



**PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT**

ZONING COMMISSION, JUNE 5, 2025

A. Application Summary

I. General

Application Name:	Pandit Investments, Z-2024-00866
Control Name:	Pandit Investments (2024-00044)
Applicant:	Sunila Pandit Investments, LLC
Owner:	Sunila Pandit Investments, LLC
Agent:	Land Research Management, Inc. - Kevin McGinley
Project Manager:	Wendy N. Hernández, Deputy Zoning Director

Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.15 acres

Application Summary: The application is for the Pandit property. The site has no prior approvals from the Board of County Commissioners (BCC) and is currently vacant.

The request is for a rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District for consistency with the site's High Residential, 8 units per acre (HR-8) future land use designation. The rezoning would allow the property to utilize the Property Development Regulations and the uses allowed within the RM Zoning District. There is no proposed development at this time.

Access to the site is from Lantana Road

II. Site Data

Acres:	1.15 acres
Location:	South side of Lantana Road, approximately 690 feet east of S. Military Trail
Parcel Control:	00-42-44-37-00-037-1581
Future Land Use:	High Residential, 8 units per acre (HR-8)
Zoning District:	Agricultural Residential (AR)
Proposed Zoning:	Multifamily Residential (Medium Density) (RM)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	2, Commissioner Gregg K. Weiss

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B and determined that the requests meet the standards of the ULDC subject to Condition of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to the Condition of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for June 5, 2025*

BCC HEARING: *Scheduled June 18, 2025*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

I. Exhibits		Page
A.1	Future Land Use Map	3
A.2	Zoning Map	4
B.	Standards Analysis & Findings	5
C.	Conditions of Approval	8
D.	Project History	9
E.	Applicant's Exhibits	
E.1	Survey dated March 24, 2025	E-1
E.2	Disclosure of Ownership	E-2
E.3	Drainage Statement	E-3
E.4	Utility Letter	E-4

