



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING  
AMENDMENTS TO THE AGENDA  
MARCH 26, 2026**

**POSTPONEMENT/WITHDRAWALS AGENDA**

**A. Postponement**

**5. DOA/W-2025-00967 Seminole Orange Plaza (2006-00012)**

**AMEND – To add** a 30-day postponement letter sent by the Applicant as provided at this [link](#).

**Staff Recommendation:** To postpone to April 23, 2026

**Motion:** To approve Staff recommendation.

**ADD – To modify the Staff Report Exhibit F Correspondence** to include public correspondence provided at this [link](#).

**C. ULDC Related Items**

**6. Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects**

**AMEND – To modify the Agenda Summary** as shown with the deleted text struck out:

**Summary:** The item before the Board is a ~~request for permission to advertise for a~~ proposed revision to the Workforce Housing Program (WHP). Specifically, the revision addressed in this report creates an exception for for-sale projects wherein 100% of all units are restricted consistent with or exceeding County WHP requirements as a result of the land ownership structure or a construction subsidy that remains with the unit. The exception would allow these projects to use restricted units to meet their WHP obligation.

**7. Fitness Center in Industrial – Privately Proposed Revision Phase 1**

**ADD – To modify the Staff Report Exhibit 3 Correspondence** to include public correspondence provided at this [link](#).

**D. Other Departments Items**

**ADD – To add a new item** for Facilities Development and Operations Department to the Agenda as follows and to provide item backup at this [link](#):

**12. Sublease Agreement with First Transit – FDO**

**Title:** Approval of Sublease Agreement with First Transit, Inc.

**Motion:** Approve a Sublease Agreement (Sublease) with First Transit, Inc., a Delaware corporation authorized to do business in the State of Florida, (TransDev) for a portion of the property (Premises) located at 1200 South Congress Avenue in Palm Springs (Paratransit Facility), for Palm Tran connection paratransit operations, for a term of five (5) years at no cost.

**Summary:** The County currently leases the Paratransit Facility for Palm Tran paratransit operations, which consists of approximately 12 acres and includes a 47,792 square foot building located at 1200 South Congress Avenue in Palm Springs. The term of the Sublease is for five (5) years, with two (2) one (1) year renewal options. The annual rent for the Sublease is \$0, and TransDev will be responsible for maintenance, utilities, insurance, and taxes for their respective Premises. Palm Tran supports this Sublease as it will allow for greater efficiency and efficacy in performing paratransit operations with multiple vendors. Palm Tran will have administrative responsibilities for this Sublease.  
**(Property & Real Estate Management) District 3 (HJF)**

**Recommendation:** Staff recommends approval of Sublease Agreement with First Transit, Inc.



**BOARD OF COUNTY COMMISSIONERS**

**ZONING PUBLIC HEARING**

**Thursday March 26, 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**

Web address: [www.pbcgov.com/pzb/](http://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  
March 26, 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/WITHDRAWALS AGENDA -

## CONSENT AGENDA

### A. Disclosures for Consent Items

### B. Requests to pull items from Consent

### C. Zoning Applications

#### 1. [DOA/CA-2025-00404 Boynton Trail Centre - Racetrac \(1981-00152\)](#)

**Zoning Application of** Racetrac Inc., Boynton Trail Shopping Centre, LLC by Insite Studio Inc.

**Location:** Northeast corner of S Military Trail and Boynton Beach Boulevard

**Project Manager:** Nancy Frontany Bou, Senior Site Planner

**BCC District:** 2

#### DISCLOSURES

**Zoning Commission:** Recommended approval 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-1 and C-2.

- a. **Title:** a Development Order Amendment **Request** to amend the overall MUPD Site Plan, modify an unbuilt outparcel to amend the use, decrease the square footage for the outparcel and the overall square footage of the MUPD, and modify Conditions of Approval on 24.70 acres

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

- b. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with a Convenience Store on a 1.39 acre outparcel

