



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING  
AMENDMENTS TO THE AGENDA  
ADDENDUM  
MAY 22, 2025**

**CONSENT AGENDA**

**B. Zoning Applications**

1. [ZV/DOA/Z-2024-01420 Coastal Waste and Recycling \(2007-00172\) and Faris Property \(2007-00174\)](#)

**AMEND – To modify Class A Conditional Use** Conditions of Approval in Exhibit C-4 to add the Conditions as shown below with the added text underlined:

**LANDSCAPE – PERIMETER**

3. In addition to the requirements of the Type 3 Incompatibility Buffer, the Owner shall install Areca Palms at a maximum of every five (5) feet on center on the north side of the six foot wall to provide continuous screening. The Areca Palms shall be located immediately north of the wall so that all other required landscaping in the buffer is planted on the north side of the Areca Palms. The Areca Palms shall be a height of ten (10) feet at the time of installation, and be maintained at a minimum height of fifteen (15) feet. (ONGOING: ZONING – Zoning)

**REGULAR AGENDA**

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

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

**AMEND – To modify Development Order Amendment** Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:

**ALL PETITIONS**

2. On January 1<sup>st</sup> of each year, an Annual Time Limitations Report shall be submitted to Zoning Division, pursuant to Article 3.E.~~6~~ 7.D Time limitations. (DATE: MONITORING – Zoning)

**SITE DESIGN**

3. Prior to the issuance of a CO, the five foot pedestrian cross access pathway that provides connectivity for the patrons of the RVPD to the West Delray Regional Park shall be constructed. (CO: ZONING – Zoning)

4.3. Prior to final approval by the DRO, ...{omitted for brevity}

14. [CA-2023-01791 Southland Water Resource \(2023-00122\)](#)

**ADD – To add to the Staff Report** Exhibit E.10 Correspondence: General.

- **Additional Letters of Support**

**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

2. The Property Owner shall modify the existing i) right turn lane north approach on US-27 at project entrance ii) left turn lane south approach on US-27 at project entrance, if required by the FDOT. This construction, if required by the FDOT, 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 from FDOT for this construction shall be obtained prior to the ~~issuance of the excavation permit.~~ approval of the Final Site Plan by the Development Review Officer. ~~(BLDGPMT: MONITORING – Engineering)~~ (DRO: ENGINEERING - Engineering)

b. Construction shall be completed ~~prior to the issuance of the first Certificate of Occupancy.~~ prior to approval of the Notice of Intent to Construct (NIC) or January 1, 2027, whichever shall occur first. ~~(BLDGPMT/CO: MONITORING – Engineering)~~ (DATE/ONGOING: MONITORING - Engineering)



## BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA MAY 22, 2025

### POSTPONEMENT AGENDA

#### A. Postponements

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

**Requests for Postponement.** The Applicant for Agenda Item 13, Z/CA-2024-01593, Nash Trail, has submitted the [attached letter](#) requesting a postponement, and area residents have submitted the [attached letter](#) in support of postponement. Postponement requires action by the Board. Staff supports the relocation of this item to the Postponement Agenda and a motion to postpone.

**MOTION:** [To postpone to June 18, 2025](#)

### CONSENT AGENDA

#### B. Zoning Applications

##### 1. [ZV/DOA/Z-2024-01420 Coastal Waste and Recycling \(2007-00172\)](#) [and Faris Property \(2007-00174\)](#)

**AMEND – To modify Staff Report Exhibit B** to include the following Standards Analysis and Findings with the added text underlined:

#### **FINDINGS:**

Official Zoning Map Amendment (Rezoning) to a Standards District Standards: ....

**b. Consistency with the Code -** *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

....

- Conditional Overlay Zone (COZ): Article 2.B.7.A.4 indicates that the purpose of a COZ is to modify or restrict the use and site development regulations authorized in the underlying Standard Zoning District to prevent, minimize, or mitigate adverse impacts upon the surrounding land uses. Conditions shall be included if the applicable regulations are inadequate to protect the surrounding land uses. In application of the COZ, the BCC shall find that the proposed Rezoning is appropriate only if the applicable regulations are modified. As required under Article 3.B.3.C the BCC shall find one or more of the following reasons for the COZ district:

1. Potential impact to surrounding land uses requires mitigation;
2. Compatibility will be furthered between the requested zoning district and adjacent zones if uses and PDRs are modified; and/or
3. Intensity limits reflect available capacity of public facilities

As part of the original approval, as contained in Resolution R-2007-1435, and stated in the September 24, 2007 staff report (Application Z-2007-00524) the Applicant requested a Conditional Overlay Zone "...to proactively address potential incompatibilities with the adjacent properties and to ensure mandatory Traffic Performance Standards (TPS)..." were met. At that time Staff concurred with the request and an appropriate measure to justify the request and safeguard public health and welfare.

