



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
AUGUST 7, 2025**

CONSENT AGENDA

C. Zoning Applications

6. ZV/ABN/PDD/CA-2024-01273 Leder Self Storage (1979-00267)

AMEND - To modify the Agenda to revised the Motions as shown in the deleted text struck out and the added text underlined: to delete unrelated text:

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5

~~**MOTION:** To adopt a resolution approving item 6.a~~

- a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres

MOTION: To recommend approval of item 6.a.

....

- d. Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres

~~**MOTION:** To recommend approval of item 6.d~~

....

- f. Title:** a Type 2 Variance **Request:** to allow reduction of lot size of Multiple UsePlanned Development MUPD on 4.09 acres

~~**MOTION:** To adopt a resolution approving item 6.f. To recommend approval of item 6.f.~~

AMEND - To modify the Staff Report Type 2 Variance Chart in Exhibit B.3 as shown in the deleted text struck out and the added text underlined:

	ULDC Article	Required	Proposed	Variance
1	3.E.3.D MUPD Property Development Regulations	5-acre Minimum Lot Size	<u>4.09</u> 4.11 acre	Reduction of <u>0.91</u> 0.89 acres for resulting <u>4.09</u> 4.11 acre

AMEND - To modify the Type 2 Variance Conditions of Approval in Exhibit C-5 as shown in the deleted text struck out and the added text underlined:

COMPLIANCE

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the ~~Board of County Commissioners~~ Zoning Commission for review under the compliance Condition of this Approval. (ONGOING: MONITORING-Zoning)

REGULAR AGENDA

B. Zoning Applications

8. CA-2024-01606 Gardens of Pine Ridge (2003-00049)

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C as shown with the struck out and added text underlined:

ENGINEERING

3. The Property Owner shall improve Pine Ridge Lane from Haverhill Road to Park Lane to be consistent with Palm Beach County standards for a 40 right of way local street inclusive of a drainage system and a sidewalk on one side of the road, 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 for Improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit. ~~If approved by the County Engineer [for a County maintained roadway only], the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the condition shall be considered satisfied.~~ (BLDGPMT: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

9. CA/W-2024-01800 Seventh at Haverhill

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C-1 as shown with the struck out and added text underlined:

ENGINEERING

16. Pursuant to the Traffic Analysis dated January 27, 2025, the Buildout Date...

AMEND - To modify the Type 2 Waiver Conditions of Approval in Exhibit C-2 as shown with the struck out and added text underlined:

ALL PETITIONS

1. This Type 2 Waiver is approved based on the layout as shown on the Preliminary Site Plan dated May 27, 2025, the Parking Management Plan dated June 12, 2025 and the Tenant Parking Rules dated June 12, 2025. Only minor modifications by the Development Review Officer or Board of County Commissioners Zoning Commission shall be permitted provided the changes are consistent with this Preliminary Site Plan. (ONGOING: ZONING - Zoning)

~~2. This Type 2 Waiver is approved based on the layout as shown on the Preliminary Site Plan dated May 27, 2025. Only minor modifications by the Development Review Officer or Zoning Commission shall be permitted provided the changes are consistent with this Preliminary Site Plan. (ONGOING: ZONING - Zoning)~~

AMEND - To modify the Type 2 Waiver Conditions of Approval in Exhibit C-2 as shown with the added text underlined:

USE LIMITATIONS

1. Prior to final DRO the Applicant is to revise the Parking Management Plan to correct the following:
a. the total proposed residential development spaces indicated in "2.0 Proposed Parking" (DRO: ZONING - Zoning)

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION PUBLIC HEARING

Thursday, August 7, 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
AUGUST 7, 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 May 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

1. [DOA-2024-00254 934 Pike LLC \(2010-00352\)](#)

Zoning Application of Power Diesel Truck Parts II Corporation - Rafael Leyva by Arc Development Global LLC

Location: East side of Pike Road, approximately 312 feet south of Belvedere Road

a. Title: a Development Order Amendment **Request:** to modify and delete Conditional Overlay Zone Conditions of Approval on 1.91 acres

MOTION: No motion necessary. Item administratively postponed to September 4, 2025.

2. [SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate \(2025-00030\)](#)

Zoning Application of Neighborlee Development LLC by Urban Design Studio

Location: South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive

a. Title: a Subdivision Variance **Request:** to allow a reduction of minimum pavement width and sidewalks, to be improved to local commercial roadway standards on 0.66 acres

b. Title: a Type 2 Variance **Request:** to allow a reduction from 53 to 50 parking spaces on 0.66 acres

c. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District on 0.66 acres

d. Title: a Class A Conditional Use **Request:** to allow for a mixed-use development incorporating 38 Multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units from the future land use designation) on 0.66 acres

MOTION: No motion necessary. Item administratively postponed to September 4, 2025.

