



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
NOVEMBER 6, 2025**

POSTPONEMENT AGENDA

A. Postponement

1. DOA-2025-00739 American Heritage School (1996-00062)

AMEND – To amend the agenda to move Item 1 from the Consent Agenda to the Postponement Agenda at the request of the Applicant (see Attachment). Staff supports the postponement.

MOTION: To postpone Item 1 to the December 4th Zoning Commission Hearing

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

ENGINEERING

10. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

~~a. 40a.~~ Building permits for no more than 6000 sq. ft. of day care facility and 1190 private school students which together will generate 3904 trips per day may be issued until the contract has been let for the widening of Linton Boulevard from Military Trail to Congress Avenue. [Note: COMPLETED]

~~b. 40b.~~ An approved phasing plan shall be submitted prior to final DRC approval detailing square footages and uses identified above on the final site plan. [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2001-148, Control No.1996-00062)

11. "CUTOUT" LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF LINTON BOULEVARD

a. Prior to issuance of a building permit for Phase 2, ...{omitted for brevity}

~~b. 44b.~~ All required median landscaping, including an irrigation system, the cost of the removal or cutting out the existing concrete median as well as the installation of all landscape material, paver block or similar materials shall be funded at ... {omitted for brevity}

15. The Property Owner shall i) extend left turn lane ~~each east~~ approach on Linton Blvd at main signalized access to the maximum extent feasible (existing west approach U-turn lane on Linton Blvd at 60th Ave S intersection shall be maintained) ii) extend left turn lane ~~each east~~ approach on Linton Blvd at 60th Ave S access to the maximum extent feasible iii) extend right turn lane west approach on Linton Blvd at 60th Ave S to ~~470~~ 600 feet storage plus 50 feet taper or as approved by the County Engineer iv) convert the south approach of the intersection of Linton Blvd and main signalized access to consist of 1 left turn lane and 1 left and right shared lane, ~~all of the above as approved by the County Engineer~~ v) reconstruct the driveway entrances on Linton Blvd to a minimum pavement return radii of 40 feet. v) install a "Do Not Block" pavement marking at the intersection of Linton Blvd and Flanders Way, if and as approved by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit related to the increase in student enrollment. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for increased student enrollment. (BLDGPM/CO: MONITORING - Engineering)

USE LIMITATIONS

2. Previous USE LIMITATIONS Condition 2 of Resolution R-2001-148, Control No.1996-00062, which currently states:

The combined school, camp and general day care, shall have no more than 1,639 students/campers on site at any time.

Is hereby amended to read:

The **Private** School shall have no more than 2,500 students **on site** at any time. ~~and The Day Camp shall have no more than 1,555 campers on site at any time. The combined school and day camp shall have no more than 2,500 students/campers on site at any time.~~ If the Private School and Day Camp operate at the same time, the maximum number of students and campers shall be 2,500 on site at any time. (ONGOING: CODE ENF - Zoning)

REGULAR AGENDA

C. ULDC Revisions

2. Green Market

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

MOTION:

- a. To recommend approval of the proposed ULDC revision item 2.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan approves Staff recommendation of item 2.b.

3. Reasonable Accommodation for Certified Recovery Residences

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

MOTION:

- a. To recommend approval of the proposed ULDC revision item 3.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan approves Staff recommendation of item 3.b.

Attachment – Item 1, American Heritage

From: Scott Backman <sbackman@miskelbackman.com>

Sent: Tuesday, November 4, 2025 12:17 PM

To: Lisa Amara A. <LAmara@pbc.gov>; Wendy Hernandez N. <wnhernan@pbc.gov>

Cc: Joni Brinkman <jbrinkman@udsflorida.com>; Beth Schrantz <bschrantz@miskelbackman.com>; Shayne Broadnix <sbroadnix@udsflorida.com>; Lisa Amara A. <LAmara@pbc.gov>; Santiago Zamora Zamora <HZamora@pbc.gov>; Jerome Ottey <JOttey@pbc.gov>; Monica Cantor <MCantor@pbc.gov>; Whitney Carroll <WCarroll@pbc.gov>; Andrea Troutman <atroutman@pindertroutman.com>

Subject: RE: American Heritage (DOA-2025-00739) - Request to Postpone

Lisa,

Following up our discussion, please accept this email as a formal request to postpone Item 1 on Thursday's Consent Agenda for American Heritage School (DOA-2025-00739) from Thursday's Zoning Commission meeting, as well as the November 13th BCC meeting, to the December meetings for each. Although we have been speaking and meeting with immediately surrounding communities, we would like to take additional time to meet with the Delray Alliance and Lakes of Delray to further explain the School's plans for the future and associated off-site improvements. Please submit this request with the add/delete agenda tomorrow. I will be in attendance Thursday morning to formally request the postponement as well.

Thank you,

Scott

Scott E. Backman, Esq. | Partner
MISKEL BACKMAN LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel (main): 561-405-3300
Tel (direct): 561-405-3325
Email: sbackman@miskelbackman.com

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



ZONING COMMISSION PUBLIC HEARING

Thursday, November 6, 2025

9:00 a.m., 1st Floor Vista Center,

2300 N Jog Rd, West Palm Beach, 33411

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Approval of the Minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - Motion to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENT/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.

AGENDA
PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
OCTOBER 3, 2025

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Invocation and Pledge of Allegiance
- C. Remarks of the Chair

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, on applications not subject to Zoning Commission final action.

- D. 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:

- 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 Chair, 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.

- E. Proof of Publication - **Motion** to receive and file
- F. Swearing In - County Attorney
- G. Approval of the Minutes - [Motion to approve the October minutes](#)
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENTS/WITHDRAWALS/REMAND AGENDA

- A. Postponements
- B. Withdrawals
- C. Remand

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. DISCLOSURES for Consent Items
- B. Requests to pull items from Consent
- C. Zoning Applications
- 1. [DOA-2025-00739 American Heritage School \(1996-00062\)](#)

Zoning Application of Heritage American by Urban Design Studio and Dunay Miskel and Backman LLP

Location: South side of Linton Blvd, approximately 1,200 feet west of Jog Rd

Project Manager: Santiago Zamora, Site Planner II

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.

- a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for a Daycare and Private School to delete the Day Care, to add and reallocate square footage for the Private School, to add students, and to modify and delete Conditions of Approval on 40.22 acres

MOTION: To recommend approval of item 1.a

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Zoning Applications
- C. ULDC Revisions
- 2. [Green Market – ZC/LDRC](#)

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.

BCC Permission to Advertise: On October 23, 2025, the BCC approved request for permission to advertise by a vote of 5-0.

Staff Recommendation:

- a. To recommend approval of the proposed ULDC revision; and
- b. To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

MOTION:

- a. To recommend approval of item 2.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 2.b.

3. [Reasonable Accommodation for Certified Recovery Residences – ZC/LDRC](#)

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).

BCC Permission to Advertise: On October 23, 2025, the BCC approved request for permission to advertise by a vote of 5-0.

Staff Recommendation:

- a. To recommend approval of the proposed ULDC revision; and
- b. To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

MOTION:

- a. To recommend approval of item 3.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 3.b.

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed at this hearing 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.