Exhibit A-1 - Future Land Use Map

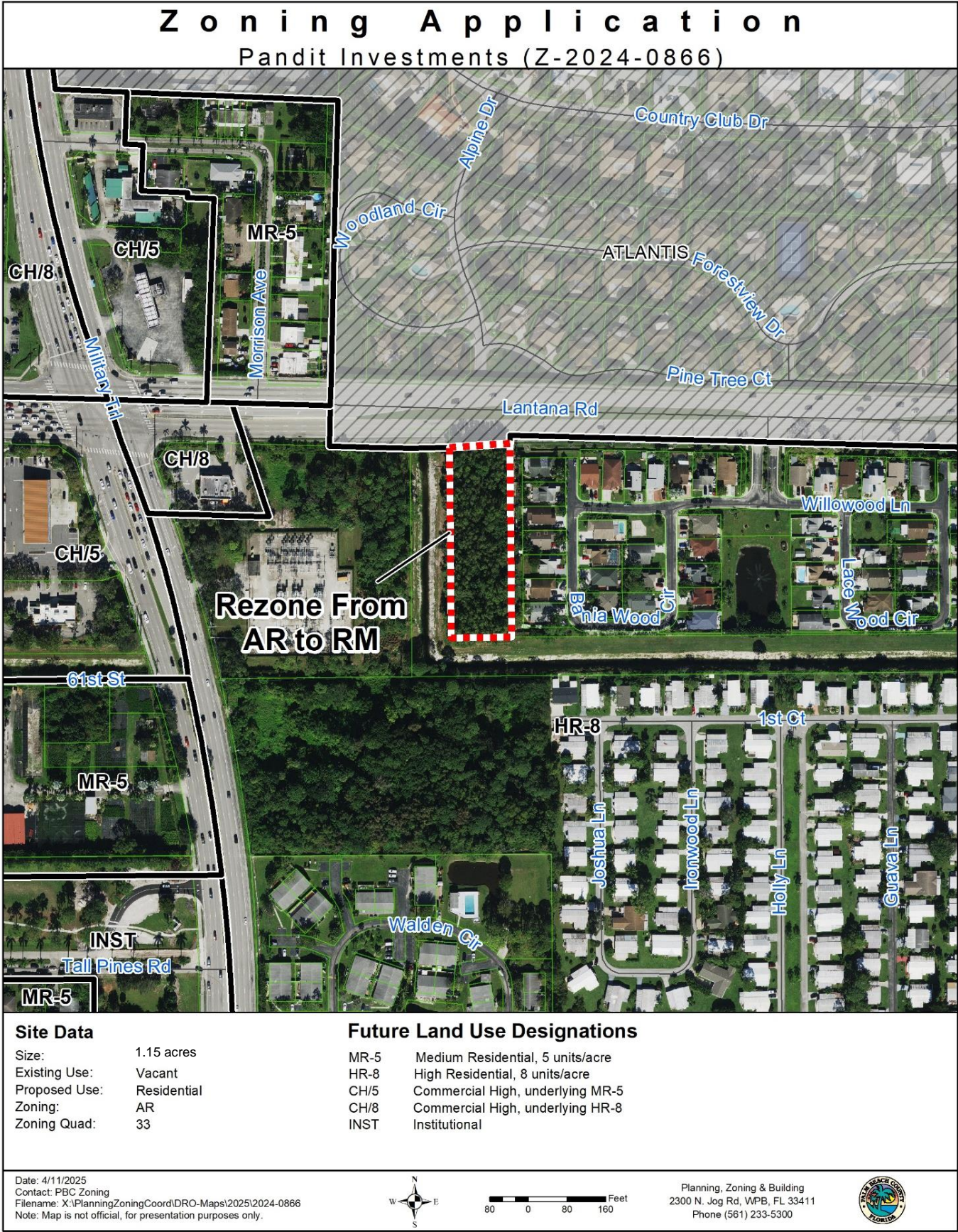


Exhibit A-2 - Zoning Map

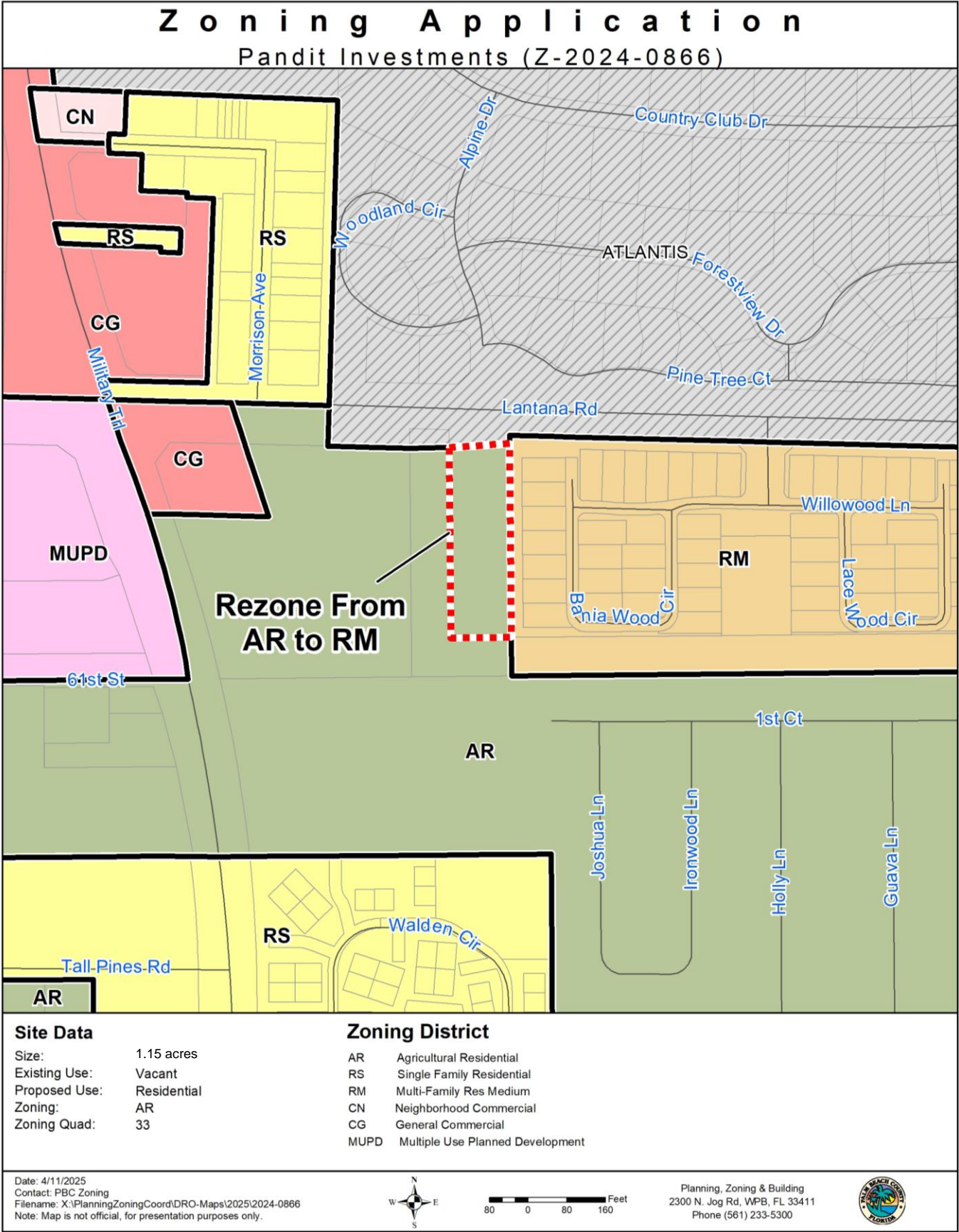


Exhibit B - Standards Analysis & Findings

Official Zoning Map Amendment (Rezoning) to a Standards District Standards:

Article 2.B.7.B.2, Standards for an Official Zoning Map Amendment (Rezoning) to a Standard District are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. Consistency with the Plan - *The proposed amendment is consistent with the Plan.*

- *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- *Relevant Comprehensive Plan Policy:* Future Land Use Element (FLUE) Policy 2.2.1-j establishes consistent residential zoning districts with their corresponding Future Land Use (FLU) designation as identified in Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency. The existing High Residential, 8 units per acre (HR-8) FLU designation is consistent with the proposed Medium Residential (RM) Zoning district.
- *Density:* The request does not include a site plan. The subject 1.15-acre site has a High Residential, 8 units per acre (HR-8) FLU designation. Based on the land use alone, without utilization of any bonus density programs, the maximum permitted number of dwelling units is 9 (1.15 acres x 8 = 9.2 or 9 rounded down).
- *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or study areas as identified in the Comprehensive Plan.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed Amendment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC).

- *Property Development Regulations:* The proposed rezoning is consistent with the stated purpose and intent of the ULDC. The subject site meets and exceeds the requirements for the RM Zoning District as required in Table 3.D.1.A.
- *Use:* The property is currently vacant. At this time, the Applicant is not proposing development on the site and no Site Plan has been provided. Future requests must be consistent with property development regulations for the RM Zoning District. The RM zoning district could allow for different types of residential housing including Single Family Residential through Multifamily housing types. An additional review for zoning compliance based on the ULDC will be required once the Property Owner determines the proposed use.

c. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The proposed rezoning is compatible with the surrounding zoning districts, and the majority of the uses surrounding the site is primarily residential. The development to the north is within the municipal limits of the Town of Atlantis with a single family residential with golf course development north of Lantana Road. To the south are preserve parcel of a residential development. To the east is RM/PUD with Zero Lot line residential homes. To the west is a Florida Power and Light utility substation. The zoning would allow for different types of residential uses that may be compatible with the existing uses. As there is no proposed use at this time, development would be one units. Any additional residential uses or other uses allowed in the RM district would be evaluated and reviewed at the time of application.

d. Effect on Natural Environment – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- *Vegetation Protection:* The subject site is heavily vegetated. However, application request for a rezoning does not impact native vegetation.
- *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.

- *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
- *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- e. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

There is no development proposed as part of the Applicant's request. The amendment to rezone to the RM Zoning District is a logical pattern for the area. Residential uses are surrounding the majority of the vacant property. Development of a residential use would be a timely and logical use for the property. A future application would be required to ensure compliance Zoning Code when the future use is determined.

- f. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division were provided this application for review. They had no comments during the review. They reviewed this application for a rezoning and found it to comply with the code requirements of the ULDC under the authority of the Traffic Division at this time based on the request. No conditions of approval are being proposed at this time. Final concurrency approval will be required for more than one unit on the subject property.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division were provided this application for review. They reviewed the application for a rezoning and found it to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division at this time based on the request. No engineering conditions of approval are proposed at this time. Final concurrency approval will be required for more than one unit on the subject property.

DRAINAGE DISTRICT:

Lake Worth Drainage District Review Staff were provided the application for review, and provided comments during the review which were addressed by the Applicant. The site is located within the Lake Worth Drainage District service area. Any proposed development will be required to obtain the applicable permits from the District. The Applicant's Engineer's Drainage Statement is in Exhibit E.3.

WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD Review Staff were provided this application and had no comments. The Applicant submitted a Service Availability letter from PBCWUD confirm that they are the service provider for the site and that availability of water and wastewater is adjacent to the property within Lantana Road right of way (Exhibit E.4). Final concurrency approval will be required for more than one unit on the subject property.

PALM BEACH COUNTY HEALTH DEPARTMENT:

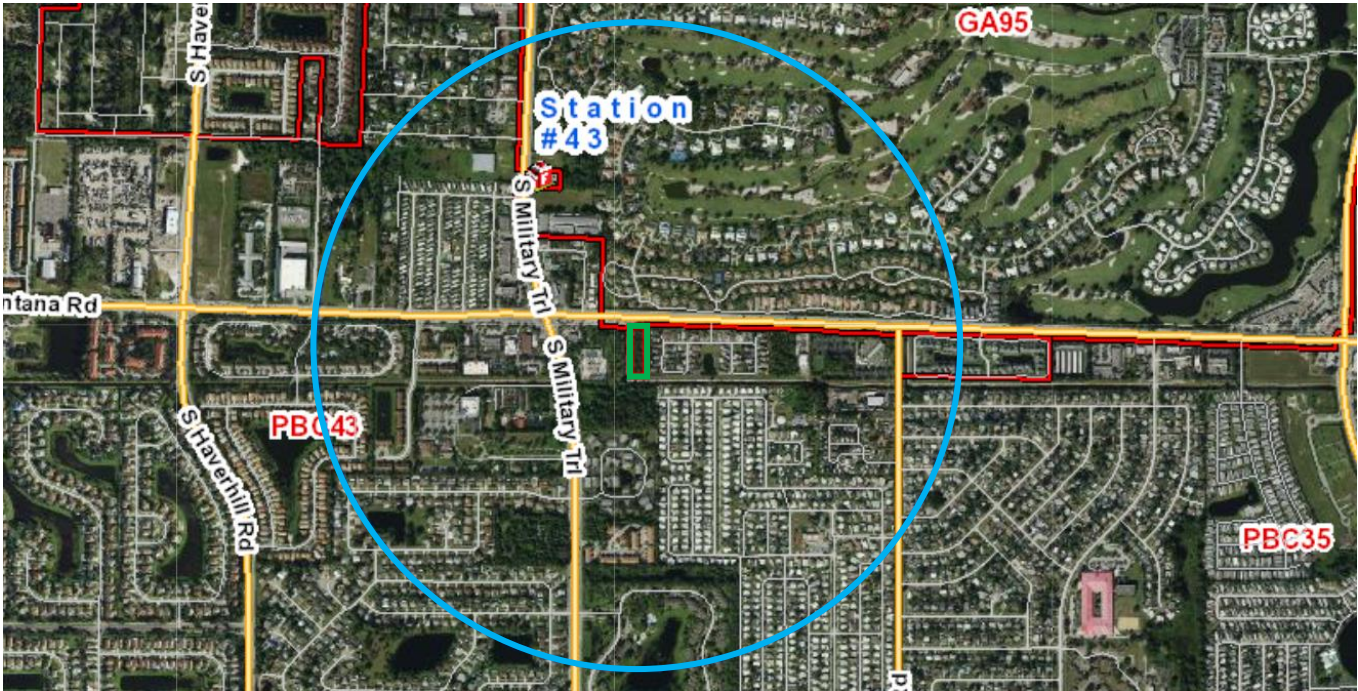
The Florida Department of Health Review Staff were provided this application for review, and have no comment.

PARKS AND RECREATION:

Parks and Recreation Review Staff were provided this application for review. During the review they stated they had no issues with the Rezoning from the AR District to the RM District. Any proposed development of residential uses will be required to comply with the concurrency requirements and level of service for Parks and Recreation.

