



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
SEPTEMBER 25, 2025
ADDENDUM**

REGULAR AGENDA

14. City of Boynton Beach Palmyra and Bamboo Lane Annexations Update

AMEND – To modify the Agenda to add Item 14 to be presented by the Planning Division as provided below: [Link](#)

SUMMARY: Palm Beach County has received a filing for voluntary annexation from the City of Boynton Beach (August 4, 2025). The City seeks to voluntarily annex approximately 39.37 acres of land at the southwest corner of Hypoluxo Road and Lawrence Road (Palmyra) and approximately 4.6 acres of land approximately 570 feet south of the intersection of Federal Highway and Old Dixie Highway on the east side of Federal Highway (Bamboo Lane). The City has scheduled its adoption hearing on October 7, 2025. The filing includes two petitions which include sworn statements from the City Manager, acting as the Attorney-in-Fact, for the property owners through the water service agreements. The issue is whether the consents based on the powers of attorney are proper.

MOTION: Staff is seeking direction: regarding the County's position in support or opposition to the proposed annexations by the City of Boynton Beach.



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA SEPTEMBER 25, 2025

CONSENT AGENDA

3. DOA/CA-2025-00415 Somerset Shoppes (1984-00132)

AMEND – To reorder the Agenda to move Item 3 to the Regular Agenda

AMEND – To modify the Development Order Amendment – Overall MUPD Conditions of Approval in Exhibit C-1 as shown with the struck out text:

HEALTH

1 ~~44~~. Generation and disposal of hazardous...{omitted for brevity}

LANDSCAPING - GENERAL

1. The developer shall comply with prospective amendments to the Palm Beach County Landscape Code. (ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 23 of Resolution R-1986-1118-A, Control No.1984-00132)

Is hereby deleted

4. Workforce Housing Program Waiver of Right of First Refusal

AMEND - To modify the Agenda to reflect administrative postponement to a later date.

REGULAR AGENDA

B. Zoning Applications

5. ZV/ABN/PDD/CA-2024-01273 Leder Self Storage (1979-00267)

AMEND – To modify the Staff Recommendation as shown with the deleted text struck out and the added text underlined:

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-~~45~~

6. SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate (2025-00030)

AMEND – To modify the Staff Recommendation as shown with the deleted text struck out and the added text underlined:

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-~~42~~

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

SITE DESIGN

1. Prior to final approval by the Development Review Officer the applicable Final Site, Regulating and/or Master Sign Plans shall be revised as follows:

- a. Notate the reduction in the Utility Easement along Westgate Congress Avenue and Nokomis Avenue;
- b. ~~Notate the ULDC Code reference for the recreation parking requirements/deviation~~
- c. ~~Notate the Recreation requirements in the Site Data.~~
- c. d. Remove reference to conceptual roof top activity plan and indicate as the Recreation Area if used to meet Art. 5.D requirements.
- d. e. Provide all signage, ground mounted and building mounted on the Master Sign Plan (MSP).

e. f. Notate Foundation planting tabular data with the foundation details on the Final Regulating Plan.(DRO: ZONING - Zoning)

7. **ABN/ZV/PDD/CA-2025-00406 Westgate Village MUPD** (1983-00050)

AMEND – To modify the Staff Recommendation as shown with the deleted text struck out and the added text underlined:

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-~~4~~3.

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C-1 as shown with the struck out text:

PDD – ~~Residential~~ Planned Development District

LANDSCAPE – PERIMETER

1. The landscape buffer along the north property line shall be a minimum 16 feet in width, and shall include ~~and shall include~~ the required Type 2 Incompatible Buffer per ULDC Art. 7 with a 6-foot high wall (BLDGPMT/DRO: ZONING - Zoning)

2. The landscape buffer along the west property line shall be a minimum 21 feet in width, and shall include ~~and shall include~~ the required Type 3 Incompatible Buffer per ULDC Art. 7. (BLDGPMT/DRO: ZONING - Zoning)

8. **Z-2025-00316 Natural Areas Rezoning** (2025-00019)

AMEND – To modify the Agenda Districts and motion as shown with the deleted text struck out and the added text underlined:

BCC District: 1, 2, and 6

a. MOTION: That the Board, by a majority plus one vote, elects to conduct both advertised hearings under Florida Statutes Section 125.66 at 9:30 a.m. instead of holding one of the required hearings after 5:00 p.m.

b. MOTION: To approve first reading ~~recommend approval of First Reading~~ for item 8.a.

c. MOTION: To approve permission to advertise for second reading at the BCC Zoning Hearing on October 23, 2025 at 9:30 a.m.

