment **Request:** To change a future land use designation from Institutional and Public Facilities (INST) to Industrial (IND)

MOTION: To adopt an ordinance approving item 10.a

11. [ABN/Z-2024-01914 Paving Lady \(1982-00111\)](#)

Zoning Application of Hope Evangelical Lutheran Church by Land Research Management Inc.

Location: Southeast corner of Belvedere Road and Pike Road

Project Manager: Jerome Small, Senior Site Planner

BCC District: 2

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 8-0-0.

- a. **Title:** a Development Order Abandonment **Request:** to allow an abandonment of a Place of Worship and School approved by Resolutions R-77-135, R-1983-00113, R-1985-0647 and R-1996-1735

MOTION: To adopt a resolution approving item 11.a.

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Multifamily Residential (RM) Zoning District to the Light Industrial (IL) Zoning District on 4.28 acres

MOTION: To adopt a resolution approving item 11.b.

D. Other Department Items

12. [The Center for Arts & Innovation, Inc., Tourist Development Council](#)

Summary: On June 4, 2024, the Board of County Commissioners (BCC) approved the Grant Agreement for the Cultural Capital Fund Grant in the amount of \$865,000. Through the Grant Agreement, the County agreed to help fund the schematic design and design development phases of the capital improvement project which entailed delivering a built facility to house the Center. Through early private sector funding, the Center retained a world class team to bring the capital project to life, including the internationally acclaimed Renzo Piano Building Workshop as principal architect. The Center was to be located in Minzer Park in Downtown Boca Raton through a Pre-Construction and Development Agreement executed in 2022 (Development Agreement) between the Center and the City of Boca Raton (City). On January 8, 2025, the Center sent the City a notice exercising its right to terminate the Development Agreement. Therefore, as of this agenda item the Center lacks a location where to deliver its capital improvement project. Pursuant to the Grant Agreement, on September 25, 2024, the Center sent the Cultural Council for Palm Beach County (Cultural Council), which is the agency that manages the agreement on behalf of the County, a reimbursement request totaling \$262,716.75. The Cultural Council, based on the County staff's recommendation, and County staff have not processed the reimbursement as the Grant Agreement provides that pursuant to Section 4C of the Grant Agreement the County has, amongst other rights, discretion in approving reimbursement requests if the Center ceases or suspends the capital improvement project. Furthermore, Section 4D of the Grant Agreement provides that the County has the right to withhold reimbursement if the capital improvement project is not completed. The Office of the County Attorney has assisted staff in reviewing the Grant Agreement and provided legal advice indicating that, given the discretion built into the Grant Agreement, BCC direction should be obtained as to this policy decision. Staff has reviewed the Grant Agreement and believes that lacking a development agreement that provides a physical location for the construction of the capital improvement project, there is much uncertainty at this time as to the Center's ability to complete the project. Staff requires BCC direction regarding payment of the \$262,716.75 reimbursement request submitted by the Center and the potential termination of the Grant Agreement. **District 4/Countywide (YBH)**

Title/Recommendation: Staff requests Board direction: regarding reimbursement to The Center for Arts & Innovation, Inc. (Center) for schematic design and design development tasks completed in pursuit of the Center's capital improvements project pursuant to Grant Agreement (R2024-0661) between the County and the Center, and the potential termination of the Grant Agreement.

MOTION: No motion. Staff seeking 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.