3. [DOA/CA-2024-00499 Boca Raton Commerce Center III \(1997-00032\)](#)

Zoning Application of 8230 210 St S, LLC by Schmidt Nichols

Location: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road

a. Title: a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add a Multifamily Residential use and buildings, and to delete Conditions of Approval on 4.79 acres

b. Title: a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a total of 32 additional units) on 4.79 acres

MOTION: No motion necessary. Item administratively postponed to September 4, 2025.

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**

4. [SV-2023-00796 Camp Lane Subdivision \(2021-00116\)](#)

Zoning Application of Sylvia Camp by Cotleur & Hearing Inc.

Location: Camp Lane, east side of Loxahatchee River Road, approximately 1.5 miles north of Center Street

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 1

DISCLOSURES

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

- a. Title:** a Subdivision Variance **Request:** to allow access from the existing 30-foot right-of-way easement with no sidewalk and to allow a reduction of 8-feet of pavement on 1.58 acres.

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

5. [DOA/W-2025-00539 Elan Palm Reserve MUPD \(2001-00005\)](#)

Zoning Application of Wellington Regional Medical Center LLC by JMorton Planning & Landscape Architecture

Location: Northeast corner of Military Trail and Hypoluxo Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

- a. Title:** a Development Order Amendment **Request:** To reconfigure the overall MUPD site plan to add square footage on 31.53 acres

MOTION: To recommend approval of item 5.a.

- b. Title:** a Development Order Amendment **Request:** To reconfigure the Hospital Class A Conditional Use to add and modify square footage on 31.53 acres

MOTION: To recommend approval of item 5.b.

- c. Title:** a Type 2 Waiver **Request:** to allow 24-hour operations within 250 feet of residential future land use on 31.53 acres

MOTION: To recommend approval of item 5.c.

6. [ZV/ABN/PDD/CA-2024-01273 Leder Self Storage \(1979-00267\)](#)

Zoning Application of 7281 LWR, LLC - Sean Leder by Schmidt Nichols

Location: North side of Lake Worth Road, approximately 1,000 feet east of Nassua Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 3

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5

MOTION: To adopt a resolution approving item 6.a.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres

MOTION: To recommend approval of item 6.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow Multi-access Self-Service Storage on 4.09 acres

MOTION: To recommend approval of item 6.b.

- c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres

MOTION: To recommend approval of item 6.c.

- d. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 4.09 acres

- e. **Title:** a Development Order Abandonment **Request:** to abandon the Special Exception to allow a Financial Institution granted by Resolution R-1974-00714 and to abandon the Special Exception to allow the addition of a Bank Operations Building granted under Resolution R-1979-1767 on 4.09 acres

MOTION: No action required.

- f. **Title:** a Type 2 Variance **Request:** to allow reduction of lot size of Multiple Use Planned Development MUPD on 4.09 acres

MOTION: To recommend approval of item 6.f.

7. [ABN/Z-2024-01083 Tile World \(1981-00214\)](#)

Zoning Application of Cranston Chung by Schmidt Nichols

Location: Southeast corner of Scott Avenue and Gardenia Street.

Project Manager: Jerome Small, Senior Site Planner

BCC District: 7

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 Abandonment **Request:** to abandon the Special Exception for a Planned Commercial Development (PCD) on 1.07 acres

MOTION: No action required.

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 0.62 acres

MOTION: To recommend approval of item 7.b.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

8. [CA-2024-01606 Gardens of Pine Ridge \(2003-00049\)](#)

Zoning Application of Pineridge Gardens, LLC - Kyi Yin by Schmidt Nichols

Location: North side of Pine Ridge Lane, approximately 300 feet east of N Haverhill Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

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

a. Title: a Class A Conditional Use **Request:** to allow a combined density increase through the Workforce Housing Program (WHP) (+14 units) and Transfer of Development Rights (TDR) (+3 units) in excess of 2 units per acre (a combined total increase of 17 WHP and TDR units) on 2.22 acres

MOTION: To recommend approval of item 8.a.

9. [CA/W-2024-01800 Seventh at Haverhill \(2000-00088\)](#)

Zoning Application of West Palm Beach Baptist Seventh by Shutts and Bowen LLP

Location: Southwest corner of Haverhill Road and Pine Grove Drive

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 2

DISCLOSURES

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

a. Title: a Class A Conditional Use **Request:** to allow the Transfer of Development Rights in excess of 2 units per acre on 3.37 acres

MOTION: To recommend approval of item 9.a.

b. Title: a Type 2 Waiver **Request:** to allow an Affordable Housing Parking Waiver to reduce required parking on 3.37 acres

MOTION: To recommend approval of item 9.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.