9. **SCA-2024-00008 Boca Raton Commerce Center III**

AMEND – To provide additional public correspondence at this [link](#)

10. **DOA/CA-2024-00499 Boca Raton Commerce Center III** (1997-00032)

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

ENGINEERING 1

1. *Previous ENGINEERING Condition 1 of Resolution R-2010-1764, Control No.1997-00032, which currently states:*

In order to comply with the mandatory Traffic Performance Standards, the property owner shall be restricted to the following phasing schedule:
a. No Building Permits for the site may be issued after December 31, 2018. 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 Article 2 Section E of the Unified Land Development Code. (~~DATE: MONITORING—Eng~~) (DATE: MONITORING - Engineering) [Note: COMPLETED] (~~Previous ENGINEERING Condition 1 of Resolution R-2010-1764, Control No.1997-00032~~)

Is hereby deleted. [REASON: Replaced by a newly formatted build out condition #5]

11. Townhouse Regulations - PPR Phase 2 – First Reading and Adoption

AMEND – To modify the Agenda to correct the Motion as shown with the deleted text struck out and added text underlined.

MOTION: To adopt an ordinance approving ~~approve staff recommendation for~~ item 11.

12. Westgate Community Redevelopment Area Overlay (WCRAO) Revisions

AMEND – To reorder the Agenda to move Item 12 to immediately following Item 7 (Neighborlee) to keep the WCRAO items together.

13. Zoning Approvals – Informational Presentation

AMEND – Green Market - To provide additional information and to provide a motion for the Green Market item as provided below.

Additional information (memo and back-up) at this [link](#)

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

- a. Approval of 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.
- b. The BCC receive and file the Business Impact Estimate (BIE) for this item.

AMEND – Government Services – To provide Use Matrix ULDC excerpts at this [link](#)



BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Thursday, September 25, 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
September 25, 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. [ABN/Z-2025-00299 El Toro Meat Market \(1982-00029\)](#)

Zoning Application of 1489 North Military LLC by JMorton Planning & Landscape Architecture

Location: Northwest corner of Military Trail and Ridgeway Drive

Project Manager: Santiago Zamora, Site Planner II

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 9-0-0

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Financial Institution on 1.94 acres

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

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Specialized Commercial (CS) Zoning District to the General Commercial (CG) Zoning District on 1.94 acres

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

2. [DOA-2024-01893 Great Expectations \(1985-00051\)](#)

Zoning Application of Great Expectations Childcare Corp by CMA GROUP INC

Location: South side of Gun Club Road, approx. 138 feet east of Pine Way Trail

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 3

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

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to add land area (0.28 acres), add square footage, and to modify Conditions of Approval to allow additional daycare children on a 0.87 acres.

MOTION: To adopt a resolution approving item 2.a

3. [DOA/CA-2025-00415 Somerset Shoppes \(1984-00132\)](#)

Zoning Application of Somerset Shoppes Fla LLC by Becker & Poliakoff

Location: Northeast corner Glades Road and Lyons 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-1 and C-2.

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

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan on 19.17 acres

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

- b. **Title:** a Class A Conditional Use **Request:** to allow Vehicle Sales and Rental on 19.17 acres

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

4. [Workforce Housing Program Waiver of Right of First Refusal](#)

Summary: Casa Brera is a built multi-family rental project in the unincorporated county with 142 workforce housing units. The owner and its lender have requested that the County waive and release the Right of First Refusal and the Notice of Pending Foreclosure that are required to be provided to the County per the restrictive covenant for the project. In exchange, the lender and owner agree that any foreclosure, transfer by deed in lieu of foreclosure, or assignment of an FHA-insured mortgage shall not result in the termination of, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units as provided in the Covenants.