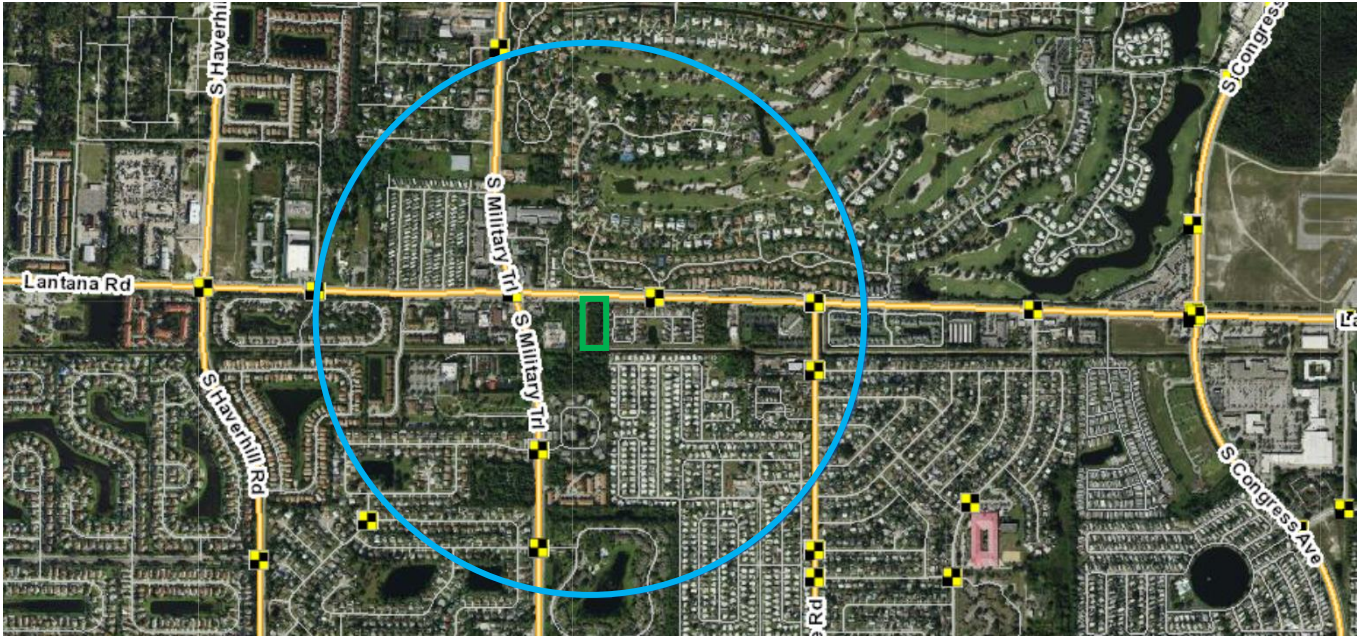
FIRE PROTECTION:

Fire Rescue Review Staff were provided this application for review, and had no comment. The development is within the service boundary of Palm Beach County Fire Rescue Station #43. Fire Station #43 is within a ½ mile of the subject property.



SCHOOL IMPACTS:

The PBC School District Review Staff were provided this application for review, and had no comment. There are approximately six school bus stops within a 1/2 mile of the subject property. Modifications to any bus stop locations would be required to be discussed with the PBC School District.



- g. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“The owner of the subject property is requesting to rezone the property in order to develop the site in the future consistent with the property’s FLU of HR-8 and RM District uses and property development regulations. The density required to develop the property as a multi-family use cannot be suitably accomplished using AR District PDRs and density nor can it accommodate other non-residential uses such as an assisted living facility. This constitutes changed circumstances affecting the subject property.”*

Exhibit C - Conditions of Approval

Official Zoning Map Amendment

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit

Exhibit D - Project History

This site is currently vacant and does not have any prior approvals by the Board of County Commissioners.

Exhibit E-1 - Survey

Exhibit E-2 – Disclosure of Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Ganesh Pandit, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ MGR _____ *[position - e.g., president, partner, trustee]* of Sunila Pandit Investments LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 600 South Dixie Highway #727
West Palm Beach, FL 33401

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Ganesh Pandit
Ganesh Pandit, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of June, 2024 by Ganesh Pandit (name of person acknowledging). He/she is personally known to me ☒ or has produced FL Driver's License (type of identification) as identification and did ☒ did not take an oath (circle correct response).

