



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
NOVEMBER 13, 2025**

REGULAR AGENDA

E. Other Department Items

7. County Attorney Contract

AMEND – To provide documentation (back-up) at this [link](#)



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA NOVEMBER 13, 2025

CONSENT AGENDA

B. Public Ownership (PO) Zoning Deviation

2. DEV-2025-01477 South Florida Fairgrounds (1985-00144)

AMEND – To modify Agenda for the Public Ownership Deviation request as shown with the deleted text struck out and added text underlined:

- a. **Title:** Public Ownership Deviation **Request:** to allow PO Deviations from parking lot landscape standards in the northeast parking lot, and to increase the fence height along the southeastern ~~southwestern~~ border of the property

REGULAR AGENDA

C. Comprehensive Plan Amendment with Concurrent Zoning Application

AMEND – To modify the Agenda to add item C.4.5 to be presented by the Planning Division as provided below: [Link](#)

Title: Resolution Authorizing Replacement of Master Declaration of Restrictive Covenants for Southern & Jog Apartments (Pine Ridge Apartments)

Summary: The item before the Board is a resolution authorizing replacement of the recorded Master Declaration of Restrictive Covenants for the Workforce Housing Program for the Southern & Jog Apartments. The Southern & Jog Apartments was approved in 2020, with all 288 rental units restricted under a Workforce Housing Program (WHP) restrictive covenant as proposed by the applicant. The project began leasing in early 2023, and has experienced challenges renting units in the required income categories. The owner has requested a Comprehensive Plan amendment revising the number of required restricted units to 145, to be provided in the lowest two income categories of Low and Moderate-1. This requires that the recorded restrictive covenant be replaced with a restrictive covenant reflecting the updated number of WHP units. The recorded covenant provides that covenants cannot be replaced without written authorization of the Board of County Commissioners. The resolution would provide the required written authorization. The replacement Master Declaration reflects the reduced number of required WHP units consistent with a modification approved by the Board.

Motion: To approve a resolution authorizing replacement of the Master Declaration of Restrictive Covenants for rental workforce housing units for the Southern & Jog Apartments, with a Master Declaration of Restrictive Covenants for a revised number of workforce housing units



BOARD OF COUNTY COMMISSIONERS
ZONING PUBLIC HEARING
Thursday, November 13, 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
November 13, 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. [DOA-2025-00739 American Heritage School \(1996-00062\)](#)

Zoning Application of Heritage American by Urban Design Studio and Dunay Miskel and Backman LLP

Location: South side of Linton Blvd approximately 1200 feet west of Jog Rd

BCC District: 5

a. Title: a Development Order Abandonment **Request:** to abandon a previously approved Class A Conditional Use for a Daycare on 40.22 acres

b. Title: a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for a Daycare and Private School to delete the Daycare, to add and reallocate square footage for the Private School, to add students, and to modify and delete Conditions of Approval on 40.22 acres

MOTION: No motion necessary. This item has been administratively postponed at the request of the applicant to December 10, 2025.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. Disclosures for Consent Items

B. Public Ownership (PO) Zoning Deviation

2. [DEV-2025-01477 South Florida Fairgrounds \(1985-00144\)](#)

Zoning Application of South Florida Fair & PBC Expositions, Inc. - Matt Wallsmith by Urban Design Studio

Location: North side of Southern Blvd/SR80, west of West Fairgrounds Road

Project Manager: Vismary Dorta, Site Planner II

DISCLOSURES

Recommendation: The Applicant recommends approval.

Zoning Commission: No Zoning Commission recommendation required.

BCC District: 6

a. Title: Public Ownership Deviation **Request:** to allow PO Deviations from parking lot landscape standards in the northeast parking lot, and to increase the fence height along the southwestern border of the property

MOTION: To approve item 2.a.