As part of the original approval, as contained in Resolution R-2007-1613, and stated in the August 23, 2007 staff report (Application Z-2007-00522) the Applicant requested a Conditional Overlay Zone "...to proactively address potential incompatibilities with the adjacent properties and to ensure mandatory Traffic Performance Standards

(TPS)..." were met. At that time Staff concurred with the request and an appropriate measure to justify the request and safeguard public health and welfare

When a request is submitted to amend a prior approval for a Conditional Overlay Zone, the ULDC states, "A DO for a Standard Zoning District with a COZ may be modified through a DOA pursuant to the Conditions of Approval established with its original approval, or as otherwise set forth in this Code. The Applicant shall demonstrate and the BCC must find that a change of circumstances or site conditions has occurred which make it necessary or reasonable to amend, extend, vary, or alter the COZ." The Applicant provided a description of changed conditions and circumstances in their Justification Statement as attached in Exhibit E.8.

#### **FINDINGS:**

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment: ....

- b. Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*
- *Use Specific Criteria – Recycling Plant: ....*
  - *Location:* The request has the proposed Recycling plant at the far south and east end of the site with a total 2.59 acres dedicated for this use (increase in 1.51 acres) within the total 10.41 acre site. A Condition of Approval has been included that the processing of Recycling Plant shall be 500 feet from the south property line of the residential development (Johnson Properties PUD Control 2001-00076) which is adjacent to the subject site at the north property line. consistent with the restriction for the Chipping and Mulching use.
- *Use Specific Criteria – Chipping and Mulching: ....*
  - *Separation from Residential FLU:* The Chipping and Mulching processing area complies with the 500-foot setback requirement from the residential properties to the north. A Condition of Approval has been included that the processing of Chipping and mulching shall be 500 feet from the south property line of the residential development (Johnson Properties PUD Control 2001-00076) which is adjacent to the subject site at the north property line.
  - *Outdoor Storage:* Outdoor storage of unprocessed material shall be limited to 45 days and the pile height of storage material shall be limited to 15 feet in height. Outdoor storage shall be set back a minimum of 25 feet from any property line or 50 feet from any property line abutting a residential district or use. Storage areas shall be screened from view, pursuant to Article 5.B, Accessory and Temporary Uses. The site plan indicates a 376 foot setback from the south property line of the residential development (Johnson Properties PUD Control 2001-00076) which is adjacent to the subject site at the north property line. A Condition of Approval has been included that the Chipping and mulching storage areas shall be 376 feet.

**AMEND – To modify Development Order Amendment –Conditional Overlay Zone 4.63 acre**  
Conditions of Approval in Exhibit C-2 to replace Control No. ~~2007-00522~~ within each condition of approval and with the correct Control No. 2007-00172, and to add Disclosure as shown below.

#### **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

**AMEND – To modify Development Order Amendment –Conditional Overlay Zone 1.24 acre**  
Conditions of Approval in Exhibit C-3 to add the Disclosure as shown with the added text underlined:

#### **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

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

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

ENGINEERING

4. Prior to December 1, 2026 ~~the issuance of the first building permit~~, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (DATE ~~BLDG~~PMT: MONITORING - Engineering)

~~7. Prior to the issuance of the first building permit, the sign located at the northeast corner of the property shall be relocated out of the right-of-way. (BLDG~~PMT: MONITORING - Engineering)

78. No Building Permits for the site may be issued after...{omitted for brevity}

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

**AMEND – To modify the Agenda to revise motion 5.b** with the deleted text struck out and added text underlined:

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

**MOTION:** To approve ~~adopt a resolution approving~~ item 5.b.

**AMEND – To modify the Staff Report** to replace the signed [attached Conservation Easement](#).

**REGULAR AGENDA**

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

10. [LGA-2024-00011 West Delray RV Resort](#)

**AMEND – To modify the Agenda to revise motion** with the deleted text struck out and added text underlined:

**MOTION:** To adopt an ordinance approving item 10 ~~8~~.

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

**AMEND – To modify the Agenda to revise motion** with the deleted text struck out and added text underlined:

**MOTION:** To adopt a resolution approving item 11.a ~~9.a~~.

**AMEND – To modify Development Order Amendment** Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:

ALL PETITIONS

2. On January 1<sup>st</sup> of each year, an Annual Time Limitations Report shall be submitted to Zoning Division, pursuant to Article 3.E.6 ~~7~~.D Time limitations. (DATE: MONITORING – Zoning)

