



**ZONING COMMISSION  
AMENDMENTS TO THE AGENDA  
JANUARY 8, 2026**

**CONSENT AGENDA**

**C. Zoning Applications**

**1. DOA/CA/W-2025-00727 Drexel Apartments (1982-00073)**

**AMEND – To modify the Agenda** to revise the requests as shown in the deleted text struck out and the added text underlined as follows::

- b. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on ~~8.58 acres~~ 10 acres  
....
- c. **Title:** a Type 2 Waiver **Request:** to reduce parking requirements for an Affordable Housing Program project in Pod 1 on ~~8.58 acres~~ 10 acres

**AMEND – To modify the Staff Report** to revise the request as shown in the deleted text struck out and the added text underlined as follows::

**Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to add dwelling units on 40.03 acres Meads/Classic PUD master plan by adding 88 units to the east parcel (Pod 1).

**AMEND – To modify the Type 2 Waiver** Conditions of Approval in Exhibit C-3 as shown with the deleted text struck out and the added text underlined as follows:

**USE LIMITATIONS**

- ....
- 2. Any modifications to the number of parking spaces count indicated on Preliminary Site Plan and Parking Management Plan shall require approval by the DRO. (ONGOING: ZONING - Zoning)

**2. Z/CA-2025-00966 Hibiscus Gardens (2024-00140)**

**AMEND – To modify the Class A Conditional Use – Combined Density Bonus** Conditions of Approval in Exhibit C-3 as shown with the deleted text struck out as follows:

**TRANSFER OF DEVELOPMENT RIGHTS**

1. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit a Contract for Sale and Purchase of Transfer of Development of Rights (TDRs) in a manner and form approved by the County Attorney, signed by the Developer and/or Property Owner, in order that it is signed by the Executive Director of Planning, Zoning and Building Department.

The Contract for Sale and Purchase of TDRs shall accommodate a maximum of 6 TDR units at a total selling price of ~~\$33,826 \$xx~~ (4 TDR units to be purchased at the Multi-family Full (Market Rate) TDR price of ~~\$8,250 \$xx~~ per unit (~~\$33,000 \$xx~~) and 2 TDR units to be purchased at the at the Multi-family Workforce rate of ~~\$413 \$xx~~ per unit (~~\$826 \$xx~~).

Upon execution, the Property Owner shall submit the Contract to the Palm Beach County Clerk of Court for recordation, and a copy of the recorded Contract shall be provided to the Planning Division.

4. Prior to the issuance of the first Building Permit, except Sales Models or temporary Real Estate Sales and Management Offices, the Planning Zoning Division provides the Developer and/or Property Owner the executed Transfer of Development Rights Deed, in order for the Property Owner to submit the TDR Deed to the Palm Beach County Clerk of

Court for recordation, and a copy of the recorded TDR Deed shall be provided to the Planning Division. (BLDGPMT: PLANNING - Planning)

## **REGULAR AGENDA**

### **C. Zoning Applications**

#### **3. Z/CA-2025-01317 Hagen Ranch Assemblage (2019-00052)**

**ADD – To Modify the Staff Report to include Exhibit E.9 Correspondence with the public correspondence provided at this [link](#).**

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

ALL PETITIONS

1. The approved Preliminary Final Subdivision Plan is dated November 13, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING -Zoning)

### **D. ULDC Revisions**

#### **5. Freestanding Emergency Department (FSED) – Privately Proposed Revision Phase 2**

**AMEND – To modify the Staff Report within Exhibit 1 to replace the Table as follows:**

**Table 6.B.1.B – Minimum Parking and Loading Requirements**

Use Classification: Commercial		Loading Standard
Uses omitted for brevity		
Medical or Dental Office	1 space per 200 sq. ft.	A
<u>Freestanding Emergency Department (FSED)</u>	<u>1 space per 300 sq. ft.</u>	<u>N/A</u>

PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION



**ZONING COMMISSION PUBLIC HEARING**

**Thursday, January 8, 2026**

**9:00 a.m., 1<sup>st</sup> 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/](http://www.pbcgov.com/pzb/)

**Disclaimer: Agenda subject to changes at or prior to the public hearing.**

**AGENDA**  
**PALM BEACH COUNTY**  
**ZONING COMMISSION PUBLIC HEARING**  
**JANUARY 8, 2026**

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**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 December 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/CA/W-2025-00727 Drexel Apartments \(1982-00073\)\*\*](#)

