



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA JANUARY 22, 2026

CONSENT AGENDA

B. Zoning Applications

1. DOA/CA/W-2025-00727 Drexel Apartments (1982-00073)

AMEND – To modify the Agenda to revise the requests as shown in the deleted text struck out and the added text underlined as follows:

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to add dwelling units on 40.03 acres Meads/Classic PUD master plan by adding 88 units to the east parcel (Pod 1).
- b. **Title:** a Class A Conditional Use **Request:** to allow an combined increase density greater than two units per acre 30% through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres

AMEND – To modify the Staff Report to revise the request as shown in the deleted text struck out and the added text underlined as follows:

Title: a Class A Conditional Use **Request:** to allow an combined increase density greater than two units per acre 30% through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres

Application Summary: a Class A Conditional Use request to allow an combined increase density greater than two units per acre 30% through the Affordable Housing (AHP) (+68 units or 57%) for a total 188 units on the 10-acre Pod 1.

Hearing History:

Zoning Commission: The ZC recommended approval the requested Variance of the Consent Agenda

a. Consistency with the Plan-

- o Consistency with the Comprehensive Plan: Should the BCC approve the amendment request, then the proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use. The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

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

ENGINEERING

6-7. Petitioner shall pay the Traffic Impact Fee as it presently exists or as it may from time to time be amended. [Note: COMPLETED] (Previous SPECIAL CONDITIONS Condition 5 of Resolution R-1988- 1201, Control No.1982-00073)

SIGNS

1. Prior to final DRO revise the Master Sign Plan for Consistency with the Site Plan. (DRO: ZONING - Zoning)

UTILITY

2. Prior to final DRO the Applicant shall modify the Site Plan to indicate +/-600 lf.-LF of sanitary gravity main to be abandoned or relocated which is impacted directly by the new building footprint (DRO: PBC WATER UTILITIES - PBC Water Utilities)

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

Class A Conditional Use – ~~Combined Density Bonus~~ Density Increase

SIGNS

~~1. Prior to final DRO revise the Master Sign Plan for Consistency with the Site Plan. (DRO: ZONING—Zoning)~~

2. Z/CA-2025-00966 Hibiscus Gardens (2024-00140)

AMEND – To modify the Agenda to revise the Staff recommendation as shown in the deleted text struck out and the added text underlined as follows:

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit ~~s~~ C-1 through and C-3 ~~C-2~~.

REGULAR AGENDA

B. Zoning Applications

5. Z/CA-2025-01317 Hagen Ranch Assemblage (2019-00052)

AMEND – To modify the Agenda to revise the staff recommendation as shown in the deleted text struck out:

Staff Recommendation: Staff recommends approval of the request, subject to ~~a Conditional Overlay Zone and~~ the Conditions of Approval as indicated in Exhibit C-1 and C-2.



BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Thursday January 22, 2026

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

ENVIRONMENTAL CONTROL BOARD

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
January 22, 2026

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. [DOA/CA/W-2025-00727 Drexel Apartments \(1982-00073\)](#)

Zoning Application of Spectra HTG, LTD - Matthew Reiger by Shutts and Bowen LLP

Location: West side of Drexel Road, approximately 0.18 miles south of Okeechobee Boulevard

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 2

DISCLOSURES

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

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Meads/Classic PUD master plan by adding 88 units to the east parcel (Pod 1).

MOTION: To adopt a resolution approving item 1.a

- b. **Title:** a Class A Conditional Use **Request:** to allow a combined increase in density greater than two units per acre through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres

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

- c. **Title:** a Type 2 Waiver **Request:** to reduce the number of parking spaces for an Affordable Housing Program project in Pod 1 on 10 acres

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

2. [Z/CA-2025-00966 Hibiscus Gardens \(2024-00140\)](#)

Zoning Application of Hibiscus Development LLC - Darryn Dunn by Managed Land Entitlements LLC

Location: West side of South Military Trail, approximately 1,645 feet south of Lantana Road

Project Manager: Alex Biray, Senior Site Planner

BCC District: 2

DISCLOSURES

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

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 acres

MOTION: To adopt a resolution approving item 2.a

- b. **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 5.55 acres

MOTION: To adopt a resolution approving item 2.b

- c. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDRs) on 5.55 acres
MOTION: To adopt a resolution approving item 2.c

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **Previously Postponed Zoning Applications**
- 3. [ABN-2025-01104 Canada Court II \(2010-00319\)](#)

Zoning Application of CCPM Investments, LLC, HFRE SP01-3 Canada Court, LLC by Urban Design Studio

Location: Northwest and southwest corners of Prince Drive and Paetzold Drive

Project Manager: Vismary Dorta, Site Planner II

BCC District: 3

DISCLOSURES

Zoning Commission: No action required.

