



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/

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 and Campground - 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 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.