



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

REGULAR AGENDA

C. ULDC Revisions

3. Loxahatchee Estates Overlay (LEO), ULDC Revision

AMEND – To modify the proposed ULDC Revision in Exhibit 1 as shown in the deleted text in double strike out and the added text in double underline:

E. Uses

1. Government Services

Government Services may be Permitted by Right use on a lot within a residential subdivision if the use was approved by the Board of County Commissioners as part of an application for a Future Land Use Amendment and Conditional Use for a Residential Subdivision.

D. Access

A subdivision within the LEO shall have access in accordance with the requirements of Article 11.E.2.A.2 Minimum Legal Access Requirement and Table 11.E.2.A Chart of Minor Streets, unless the County Engineer, and the local governmental entity responsible for maintaining the access, approve alternative requirements an alternative right-of-way width and roadway section is approved by the agency that will be maintaining said roadways and the County Engineer.

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION HEARING

Thursday, March 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. Disclosures for all quasi-judicial items on Agenda
- J. Conflicts/Recusals

POSTPONEMENTS/REMANDS/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
MARCH 6, 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, at 9:30 A.M. 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 January and February minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- I. Disclosures for all quasi-judicial items on Agenda
- J. Conflicts/Recusals
- K. Zoning Commission Annual Election of Chair and Vice Chair

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements
- B. Remands
- C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Requests to pull items from Consent
- B. Zoning Applications
- 1. [DOA-2024-01418 Harbor Chase at Wellington Crossing MUPD \(2004-00009\)](#)
Zoning Application of 8601 LWR Holdings, LLC by Urban Design Studio
Location: Northwest corner of Lake Worth Road and Blanchette Trail
Project Manager: Joyce Lawrence, Senior Site Planner
BCC District: 6
Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C.
 - a. **Title:** a Development Order Amendment **Request:** to reconfigure the overall MUPD site plan to modify square footage and uses, and to add a building on 17.80 acres
MOTION: To recommend approval of item 1.a.
- 2. [CA-2023-01161 Olympic Behavioral Health \(2014-00093\)](#)
Zoning Application of 1893 N Haverhill, LLC by Planning and Entitlements LLC
Location: West side of Haverhill Road, approx. 0.08 miles south of Okeechobee Boulevard
Project Manager: Joyce Lawrence, Senior Site Planner
BCC District: 2
Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.
 - a. **Title:** a Class A Conditional Use **Request:** to allow a Skilled Nursing or Residential Treatment Facility on 0.86 acres
MOTION: To recommend approval of item 2.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent
- B. Zoning Applications
- C. ULDC Revisions
- 3. [Loxahatchee Estates Overlay \(LEO\), ULDC Revision](#)

Summary: The item before the Commission is consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to implement the LGA-2024-00010 Rawlings Estates Comprehensive Plan future land use and text amendment which establishes the Loxahatchee Estates Overlay (LEO). This ULDC amendment will establish property development regulations and access requirements to implement the new Overlay. On February 27, 2025, the BCC adopted the LGA-2024-00010 Rawlings Estates amendment by ordinance, and approved the permission to advertise for this ULDC Revision.

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 approve Staff recommendation 3.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation 3.b.

4. Affordable Housing Program Parking Waiver, ULDC Revision

Summary: The item before the Commission are proposed revisions to the Unified Land Development Code (ULDC) as summarized below:

- To establish a Type 2 Waiver approved by the Board of County Commissioners (BCC) that would allow parking reductions for Affordable Housing Program (AHP) projects as an alternative to a Type 2 Variance approved by the Zoning Commission.

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 approve Staff recommendation 4.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation 4.b.

- END OF REGULAR AGENDA -

COMMENTS

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

ADJOURNMENT