



ZONING COMMISSION AMENDMENTS TO THE AGENDA DECEMBER 4, 2025

CONSENT AGENDA

C. Zoning Applications

2. DOA-2025-01103 TLC Village (1982-00013)

ADD – To add Development Order Amendment Conditions of Approval in Exhibit C as shown with the added underlined text:

ALL PETITIONS

4. Prior to final approval by the Development Review Officer, the Applicant shall submit a Phasing Plan. The Applicant shall include timing of building permit submission that is applicable for the implementation of the Phasing Plan.

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

SITE DESIGN

1. Prior to final approval by the Development Review Officer (DRO), the Final Site Plan shall be amended to reflect the following:
 - a) proposed number of residents ~~and individual sleeping room areas~~
 - b) location of the kitchen and dining facilities

DELETE – To delete Development Order Amendment Conditions of Approval in Exhibit C as shown with the deleted text struck out:

SITE DESIGN

- ~~2. Prior to final approval by the Development Review Officer (DRO) or June 1, 2026, whichever occurs first, the Applicant shall submit the applicable application to the Building Division for the changes to the floor plans generally consistent with the floor plans dated September 22, 2025.~~

Renumber accordingly

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

USE LIMITATIONS

3. The existing structure (Building H) shall be limited ~~to its present use~~ as an Ancillary (Fitness) Kitchen/Dining building. The Property Owner shall receive approval for applicable building permits for the change of use/occupancy.

ADD – To add Development Order Amendment Conditions of Approval in Exhibit C as shown with the added underlined text:

USE LIMITATIONS

4. The existing structure (Building I) shall be limited to its present use as a Kitchen/Dining building.

3. **DOA/CA-2024-01594 Polo Club of Boca Raton (1984-00071)**

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C-2 as shown with the deleted text struck out and added underlined text:

USE LIMITATIONS

1. The maximum height of the Communication (Stealth) Tower shall be of 100 feet. The minimum setbacks shall be 173 feet from north, south and west property lines; 100 feet from the east property line and 300 feet from any residential parcels. (ONGOING: ZONING - Zoning)

4. **DOA/ZV-2025-01602 Project Tango (2015-00085)**

AMEND – To modify the Agenda to revise the motions as shown with the deleted text struck out and added underlined text:

- a. **Title:** a Type 2 Variance **Request:** to allow a reduction in parking for Data Information and Processing Use on 202.67 acres

MOTION: To ~~recommend approval~~ adopt a resolution approving of item 4.a

- b. **Title:** a Development Order Amendment **Request:** to amend the previously approved the Master Plan the overall Economic Development Center MUPD to add square footage and modify phasing on 202.67 acres

MOTION: To ~~adopt a resolution approving~~ recommend approval of item 4.b

AMEND – To modify the Staff Report Exhibit B.2 Standards Analysis & Findings to revise the Variance Table as shown with the deleted text struck out and added underlined text:

Variance No.	ULDC Article	Required	Proposed	Variance
V.1	6. AB .1.B-1 Minimum Parking	Data and Information Processing (Data Center 1,792,000 sq. ft.) - 1 <u>parking</u> space per 250 square feet for 7,168 parking spaces	Data and Information Processing (Data Center 1,792,000 sq. ft.) - 1 <u>parking</u> space per 2,000 square feet for 896 parking spaces	A reduction in 6,272 spaces with the provision of 896 spaces for the Data and Information Processing (Data Center) (1,792,000 sq. ft.) <u>1 parking space per 2,000 square feet</u>

AMEND – To modify Type 2 Variance Conditions of Approval in Exhibit C-2 as shown with the deleted text struck out:

ALL PETITIONS

- ~~2. This Variance is approved for the reduction in parking required for a maximum of 1,792,000 sq. ft. if Data and Information Processing (Data Center) Use. If less square footage is developed the parking calculation for the Data Center is calculated at 1 space per 2000 sq. ft. (ONGOING: ZONING – Zoning)~~

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



ZONING COMMISSION PUBLIC HEARING

Thursday, December 4, 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
DECEMBER 4, 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 November 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
- [DOA-2025-01312 Boca Raton Preparatory School \(1984-00095\)](#)
Zoning Application of SEK Institutional Communications Corporation - Monica Segovia Perdiguero by JMorton Planning & Landscape Architecture
Location: North side of Diego Drive South, south of Glades Road, approx. 0.35 miles west of State Road 7/US 441
Project Manager: Nancy Frontany Bou, Senior Site Planner
BCC District: 5
Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.
 - a. **Title:** a Development Order Amendment **Request:** to modify previously approved Requested Uses for a Private School and General Daycare approved via R-1997-00147, located within the Civic Pod of the PUD to reconfigure the outdoor areas, and reduce and relocate unbuilt buildings/square footage on 8.01 acres
MOTION: To recommend approval of item 1.a
 - [DOA-2025-01103 TLC Village \(1982-00013\)](#)
Zoning Application of HFRE SP01 3 Canada Court, LLC by Urban Design Studio
Location: Northwest corner of Prince Drive and Paetzold Drive
Project Manager: Vismary Dorta, Site Planner II
BCC District: 3
Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.
 - a. **Title:** a Development Order Amendment **Request:** to amend the previously approved Special Exception for an Adult Congregate Living Facility and Housing and Treatment of the chemically dependent approved under R-1987-095 and R-1990-0271, to add: land area (0.74 acres), square footage, and the number of beds from 28 to 76 on 2.72 total acres
MOTION: To recommend approval of item 2.a
 - [DOA/CA-2024-01594 Polo Club of Boca Raton \(1984-00071\)](#)
Zoning Application of SBA Towers X, LLC - Larry Harris, Polo Club Of Boca Raton Property Owners Assoc. by Gunster Yoakley & Stewart PA
Insite Studio Inc.
Location: South of Champion Blvd, approximately 0.50 miles west of Military Trail
Project Manager: Nancy Frontany Bou, Senior Site Planner
BCC District: 5
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 overall Master Plan for the Planned Unit Development and add a use within the Recreation Pod on 908.86

MOTION: To recommend approval of item 3.a

- b. **Title:** a Class A Conditional Use **Request:** to allow a Communication Tower (100-foot Stealth Tower) within the Recreation Pod of a PUD on 27.31 acres

MOTION: To recommend approval of item 4.b

4. [DOA/ZV-2025-01602 Project Tango \(2015-00085\)](#)

Zoning Application of PBA Holdings Inc by Carlton Fields P.A.

Location: Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard

Project Manager: Donna Adelsperger, 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-1 and C-2

- a. **Title:** a Type 2 Variance **Request:** to allow a reduction in parking for Data Information and Processing Use on 202.67 acres

MOTION: To recommend approval of item 4.a

- b. **Title:** a Development Order Amendment **Request:** to amend the previously approved the Master Plan the overall Economic Development Center MUPD to add square footage and modify phasing on 202.67 acres

MOTION: To adopt a resolution approving item 4.b

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled from Consent

B. Previously Postponed Zoning Applications

5. [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 Abandonment **Request:** to abandon a previously approved Class A Conditional Use for a Daycare on 40.22 acres

MOTION: No motion required.

- b. **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 5.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.