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

- a. **Title:** a Development Order Abandonment **Request:** to allow an abandonment of a Type 3 Congregate Living Facility approved by Resolution R-2011-0004 on 1.48 acres
MOTION: To adopt a resolution approving item 3.a

- 4. [DOA-2025-01103 TLC Village \(1982-00013\)](#)
Zoning Application of HFRE SP01 3 Canada Court, LLC by Urban Design Studio
Location: Northwest corner of Prince Drive and Paetzold Drive
Project Manager: Vismary Dorta, Site Planner II
BCC District: 3

DISCLOSURES

Zoning Commission: Recommended Approval of a Development Order 9-0-0 Amendment by a vote of 9-0-0.

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Development Order for a Congregate Living Facility approved by Resolutions R-1987-095 and R-1990-0271, to add land area (0.74 acres), to add square footage, and to increase the number of beds from 28 to 76 on 2.72 total acres
MOTION: To adopt a resolution approving item 4.a

- C. **Zoning Applications**
- 5. [Z/CA-2025-01317 Hagen Ranch Assemblage \(2019-00052\)](#)

Zoning Application of Pulte Home Company - Aimee Carlson by Urban Design Studio
Location: East side of Hagen Ranch Road approximately 0.42 miles south of Boynton Beach Blvd

Project Manager: Santiago Zamora

BCC District: 5

DISCLOSURES

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

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

a. Title: an Official Zoning Map Amendment **Request:** to allow rezoning from the Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 9.61 acres

MOTION: To adopt a resolution approving item 5.a

b. Title: a Class A Conditional Use **Request:** to allow 70 townhouse units on 9.61 acres

MOTION: To adopt a resolution approving item 5.b

D. ULDC Related Items

6. [Freestanding Emergency Department \(FSED\) – Privately Proposed Revision Phase 2 First Reading](#)

Summary: The proposed revision to the ULDC will establish regulations for a type of use that is currently not clearly identified within the ULDC, and to recognize the trend of freestanding emergency departments. Establishing regulations for freestanding emergency departments is appropriate and will provide an opportunity for emergency medical services throughout the County, especially in underserved areas.

Staff Recommendation: Staff recommends approval of first reading and approval of permission to advertise for second reading and adoption of an Ordinance to revise the ULDC at the BCC Zoning Hearing on February 26, 2026 at 9:30 a.m.

ZC Phase 1 Initiation Recommendation: At the October 3, 2025 Hearing, the Zoning Commission recommended Initiation by a vote of 7-0.

Board of County Commissioners Phase 1 Initiation: At the October 23, 2025 Hearing, the BCC approved Initiation of Phase 2 by a vote of 5-0.

Board of County Commissioners Phase 2 Permission to Advertise: At the December 10, 2025 Hearing, the BCC approved permission to advertise for first reading at the BCC Zoning Hearing on January 22, 2026 at 9:30 a.m. by a vote of 6-0.

ZC Phase 2 Recommendation: At the January 8, 2026 Hearing, 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 approve staff recommendation for item 6.

E. Other Department Items

7. [Century Village Redistricting](#)

Project Manager: Patrick Rutter, Deputy County Administrator

Summary: On January 6, 2026, the Board of County Commissioners (BCC) approved the preliminary reading and permission to advertise a minor district change impacting Century Village which is currently located within Districts 2 and 7. Approval of this ordinance will remove the 152 residents within District 7 and merge them with the majority of residents in Century Village who reside in District 2. In 2021, as part of the Countywide BCC redistricting, numerous district boundaries were drawn to maintain municipal and community contiguity and the redistricting plan was adopted. Prior to 2021, the small portion north of the canal was located within District 2. Districts 2 and 7 (DB)

Motion: To Adopt an Ordinance of The Board of County Commissioners of Palm Beach County, Florida amending the boundaries of two of the seven County Commission Districts; providing for publication; providing for minutes; providing for repeal of laws in Conflict; providing for severability; providing for inclusion in the Code of Laws and Ordinances; and providing for an effective date.