Staff Recommendation: To approve and authorize the Mayor to execute the Waiver of Right of First Refusal and Notice of Pending Foreclosure for Casa Brera

MOTION: To approve staff recommendation for item 4.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Previously Postponed Zoning Applications

5. [ZV/ABN/PDD/CA-2024-01273 Leder Self Storage \(1979-00267\)](#)

Zoning Application of 7281 LWR, LLC - Sean Leder by Schmidt Nichols

Location: North side of Lake Worth Road, approx. 1,000 feet east of Nassau Road

Project Manager: Donna Adelsperger, Senior Site 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 through C-5.

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres

MOTION: To adopt a resolution approving item 5.a

- b. **Title:** a Class A Conditional Use **Request:** to allow Multi-access Self-Service Storage on 4.09 acres

MOTION: To adopt a resolution approving item 5.b

- c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres

MOTION: To adopt a resolution approving item 5.c

d. Title: a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres

MOTION: To adopt a resolution approving item 5.d

e. Title: a Development Order Abandonment **Request:** to abandon the Special Exception to allow the addition of a Bank Operations Building granted under Resolution R-1979-1767 on 4.09 acres

MOTION: To adopt a resolution approving item 5.e

C. Zoning Applications

6. [SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate \(2025-00030\)](#)

Zoning Application of Neighborlee Development LLC by Urban Design Studio

Location: South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 7

DISCLOSURES

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

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

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District on 0.66 acres

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

b. Title: a Class A Conditional Use **Request:** to allow for a mixed-use development incorporating 38 Multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units from the future land use designation) on 0.66 acres

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

7. [ABN/ZV/PDD/CA-2025-00406 Westgate Village MUPD \(1983-00050\)](#)

Zoning Application of Investment Corporation of Palm Beach by Urban Design Studio

Location: Northwest corner of Belvedere Road & N. Congress Avenue

Project Manager: Matthew Boyd, 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 through C-4.

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

a. Title: a Development Order Abandonment **Request:** to abandon a Special Exception for an Open Air Flea Market approved by Resolution R-1983-00803 on 47.06 acres

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

b. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) and Residential High (RH) to the Multiple Use Planned Development (MUPD) Zoning District on 42.06 acres

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

c. Title: a Class A Conditional Use **Request:** to allow WCRA Density Pool Bonus Request on 16.05 acres

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

8. [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
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
- 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 recommend approval of First Reading for item 8.a
MOTION: To approve second reading at the BCC Zoning Hearing on October 23, 2025 at 9:30 a.m.
- D. **Comprehensive Plan Amendment with Concurrent Zoning Application**
9. [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 9.a
10. [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 10.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 10.b.

E. ULDC Related Items

11. [Townhouse Regulations - PPR Phase 2 – First Reading and Adoption](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts.

Staff Recommendation: Staff recommends approval of first reading and adoption of an Ordinance at the BCC Zoning Hearing on September 25, 2025 at 9:30 a.m.

BCC Permission to Advertise: On August 28, 2025, the BCC approved Request for Permission to Advertise by a vote of 7-0.

ZC/LDRC Recommendation: On September 4, 2025, the ZC recommended approval by a vote of 9-0, and the ZC, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 9-0.

MOTION: To approve staff recommendation for item 11.

12. [Westgate Community Redevelopment Area Overlay \(WCRAO\) Revisions – Permission to Advertise](#)

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:

- a. Approval of 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.
- b. The BCC receive and file the Business Impact Estimate (BIE) for this item.

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

13. [Zoning Approvals – Informational Presentation](#)

Summary: The item before the Board is a presentation as a follow up to Board Direction for information on the following:

- Variances & Waivers
- Green Markets & Special Permits
- Government Services & Public Ownership Zoning

MOTION: No motion necessary. This item is presented for information.

- 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.