Mykeisha Moses
(Name - type, stamp or print clearly)

M Moses
(Signature)

My Commission Expires on: 11/17/24

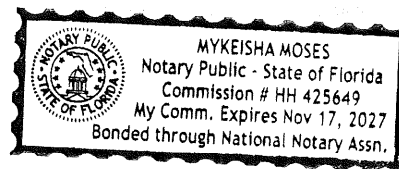


EXHIBIT "A"**PROPERTY****LEGAL DESCRIPTION:**

LOT ONE HUNDRED FIFTY-EIGHT (158), LESS THE EAST 5.42 FEET, ALL OF LOTS ONE HUNDRED FIFTY-NINE (159) AND ONE HUNDRED SIXTY (160), AND THE EAST 2.82 FEET OF LOT ONE HUNDRED SIXTY-ONE (161), LAKE OSBORNE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 80 FEET OF SAID LOTS CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 1921, PAGE 1507, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOTS 158 THROUGH 161 OF "LAKE OSBORNE SUBDIVISION" AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF "PLAT OF THE LOFTS", AS RECORDED IN PLAT BOOK 52, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHERLY RIGHT-OF-WAY LINE ALSO BEING THE NORTH LINE OF HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 31'01" EAST ALONG SAID WEST LINE AND ITS NORTHERLY PROLONGATION THENCE A DISTANCE OF 25.75 FEET; THENCE SOUTH 89 DEGREES 55'26" WEST, A DISTANCE OF 125.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) CANAL L-16, AS RECORDED IN O.R. BOOK 1921, PAGE 1507, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 31'01" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.13 FEET TO SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88 DEGREES 32'21" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LYING IN HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PLAT OF LAKE OSBORNE SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE S 88 DEGREES 31' 57" E ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 926.17 FEET; THENCE S 01 DEGREES 28' 03" W FOR 8.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF LANTANA ROAD AND THE POINT OF BEGINNING, THENCE S 88 DEGREES 31' 57" E ALONG SAID SOUTH RIGHT-OF-WAY FOR 125.28 FEET TO A POINT ON THE WEST BOUNDARY OF THE PLAT OF THE LOFTS, AS RECORDED IN PLAT BOOK 52, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 00 DEGREES 31' 04" E ALONG SAID WEST PLAT BOUNDARY FOR 16.46 FEET; THENCE SOUTH 89 DEGREES 51' 00" WEST FOR 125.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT L-16 CANAL; THENCE N 01 DEGREES 28'03" E FOR 20.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. . Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address	
Ganesh Pandit	600 S. Dixie Highway #727 West Palm Beach, FL 33401	100%

Exhibit E-3 – Drainage Statement



PROFESSIONAL CONSULTING SERVICES

June 11, 2024

Re: **Drainage Statement for Pandit Property**

Lantana Road

West Palm Beach, Florida 33409

PCN: 00424437000371581

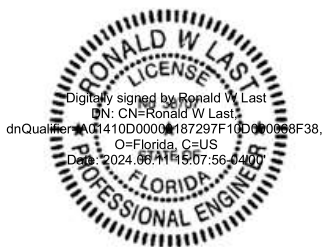
LDi Project No. 23-027

This drainage statement is prepared for the Pandit Property property located on the south side of Lantana Road east of the Lake Worth Drainage District (LWDD) L-16 Canal, which consists of approximately 1.16 acres of undeveloped land.

Onsite stormwater management for development of this parcel will be accomplished with a combination of exfiltration trench and an onsite dry detention area, interconnected culvert pipes and drainage inlets that shall provide for the calculated water quality runoff volume and sufficient onsite stormwater runoff storage prior to discharge through an approved control structure. The site is bounded to the west and south by the Lake Worth Drainage District L-16 Canal, to the north by Lantana Road and to the east by Plat of the Lots residential development. Due to the adjacent parcels and a visual review of the site, there are no off-site stormwater runoff inflows to the site. Development of the site will utilize the LWDD L-16 Canal as a point of Legal Positive Outfall (LPO).

The site is situated in the SFWMD C-16 Basin with an allowable discharge rate of 62.6 CSM. The site is located entirely within a Flood Zone X.

The property owner recognizes that any further development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, LWDD, NPDES and SFWMD requirements.



Ronald W. Last, P.E.

FL Reg. No. 38707

EB# 9889

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON 06/11/2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Exhibit E-4 – Utility Letter



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

June 27, 2024

Last Devenport, Inc.
1860 Old Okeechobee Road Suite 504
West Palm Beach, Fl. 33409

Re: Service Availability
Pandit property
PCN # 00-42-44-37-00-037-1581

Dear Ron,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property.

The closest connection is an 8" potable water main and a 4" sanitary sewer force main located within Lantana Road adjacent to the subject property. A lift station and offsite improvements are required for these connections.

If you should have any questions, please do not hesitate to contact this office at (561) 493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.
Project Manager