SITE DESIGN

3. Prior to the issuance of a CO, the five foot pedestrian cross access pathway that provides connectivity for the patrons of the RVPD to the West Delray Regional Park shall be constructed. (CO: ZONING – Zoning)

4~~3~~. Prior to final approval by the DRO, ...{omitted for brevity}

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

**AMEND – To modify the Agenda to revise motion** with the deleted text struck out and added text underlined:

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

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

**AMEND – To modify Class A Conditional Use** Conditions of Approval in Exhibit C-2 as shown with the deleted text struck out and added text underlined:

ENGINEERING

~~1. This Development Order is based upon an approved Traffic Study projecting a Build-out date of December 31, 2028. No Building Permits for the site may be issued after December 31, 2028 unless the site meets the Build-out requirements pursuant to Art. 12, or the Build-out date is revised through a time extension pursuant to the requirements of Art. 2.E of the Unified Land Development Code. The County Engineer may approve an Art. 2.E time extension to the build-out date based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. (DATE: MONITORING-Eng)~~

1. Pursuant to the Traffic Analysis dated December 20, 2024, the Buildout Date is December 31, 2028. No Building Permits for the site may be issued after December 31, 2028. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. The Property Owner shall improve Nash Trail from 52nd Drive South to Haverhill Road in accordance with Palm Beach County's Land Development Design Standards for a Local Street, or as approved by the County Engineer.

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 from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)

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

c. Alternatively, prior to the issuance of the first Certificate of Occupancy, the Property Owner may provide documentation to the Land Development Division demonstrating that Nash Trail has been improved to Land Development Design Standards for a local street, and any permit to improve said right-of-way has been certified as complete and passed the final inspection (CO: MONITORING – Engineering).

~~5. Property Owner shall construct a minimum 5 foot wide concrete sidewalk along the west side of 52nd Drive South from Nash Trail to the terminus for 52nd Drive South. 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. The sidewalk shall be completed prior to the issuance of the first certificate of occupancy. If approved by the County Engineer, 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. (CO: MONITORING – Engineering)~~

~~5. 6. Prior to issuance of the first building permit, the Property Owner shall plat ... {omitted for brevity}~~

14. [CA-2023-01791 Southland Water Resource \(2023-00122\)](#)

**ADD – To add to the Staff Report** Exhibit E.10 Correspondence: General, the

- **Letter from Brian Mast**
- **Letter from US Army Corps of Engineers**
- **Letters of Support**
- **Letter from Applicant dated April 24, 2025**

**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

3. Prior to the approval of the NIC, or January 2027, whichever shall occur first, t~~The~~ Property Owner shall construct two (2) - 12 feet wide travel lanes, to Land Development Design Standards for a Non-plan Collector Road, beginning at the project entrance at US 27 then west for a distance of 200 feet. 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. (DATE/ONGOING: MONITORING - Engineering)

- ~~a. Permits required from FDOT for this construction shall be obtained prior to the issuance of the excavation permit. (BLDGPMT:MONITORING—Engineering)~~
- ~~b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT: MONITORING—Engineering)~~





**BOARD OF COUNTY COMMISSIONERS**

**ZONING PUBLIC HEARING**

**Thursday, May 22, 2025**

**1:00 P.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/](http://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**  
**May 22, 2025**

**CALL TO ORDER**

- A. Roll Call – 1:00 p.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. [ZV/DOA/Z-2024-01420 Coastal Waste and Recycling \(2007-00172\)](#)

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

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

**Project Manager:** Donna Adelsperger, Senior Site Planner

**BCC District:** 2

**DISCLOSURES**

**Staff Recommendation:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-4.

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

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

**MOTION:** To adopt a resolution approving item 1.a

- b. **Title:** a Development Order Amendment – Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 4.63 acres (R-2007-01435)

**MOTION:** To adopt a resolution approving item 1.b

- c. **Title:** a Development Order Amendment – Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 1.24 acres (R-2007-01613, Control 2007-00174)

**MOTION:** To adopt a resolution approving item 1.c

- d. **Title:** a Class A Conditional Use **Request:** to allow a Recycling Center on 10.41 acres

**MOTION:** To adopt a resolution approving item 1.d

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

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

**Location:** Southeast corner of Summit Boulevard and Florida Mango Road

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

**BCC District:** 3

**DISCLOSURES**

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

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

- a. **Title:** a Development Order Amendment **Request:** To modify the Site Plan to add six croquet courts on 10.1 acres

