



BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Thursday, October 23, 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
October 23, 2025

CALL TO ORDER

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

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

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

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

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

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

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

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

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

AGENDA APPROVAL

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

POSTPONEMENTS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Disclosures for Consent Items
- B. Zoning Applications
- 1. [Z-2025-00316 Natural Areas Rezoning \(2025-00019\)](#)

Zoning Application of Palm Beach County by Palm Beach County

Location: Various

Project Manager: Alex Biray, Senior Site Planner

BCC District: 1, 2, and 6

DISCLOSURES

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

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

Board of County Commissioners: Approved First Reading by a vote of 6-0-0

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR), Light Industrial (IL), General Commercial (CG), Multi-Family Residential High Density (RH), Single Family Residential (RS), and Public Ownership (PO) Zoning Districts to the Preservation/Conversation (PC) Zoning District on 13,264.52 acres

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

- 2. [DOA/CA-2024-01790 Shoppes at Southern Palms \(2007-00018\)](#)

Zoning Application of Shoppes At Southern Palms LLC by Dunay Miskel and Backman LLP

Location: Northeast corner of Southern Boulevard and Sansbury Way

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request 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 Overall site plan of an MUPD to reconfigure the building and site elements, add a use, building and square footage, and amend Condition of Approval, on 24.35 acres

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

- b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 24.35 acres

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

3. [DOA-2024-01618 Tropical Lakes PUD \(1992-00026\)](#)
Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC
Location: North side of Via Delray approximately 0.62 miles west of Military Trail
Project Manager: Joyce Lawrence, Senior Site Planner
BCC District: 5
DISCLOSURES
Staff Recommendation: Staff recommends approval of the request 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 overall Planned Unit Development (PUD) to delete land area from the overall PUD, the Recreation and Civic Pods, to reduce the open space and to modify a Condition of Approval on 27.19 acres
MOTION: To adopt a resolution approving item 3.a
4. [Z-2024-01620 Little Tropical Lakes \(2024-00138\)](#)
Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC
Location: South side of Woodland Drive, approximately 1.07 miles west of Military Trail
Project Manager: Joyce Lawrence, Senior Site Planner
BCC District: 5
DISCLOSURES
Staff Recommendation: Staff recommends approval of the request 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 Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District on 0.36 acres
MOTION: To adopt a resolution approving item 4.a.

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **Previously Postponed Zoning Applications**
5. [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 WGINC
Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail
Project Manager: Wendy Hernandez, Zoning Deputy Director
BCC District: 3
DISCLOSURES
Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.
Zoning Commission: Recommended approval of the Official Zoning Map Amendment a by a vote of 7-0-0, and the Class A Conditional Use by a vote of 6-1-0.

- 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 5.a.
- b. **Title:** a Class A Conditional Use **Request:** to allow Townhomes on 7.57 acres
MOTION: To adopt a resolution approving item 5.b.

C. **Zoning Applications**

6. [DOA-2025-00292 Lyons Glades Center \(1979-00106\)](#)

Zoning Application of Glades Road West Investments LLC, Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture

Location: Northwest corner of Lyons Road and Glades Road

Project Manager: Jerome Small, Senior Site Planner

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request 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 site, to modify site elements, to add and delete uses, and to delete square footage on 4.86 acres
MOTION: To adopt a resolution approving item 6.a.

D. **Previously Postponed Comprehensive Plan Amendment with Concurrent Zoning Application**

7. [SCA-2024-00008 Boca Raton Commerce Center III](#)

Planning Application of 8230 210 St S, LLC by Schmidt Nichols

Location: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road

Project Manager: Travis Goodson, Principal Planner

Staff Recommendation: Approval with Conditions

Planning Commission Recommendation: Recommended approval in a 6 to 3 vote at the July 11, 2025 public hearing.

BCC District: 5

- a. **Title:** a Small-Scale Future Land Use Amendment **Request:** To change a future land use designation from Commercial Low-Office with underlying Industrial (CL-O/IND) to Commercial Low-Office with underlying High Residential, 12 units per acre (CL-O/HR—12) with conditions.
MOTION: To adopt an ordinance approving item 7.a

8. [DOA/CA-2024-00499 Boca Raton Commerce Center III \(1997-00032\)](#)

Zoning Application of 8230 210 St S, LLC by Schmidt Nichols

Location: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-1-0

- a. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add a Multifamily Residential use and buildings, and to delete Conditions of Approval on 4.79 acres

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

- b. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a total of 32 additional units) on 4.79 acres

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

E. ULDC Related Items

9. [Green Market – Permission to Advertise](#)

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:

- a. 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.
- b. Approval of permission to advertise for first reading at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m.

MOTION: To approve staff recommendation for items 9.a, and 9.b.

10. [Westgate Community Redevelopment Area Overlay \(WCRAO\) Revisions – First Reading and Adoption](#)

Summary: The item before the Board are proposed revisions to the Westgate Community Redevelopment Area Overlay (WCRAO) of the Unified Land Development Code (ULDC) as summarized below:

- Delete the reference to the number of units allowable through WCRAO Density Bonus Pool and replacing with a reference to the associated Comprehensive Plan policy.
- Revise the WCRAO Density Bonus Pool Limits and Approval process to clarify the applicable processes.
- Revise WCRAO Parking requirements to reduce guest parking, establish Waiver processes, and incorporate alternative parking for additional parking reductions.
- Delete the “Redevelopment Loading Option” to defer to the requirements of Art. 6 which is less restrictive.

Staff Recommendation: Staff recommends Approval of first reading and adoption of an Ordinance to revise the ULDC.

BCC Permission to Advertise: On September 25, 2025, the BCC approved request for permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on October 23, 2025 at 9:30 a.m., and approved to receive and file the Business Impact Estimate (BIE) by a vote of 6-0.

ZC/LDRC Recommendation: On October 3, 2025, the Zoning Commission (ZC) recommended approval by a vote of 7-0, and the ZC, serving as the Land Development Regulation Commission (LDRC) pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 7-0.

MOTION: To adopt an ordinance approving item 10.

11. [Freestanding Emergency Department - Privately Proposed Revision Phase 1 Initiation](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to establish regulations in Article 4 for Freestanding Emergency Departments (FSED), providing for a definition and regulations related to location, approval process for hours of operation, onsite emergency vehicles and parking.

Staff Recommendation: Staff recommends approval of Phase 1, thereby initiating the request for Phase 2.

Zoning Commission: Recommended to approve Phase 1 and to initiate Phase 2 by a vote of 7-0 at the October 3, 2025 meeting.

MOTION: To approve staff recommendation for item 11.

12. [Reasonable Accommodation for Certified Recovery Residences – Permission to Advertise](#)

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:

- a. Approval of permission to advertise for first reading at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m.

MOTION: To approve staff recommendation for items 12.a. 12.b and 12.c.

F. Other Department Items

13. [Follow up on BCC direction - Golf Cart Regulations](#)

Summary: Providing an overview of state law and local ordinances regarding the use of golf carts on public roads and sidewalks in Palm Beach County.

Project Managers: David Ricks, County Engineer, and Whitney Carroll, Executive Director of PZB

Staff Recommendation: Staff requests the BCC consider various options for the allowance of golf cart use in certain areas considered to be in the public's best interest and to promote alternative modes of transportation.

- 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.