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. Items Pulled From Consent**
- B. Zoning Applications**
- C. Comprehensive Plan Amendment with Concurrent Zoning Application**
- 3. [LGA-2025-00013 AHS Pine Ridge PUD](#)**

Planning Application of Southern & Jog Apartments LLC - T Richard Litton by Gunster

Location: Southeast corner of Wallis Road and 1st Street

Project Manager: Inna Stafeychuk

Staff Recommendation: Approval of the proposed amendment to revise adopted conditions of approval in Ord 2020-023

Planning Commission Recommendation: PLC recommended Approval with conditions in an 8 to 1 vote at the July 11, 2025 public hearing.

BCC Transmittal: BCC transmitted by a 7 to 0 vote at the Aug. 27, 2025 public hearing.

BCC District: 2

- a. Title:** a Large Scale Future Land Use Amendment **Request:** To revise adopted conditions of approval in Ord 2020-023

MOTION: To adopt an Ordinance approving item 3.a.

- 4. [EAC-2025-01307 AHS Pine Ridge PUD \(2018-00158\)](#)**

Zoning Application of Southern & Jog Apartments LLC - T. Richard Litton by Gunster Yoakley & Stewart PA

Location: North side of Southern Boulevard, approx. 0.25 miles east of North Jog Road

Project Manager: Vismary Dorta, Site Planner II

DISCLOSURES

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

Zoning Commission: No Zoning Commission recommendation required.

BCC District: 2

- a. Title:** an Expedited Application Consideration **Request:** to modify the Planned Unit Development Conditions of Approval to revise workforce housing conditions in Resolution R-2020-1623 on 11.18 acres

MOTION: To adopt a resolution approving item 4.a

- D. ULDC Related Items**

- 5. [Reasonable Accommodation for Certified Recovery Residences – First Reading and Adoption](#)**

Summary: The item before the Board is a proposed revision to the Palm Beach County Unified Land Development Code (ULDC), to modify specific requirements related to a reasonable accommodation process for certified recovery residences, for consistency with changes that were adopted in F.S. § 397.487(15).

Staff Recommendation: Staff recommends approval of first reading and adoption of an Ordinance approving this item.

BCC Permission to Advertise: On October 23, 2025. Motion to approve permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m. passed in a vote of 5-0.

ZC/LDRC Recommendation: To be provided on add/delete.

MOTION: To adopt an Ordinance approving item 5.

6. [Green Market – First Reading](#)

Summary: The proposed modifications to the Palm Beach County Unified Land Development Code (ULDC) will revise land development regulations to continue to allow Green Markets as a Temporary Use (similar to a Special Permit), but to extend the timeframe from six months to 12 months. Other associated revisions aim to streamline the regulations for Green Markets and allow for more flexibility.

Staff Recommendation: Staff recommends approval of first reading and approval of permission to advertise for adoption of an Ordinance at the BCC Zoning Hearing on December 10, 2025 at 9:30 a.m.

BCC Permission to Advertise: On October 23, 2025, motion that the BCC, by a majority plus one vote, elect to conduct both required advertised hearings for this item at 9:30 am, instead of holding one of the required advertised hearings after 5:00 pm. Florida Statutes Section 125.66 requires two advertised public hearings for this item, at least one of which is required to be held after 5:00 p.m. unless the BCC, by majority plus one vote, elects to conduct that hearing at another time of day, and to approve permission to advertise for first reading at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m. passed by a vote of 5-0.

ZC/LDRC Recommendation: To be provided on add/delete.

MOTION: To approve staff recommendation for item 6.

E. **Other Department Items**

7. **County Attorney Contract**

SUMMARY: This item is for the Board to review and act upon the contract for the new County Attorney, David R. Ottey, Esquire. On October 28, 2025 the Palm Beach County Board of County Commissioners (Board) voted to appoint Ottey as the County Attorney, commencing on December 19, 2025 (the effective date of the resignation of the current County Attorney). Countywide (HJF)

MOTION: To approve an Employment Contract for legal services with David R. Ottey, Esquire for the position of County Attorney.

- 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.

Following Adjournment, the BCC will Convene as the Solid Waste Authority Governing Board