**MOTION:** To adopt a resolution approving item 2.a.

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

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

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

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

**BCC District:** 5

**DISCLOSURES**

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

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

a. **Title:** a Development Order Amendment **Request:** to reconfigure the overall Site Plan and to add square footage and modify uses on 8.36 acres

**MOTION:** To adopt a resolution approving item 3.a

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

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

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

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

**BCC District:**

**DISCLOSURES**

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

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

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

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

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

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

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

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

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

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

**BCC District:** 5

**DISCLOSURES**

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

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

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

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

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

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

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

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

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

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

**BCC District:** 5

**DISCLOSURES**

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

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

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

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

C. **Other County Department Items**

7. [AB69912 Westmoor Pines Plat Abandonment](#)

**Land Development Application of** Town of Palm Beach

**Location:** South of Okeechobee Boulevard and west of Haverhill Road

**Project Manager:** Scott B. Cantor, Director, Land Development Division

**BCC District:** 2

**DISCLOSURES**

**Staff Recommendation:** Staff recommends approval of the request.

- a. **Title:** Plat Abandonment/Vacation **Request:** to abandon/vacate portions of a plat described as all of Block 5, Block 15, Block 16, and Block 23, together with a portion of Block 4, Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21 (Abandonment Site), Public Records of Palm Beach County

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

8. [Airport Center Complex Building 3 Project, FDO](#)

**Summary:** Palm Beach County (County) intends to construct a third County office building at the Airport Center Complex located at the northwest corner of 1-95 and State Road 80/Southern Boulevard in unincorporated West Palm Beach. This facility will occupy an area of the Complex that is currently undeveloped and has long been planned and approved to support governmental office space needs arising from countywide growth, which is now timely. Planned improvements include a five (5)-story office building (approximately 159,000 square foot), a multi-level parking structure supporting approximately 185 parking spaces, surface parking spaces, landscaping, site lighting and other ancillary site improvements to accommodate existing, emerging and future needs for daily governmental operations. This contract authorizes the professional architectural/engineering services necessary for programming, design, permitting, and construction administration for the Airport Center Complex Building 3 project. The solicitation for design professionals was advertised on June 9, 2024 according to the Equal Business Opportunity (EBO) Ordinance, with final selection on September 26, 2024. The project was presented to the Goal Setting Committee on May 15, 2024. The Committee established Affirmative Procurement Initiatives (APIs) of a minimum mandatory 20% Small Business Enterprise (SBE) subcontracting goal and a Minority Business Enterprise (MBE) evaluation preference for African American (AA) firms. The Consultant committed to 22.07% SBE participation, of which 19.36% is MBE participation from an AA business for this contract. The Consultant is a local firm. Funding for this project is from the Public Building Impact Fees Fund and the Public Building Improvement Fund. (Capital Improvements Division) **District 2 (MWJ)**

**Title/Recommendation: Staff recommends motion to approve:** a contract with Harvard Jolly, Inc. (Consultant) in the amount of \$5,633,545.21 to provide professional architectural/ engineering services for programming, design, permitting, and construction administration for the Airport Center Complex Building 3 project.

**MOTION:** To approve item 8.

9. [South County Administrative Complex Redevelopment Project Contract, FDO](#)

