

**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.