**Zoning Application** of Spectra HTG, LTD - Matthew Reiger by Shutts and Bowen, LLP

**Location:** West side of Drexel Road, approximately 0.18 miles south of Okeechobee Boulevard

**Project Manager:** Matthew Boyd, Senior Site Planner

**BCC District:** 2

### DISCLOSURE

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to add dwelling units on 40.03 acres

**MOTION:** To recommend approval of item 1.a

b. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 8.58 acres

**MOTION:** To recommend approval of item 1.b.

c. **Title:** a Type 2 Waiver **Request:** to reduce parking requirements for an Affordable Housing Program project in Pod 1 on 8.58 acres

**MOTION:** To recommend approval of item 1.c.

2. [\*\*Z/CA-2025-00966 Hibiscus Gardens \(2024-00140\)\*\*](#)

**Zoning Application** of Hibiscus Development LLC - Darryn Dunn by Managed Land Entitlements, LLC

**Location:** West side of South Military Trail, approximately 1,645 feet south of Lantana Road

**Project Manager:** Alex Biray, Senior Site Planner

**BCC District:** 2

### DISCLOSURES

**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:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 acres

**MOTION:** To recommend approval of item 2.a

b. **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 5.55 acres

**MOTION:** To recommend approval of item 2.b

c. **Title:** a Class A Conditional Use **Request:** to allow a combined increase in density greater than two units per acre through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDRs) on 5.55 acres

**MOTION:** To recommend approval of item 2.c

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

- A. Items Pulled from Consent**
- B. Previously Postponed Zoning Applications**
- C. Zoning Applications**
- 3. Z/CA-2025-01317 Hagen Ranch Assemblage (2019-00052)**

**Zoning Application** of Pulte Home Company - Aimee Carlson by Urban Design Studio

**Location:** East side of Hagen Ranch Road approximately 0.42 miles south of Boynton Beach Blvd

**Project Manager:** Santiago Zamora, Site Planner I

**BCC District:** 5

**DISCLOSURES**

**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:** an Official Zoning Map Amendment **Request:** to allow rezoning from the Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 9.61 acres

**MOTION:** To recommend approval of item 3.a

- b. Title:** a Class A Conditional Use **Request:** to allow 70 townhouse units on 9.61 acres

**MOTION:** To recommend approval of item 3.b

- 4. ZV-2025-00959 Palm Beach Park of Commerce Plat 35 G (1981-00190)**

**Zoning Application** of DMR Properties, LLC - Ron Glazer by Urban Design Studio

**Location:** Northwest corner of Corporate Circle and Corporate Road North

**Project Manager:** Vismary Dorta

**BCC District:** 1

**DISCLOSURES**

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

- a. Title:** a Type 2 Variance **Request:** to allow more than five feet easement overlap in a Right-of-Way Buffer and to relocate the number of required shrubs within a portion of the same Right-of-Way Buffer on 5.62 acres

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

- D. ULDC Revisions**

- 5. Freestanding Emergency Department (FSED) – Privately Proposed Revision Phase 2**

**Summary:** The proposed revision to the ULDC will establish regulations for a type of use that is currently not clearly identified within the ULDC, and to recognize the trend of freestanding emergency departments. Establishing regulations for freestanding emergency departments is appropriate and will provide an opportunity for emergency medical services throughout the County, especially in underserved areas.

**ZC Phase 1 Initiation Recommendation:** At the October 3, 2025 Hearing, the Zoning Commission recommended Initiation by a vote of 7-0.

**Board of County Commissioners Phase 1 Initiation:** At the October 23, 2025 Hearing, the BCC approved Initiation of Phase 2 by a vote of 5-0.

**Board of County Commissioners Phase 2 Permission to Advertise:** At the December 10, 2025 Hearing, the BCC approved permission to advertise for first reading at the BCC Zoning Hearing on January 22, 2026 at 9:30 a.m. by a vote of 6-0.

**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 the proposed ULDC revision.
- 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.

**- 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.