8. **Community Services – Agreement for the Provision of Financial Assistance – The Salvation Army**

Project Manager: Tammy Fields, Deputy County Administrator

Summary: Although the programs and providers are similar, two (2) separate agreements are required to appropriately segregate and administer County FAA funds and federal ESG funds, each of which has distinct budgeting, contracting, and compliance requirements. TSA Family Overflow Shelter program (FOS) provides temporary emergency shelter services to family households experiencing literal homelessness (Category 1). Eligible households must include at least one (1) adult and one (1) child under the age of 18. Participants will be referred to the program through the County’s Homeless Outreach Program and Continuum of Care Coordinated Entry.

Participants will be provided with shelter at The Center of Hope apartments, along with supportive services and referral to other community-based services. FOS will operate 24 hours a day, seven (7) days a week, 365 days a year, and will serve a minimum of 24 participants annually. TSA is the only homeless emergency shelter provider with the capacity to provide temporary emergency shelter services for families experiencing homelessness. Retroactive approval is requested due to protracted contract negotiations.

On July 8, 2025, the BCC approved the County’s Action Plan for FY 2025-2026, which allocated \$484,092 in ESG program funds for nonprofit agencies to assist individuals experiencing homelessness, or at risk of homelessness, including those fleeing domestic violence. The TSA’s Center of Hope program will provide emergency shelter services, case management, employment assistance, housing plan development, life-skills training, and other services to help participants secure permanent housing as quickly as possible. Finalization of this Sub-Agreement was delayed due to TSA’s requirement that all negotiations and agreements be reviewed and approved by its regional headquarters in Atlanta.

Motion: To approve:

- a. Retroactive sole source Agreement for the Provision of Financial Assistance (FAA Agreement) in the Housing and Homelessness Program Area with The Salvation Army (TSA), beginning October 1, 2025 through September 30, 2027, in an amount totaling \$200,000, of which \$100,000 is budgeted for Fiscal Year (FY) 2026, with an anticipated annual allocation of \$100,000 in the subsequent FY, contingent upon budgetary appropriation by the Board of County Commissioners (BCC); and
- b. Subrecipient Agreement (Sub-Agreement) with TSA, retroactively for the period October 1, 2025, through September 30, 2026, in an amount not-to-exceed \$72,615, in Emergency Solutions Grant (ESG) program funds, to provide emergency shelter services to families with minor children experiencing homelessness in Palm Beach County (County).

- 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 Environmental Control Board

ENVIRONMENTAL CONTROL BOARD

A. Health Department

1. [Environmental Control Hearing Board – Reappointment of two Board members](#)

Project Manager: Patrick Rutter, Deputy County Administrator

Motion: Staff recommends approval of the reappointment of two (2) nominees to the Environmental Control Hearing Board for a term of three (3) years commencing January 24, 2026 through January 23, 2029.

<u>NOMINEE:</u>	<u>SEAT #:</u>	<u>REQUIREMENT:</u>	<u>NOMINATED BY</u>
Vivian Demille	3	Citizen	Vice Mayor Marci Woodward
Gary Betensky	1	Attorney	PBC Bar Association

Summary: Chapter 77-616, Special Act, Laws of Florida, as amended, provides for the organization of the ECHB. The ECHB conducts hearings of alleged violations of sections promulgated under Chapter 77-616, and Palm Beach County (PBC) Ordinance No. 78-5, as amended. The ECHB enforces environmental statutes, administrative rules and the PBC Child Care Rules and Regulations, The ECHB is composed of five (5) members. Membership must consist of one (1) lawyer recommended by the Palm Beach County Bar Association, one (1) medical doctor recommended by the Palm Beach County Medical Society, one (1) engineer recommended by the Palm Beach County Chapter of the Florida Engineering Society, and two (2) citizens-at-large not holding elective office. Countywide (JBR).

The applicants for re-appointment to Seat # 3, Vivian Demille and to Seat #1, Gary Betensky are citizens of Palm Beach County.