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

### D. Other Departments Items

#### 2. [Work Order 26-019 to Annual Minor Construction Contract – FDO](#)

**Summary:** The Project consists of interior and exterior improvements of an existing Single Family Dwelling (SFD), located at 6519 Donald Ross Road in Palm Beach Gardens, to be converted into a temporary Fire Station. The Work Order authorizes the construction services necessary to furnish all labor, equipment, devices, tools, materials, transportation, professional services, supervision, shop drawings, permitting and all miscellaneous requirements necessary for the renovation of an existing SFD to be converted into temporary Fire Station 16. The Project includes, but is not limited to, selective demolition, ADA compliant restroom upgrades, new and revised partitions, drywall, ceilings, doors, casework, paint, flooring, signage, plumbing fixtures, fire alarm system, card access, a covered parking structure, landscaping, fencing, and new driveways. This Project was competitively advertised and new contractors were invited to bid on the project by submitting prequalification documents prior to the submission of the bid response. The Contractor will have 150 calendar days from notice to proceed to substantially complete the project. Liquidated damages for failure to achieve certification of substantial completion within the contract time or approved time extension thereof are \$180 per day. This Work Order was solicited pursuant to the minor construction services contract and the requirements of the Small Business Development (SBD) Ordinance. The annual minor construction services contract was presented to the Goal Setting Committee (GSC) on October 2, 2024 and the GSC established Affirmative Procurement Initiatives (APIs) of a Small Business Enterprise (SBE) price preference whereby an SBE contractor will be given a price preference if its bid is within 10% of the lowest non-small business bid on single trade projects or a minimum mandatory 25% SBE subcontracting goal for multi-trade projects. The SBE participation on this Work Order is 53.31%. To date, the Contractor's SBE participation on its annual minor construction services contract is 44.54%. The overall SBE participation across all the annual minor construction services

contracts to date is 50.54%. Funding for this project is from the Fire Rescue Improvement Fund. **(Capital Improvements Division) District 1 (MWJ)**

**Staff Recommendation:** Staff recommends approval of Work Order No. 26-019

**MOTION:** Approve Work Order No. 26-019 (Work Order) to the annual minor construction services contract (R2025-0473) with Ralph Della-Pietra Inc. (Contractor) in the amount of \$2,671,887 for the Fire Station 16 – Replacement (temporary) (Project) for a period of 150 calendar days from notice to proceed.

## - END OF CONSENT AGENDA -

### REGULAR AGENDA

#### A. Items pulled from Consent

#### B. Zoning Applications

#### 3. [DOA/CA-2025-00434 Crossbridge Church \(1986-00058\)](#)

**Zoning Application of** Crossbridge Baptist Church Inc by Insite Studio, Inc.

**Location:** Northwest corner of Judge Winikoff Rd and State Rd 7

**Project Manager:** Jerome Small, Senior Site Planner

**BCC District:** 5

#### DISCLOSURES

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

**Staff Recommendation:** Staff recommend approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1, C-2, and C-3.

a. **Title:** a Development Order Amendment **Request:** to modify the overall PUD Master Plan, specifically the Civic Pod, to add square footage and uses and modify the access points and Conditions of Approval on 83.7 acres

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

b. **Title:** a Class A Conditional Use **Request:** to allow a Private School in a Civic Pod of a PUD on 5 acres.

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

c. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare in a Civic Pod of a PUD on 5 acres

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

#### 4. [Z-2025-01889 Preston Residences \(2025-00070\)](#)

**Zoning Application of** 8781 N Virginia Ave LLC - Robert Preston by H & L Planning & Development

**Location:** West side of North Virginia Avenue, approximately 0.18 miles South of Northlake Boulevard

**Project Manager:** Shannan Webb, Site Planner II

**BCC District:** 1

#### DISCLOSURES

**Zoning Commission:** Recommended denial by a vote of 0-9-0

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

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.67 acres

**MOTION:** To adopt a resolution approving item 4.a.

5. [DOA/W-2025-00967 Seminole Orange Plaza \(2006-00012\)](#)