**Summary:** On December 6, 2022, the Board of County Commissioners (BCC) approved the contract (R2022-1443) with the Consultant to provide professional services for the Project. On June 11, 2024, the BCC provided direction as to the redevelopment approach to be implemented, inclusive of the eventual issuance of bonds (following design completion) to fund project construction. Following this direction, staff negotiated a services proposal with the Consultant for the provision of the professional services/design phase services (i.e. design services, construction documents preparation, permitting/bidding assistance and construction administration services) required to deliver the Project. The Consultant has agreed to provide the professional services/design phase services necessary to complete this Project for the amount of \$11,489,524.64. The Project includes the construction of a two (2) story clinic to be occupied by the Florida Department of Health, a six (6) story office building, a one (1) story fleet operations building, a one (1) story building for the Parks and Recreation department and Fleet Maintenance administrative use, a fuel island with canopy structure, a six (6) bay bus terminal hub, drop off area to the existing Tri Rail surface parking, a multilevel parking garage and all associated site infrastructure improvements. The professional services/design phase services will be funded through separate CSAs as the project progresses and bond funds become available. CSA No. 2 will authorize the funds for the professional services/design phase services necessary to continue the Project in a not to exceed amount of \$3,500,000 for Fiscal Year 2025. The solicitation for design professionals was advertised on May 22, 2022, according to the Equal Business Opportunity (EBO) Ordinance, with final selection on August 16, 2022. The project was presented to the Goal Setting Committee on May 18, 2022. The Committee established Affirmative Procurement Initiatives of a Minority Business Enterprise (MBE) evaluation preference and a minimum mandatory participation goal of 20% Small Business Enterprise (SBE) participation. The Consultant in its contract committed to an SBE participation of 20% SBE, of which 7% is African American (AA) owned businesses. The SBE participation for the remaining professional services/design phase services is 17.95% SBE, of which 10.18% is AA owned businesses. To date, the overall SBE participation on the contract is 17.65% SBE, of which 10.23% is AA owned businesses. The Consultant is not a local firm. CSA No. 2 authorizes the funds for the professional services/design phase services necessary to continue the Project in a not to exceed amount of \$3,500,000 for Fiscal Year 2025. Subsequent CSAs will be issued to authorize the remaining funds for the work described above. The remaining project funds will be released in Fiscal Year 2026 when construction is scheduled to start. **Funding for this project is from the Infrastructure Sales Tax Fund. (Capital Improvements Division) District 7 (MWJ)**

**Title/Recommendation: Staff recommends motion to approve:** Consultant Services Authorization (CSA) No. 2 to the contract (R2022-1443) with Zyscovich, LLC (Consultant) for professional services/design phase services on the Palm Beach County South County Administrative Complex Redevelopment project (Project), in an amount not to exceed \$3,500,000 for Fiscal Year 2025.

**MOTION:** To approve item 9.

**- END OF CONSENT AGENDA -**



**REGULAR AGENDA**

- A.    **Items Pulled From Consent**
- B.    **Comprehensive Plan Amendment with Concurrent Zoning and ULDC Applications**
- 10.    [\*\*LGA-2024-00011 West Delray RV Resort\*\*](#)

**Future Land Use Application of** Karen and Roger Fina by JMorton Planning & Landscape Architecture

**Title/Request:** To change a future land use designation from Agricultural reserve (AGR) to Commercial Recreation with an underlying Agricultural Reserve (CR/AGR) with Conditions and to revise the Future Land Use Element related to the Agricultural Reserve Tier to allow Recreational Vehicle Parks in the CR future land use designation, subject to criteria.

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

**Project Manager:** Jerry Lodge, Senior Planner

**Acres:** 10.11

**BCC District:** 5

**Staff Recommendation:** Approval with Conditions.

**Planning Commission Recommendation:** Recommended Approval with conditions in a 12 to 0 vote at the October 11, 2024 public hearing.

**BCC Transmittal Action:** Transmitted by a 5 to 0 vote at the November 6, 2024 hearing.

**MOTION:** To adopt an ordinance approving item 8.

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

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

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

**Project Manager:** Nancy Frontany Bou, Senior Site Planner

**BCC District:** 5

**DISCLOSURES**

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

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

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

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

- 12.    [\*\*Recreational Vehicle Planned Development - ULDC Request for Permission to Advertise\*\*](#)

**Summary:** The item before the Board are proposed revisions to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”) for the Recreation Vehicle Planned Development (RVPD) Zoning District to reduce the recreational vehicle (RV) parking pad setback in RVPDs in the Agricultural Reserve (AGR) Tier.

**Staff Recommendation:** Staff recommends the following:

- a. Approval of permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on June 18, 2025 at 9:30 a.m.
- b. The BCC receive and file the Business Impact Estimate (BIE).

**MOTION:** To approve Staff recommendation for items 12.a. and 12.b.

**C. Zoning Applications**

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

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

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

**Project Manager:** Wendy Hernandez, Principal Planner

**BCC District:** 3

**DISCLOSURES**

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

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

**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 13.a

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

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

**14. [CA-2023-01791 Southland Water Resource \(2023-00122\)](#)**

**Zoning Application of** Philips and Jordan - Matt Edison by Carlton Fields P.A.

**Location:** South side of access easement approx. 1 mile south of Okeelanta Rd, approx. 1.3 miles east of Miami Canal Rd and 4.2 miles west of US-27

**Project Manager:** Wendy Hernandez, Deputy Zoning Director

**BCC District:** 6

**DISCLOSURES**

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

**a. Title:** a Class A Conditional Use **Request:** to allow a Type 3B Excavation on 8,611.52 acres

**MOTION:** To adopt a resolution approving item 14.a.

**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.