**Zoning Application of** Palms West Hospital Limited Partnership by Insite Studio, Inc.

**Location:** Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

**Project Manager:** Matthew Boyd, Senior Site Planner

**BCC District:** 6

**DISCLOSURES**

**Zoning Commission:** Recommended approval of item 4.a by a vote of 7-2-0 and 4.b by a vote of 6-3-0

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval on 11.89 acres

**MOTION:** To adopt a resolution approving item 5.a.

b. **Title:** a Type 2 Waiver **Request:** to allow 24 hours of operation within 250-feet of residential use on 1.77 acres

**MOTION:** To adopt a resolution approving item 5.b.

C. **ULDC Related Items**

6. [Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects](#)

**Summary:** The item before the Board is a request for permission to advertise for a proposed revision to the Workforce Housing Program (WHP). Specifically, the revision addressed in this report creates an exception for for-sale projects wherein 100% of all units are restricted consistent with or exceeding County WHP requirements as a result of the land ownership structure or a construction subsidy that remains with the unit. The exception would allow these projects to use restricted units to meet their WHP obligation.

**Project Manager:** Maria Bello, Principal Site Planner

**BCC Permission to Advertise:** At the February 26, 2026 Hearing, the BCC approved permission to advertise for first reading and adoption on March 26, 2026 at 9:30 a.m. by a vote of 5-0.

**Zoning Commission:** At the March 5, 2026 Hearing, the Zoning Commission (ZC) recommended approval by a vote of 9-0, 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 9-0.

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

**MOTION:** To approve staff recommendation for item 6.

7. [Fitness Center in Industrial – Privately Proposed Revision Phase 1](#)

**Zoning Application of** BC Boynton Industrial LLC - Jon Channing, by JMorton Planning & Landscape Architecture, Inc.

**Summary:** The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to increase the percentage of overall square footage of a development with a Commerce (CMR) future land use (FLU) designation that may be utilized for Fitness Center uses.

**Project Manager:** Jerome Ottey, Principal Site Planner

**Zoning Commission Phase 1 Initiation Recommendation:** At the February 5, 2026 Hearing, the Zoning Commission recommended approval of Phase 1 and Initiation of Phase 2 by a vote of 7-0.

**BCC Phase 1 Initiation:** This item was scheduled for the February 26, 2026 Hearing, however, the Applicant requested a postponement to the March 26, 2026 BCC Hearing to allow for further discussion on the proposed changes. The postponement request was approved by the BCC by a vote of 7-0. After the postponement, the Applicant has proposed a revision to limit the changes to only the Commerce (CMR) Future Land Use designation.

**Staff Recommendation:** Staff recommends approval of Phase 1 and initiation of Phase 2.

**MOTION:** To approve Staff recommendation for item 7.

**D. Other Departments Items**

**8. [Bamboo Lane Enclave Annexation](#)**

**Project Manager:** Khurshid Mohyuddin, Principal Site Planner

**Summary:** The City of Boynton Beach adopted an ILA on January 20, 2026, for the annexation of an enclave consisting of 15 parcels totaling 4.60 acres, identified in Exhibit A of the ILA. This annexation area meets the requirements of Chapter 171.046, F.S., for annexation by Interlocal Agreement, as it is less than 110 acres in size, and consists of developed properties. The annexation area also meets the definition of enclave as it is an unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality. The annexation will only become effective if the BCC approves the ILA.

**Staff Recommendation:** to approve

**MOTION:** To approve an Interlocal Agreement (ILA) between Palm Beach County and the City of Boynton Beach, providing for the annexation of an enclave, known as the Bamboo Lane Enclave, generally located on the north side of Palmer Road, east of South Federal Highway, including Bamboo Lane and Palmer Road.

**9. [Artistry Lakes Annexation – Initiation of Conflict Resolution Process](#)**

**Project Manager:** Thuy Shutt, Planning Director

**Summary:** County staff reviewed the Village of Wellington’s proposed annexation of the 446.14 acres Artistry Lakes and sent an objection letter to the Village dated January 9, 2026, arguing the proposed annexation did not meet the statutory requirements of Chapter 171, Florida Statutes. Specifically, the proposed annexation area is not developed for urban purposes and does not meet the contiguity requirement. After meeting with County staff, the Village adopted a resolution initiating the Interlocal Service Boundary Agreement (ISBA) process to properly annex Artistry Lakes and to begin negotiating the status of adjacent properties as set forth in its resolution. The Board of County Commissioners (BCC) approved a responding resolution authorizing on February 26, 2026 authorizing staff to negotiate with the Village. The Village, however, adopted an ordinance for the annexation of Artistry Lakes at its second hearing on March 10, 2026.

**Staff Recommendation:** To approve

**MOTION:** To approve a resolution initiating the intergovernmental conflict resolution procedures provided by the Florida Governmental Conflict Resolution Act to resolve a conflict over the Village of Wellington’s (“Village”) Ordinance No 2025-13 (“Ordinance”) annexing approximately 446.14 acres of land located generally on the north side of State Road 80 (Southern Boulevard) approximately 1.75 miles west of Seminole Pratt Whitney Road because the proposed annexation area does not meet the statutory criteria for annexation and under Ch. 171, F.S. The County must initiate and proceed through the conflict resolution procedures before filing a petition for writ of certiorari in the circuit court challenging the Village’s annexation ordinance.

**10. [Mixed Use Development Options and Commercial Cap Policies within Agricultural Reserve \(AGR\) Tier](#)**

**Project Manager:** Thuy Shutt, Planning Director

**Summary:** At the December 10, 2025 BCC gave direction to staff to look at the potential options for mixed use developments and the commercial cap policies within the Agricultural Reserve (AGR ) Tier of the Palm Beach County Comprehensive Plan (Comp Plan). Staff will be presenting an overview, background, and the current applicable policies in the AGR Tier, and will be seeking Board direction on any modifications, if required, to the existing policies of the Comp Plan.

**MOTION:** This is informational. No motion required.

11. [Farmworker Regulations in Agricultural Reserve \(AGR\) Tier – Comprehensive Plan Text Amendment Initiation](#)

**Project Manager:** Thuy Shutt, Planning Director

**Summary:** In 2025, the Florida legislature adopted legislation that eliminate the ability for local governments to regulate the provision of housing for legally verified agricultural workers on agricultural properties provided the structures housing the legally verified agricultural workers is a maximum of 1.5% of the land area or 35,000 square feet, whichever is less, and meets the property development regulations of Chapter 163.3162(5), Florida Statutes.

On January 7, 2026, the Agricultural Enhancement Council (AEC) directed Cooperative Extension Service (CES) Department staff to pursue changes to the Comprehensive Plan to support farmworker housing opportunities in the Agricultural Reserve Tier. In collaboration with the CES, the proposed amendment will consist of an analysis of the accessory housing opportunities in the County, the history of farmworker Comprehensive Plan and Unified Land Development Code Regulations and expansion farmworker housing opportunities within the AGR Tier. The proposed text changes would be developed with coordination between PZB, CES, and interested farmers and parties in the AGR Tier, and may include a recommendation to eliminate the current minimum 25 acre requirement for farmworker housing and farmworker density regulations, and ULDC text amendments for consistency with statutes to help support the long term continuation of agriculture in the Tier.

**Staff Recommendation:** To approve

**MOTION:** To initiate a Comprehensive Plan Text Amendment to continue the research and discussion on farmworker regulations in the Agricultural Reserve (AGR) Tier.

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. PZB EXECUTIVE DIRECTOR
- B. ZONING DIRECTOR
- C. PLANNING DIRECTOR
- D. COUNTY ATTORNEY
- 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.