

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION PUBLIC HEARING

Thursday, July 3, 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
JULY 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 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
- 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-2024-01788 Tree Top Academy \(1989-00066\)](#)

Zoning Application of Treetop Academy of Jupiter, LLC by 2GHO Inc.

Location: North side of Church Street east of Limestone Creek Road

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 1

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

- a. **Title:** a Development Order Amendment **Request** to modify the overall Site Plan for the previously approved Daycare to reduce square footage and number of children from 400 to 290 on 4.49 acres

MOTION: To recommend approval of item 1.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a Private School (90 students K through 5th Grade) on 4.49 acres

MOTION: To recommend approval of item 1.b.

- 2. [ABN/Z-2024-01914 Paving Lady \(1982-00111\)](#)

Zoning Application of Hope Evangelical Lutheran Church by Land Research Management Inc.

Location: Southeast corner of Belvedere Road and Pike Road

Project Manager: Jerome Small, 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:** a Development Order Abandonment **Request:** to allow an abandonment of a Place of Worship and School approved by Resolutions R-1996-1735 and R-1985-0647

MOTION: To recommend approval of item 2.a.

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Multifamily Residential (RM) Zoning District to the Light Industrial (IL) Zoning District on 4.28 acres

MOTION: To recommend approval of item 2.b.

3. [DOA-2024-01760 Boca YMCA \(1984-00152\)](#)

Zoning Application of Young Mens Christian Assn Of by WGINC

Location: Northwest corner of Boca Circle and Toledo Rd, north of Palmetto Park Rd.

Project Manager: Jerome Small, Senior Site Planner

BCC District: 4

DISCLOSURES

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 modify Conditions of Approval on 15 acres

MOTION: To recommend approval of item 3.a.

4. [PDD/DOA-2024-00634 Palm Beach Marketplace \(1988-00029\)](#)

Zoning Application of Okee Property East, LLC, Palm Beach Marketplace, LLC, 1960 Okeechobee Blvd, LLC, PBM Place, LLC, Okee Property West, LLC by Cotleur & Hearing Inc.

Location: Southeast corner of Okeechobee Blvd and Church Street, approximately 0.1 miles west of I-95.

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 7

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 General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.21 acres

MOTION: To recommend approval of item 4.a.

- b. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan to add land area (2.21 acres) to a 10.18 acre site, add square footage, add buildings, add uses, and to add an access point on a new total of 12.39 acres

MOTION: To recommend approval of item 4.b.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

5. [PDD/DOA-2024-01924 Ascot 441 Atlantic PUD \(2004-00206\)](#)

Zoning Application of 8421 Boynton Beach Land Trust by WGINC

Location: Northwest corner of Atlantic Avenue and State Road 7/US-441 (location of land area to be removed).

Project Manager: Matthew Boyd, Senior Site Planner

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 a rezoning from Agriculture Reserve (AGR) Zoning District to Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District on 15.00 acres

MOTION: To recommend approval of item 5.a.

- b. **Title:** a Development Order Amendment **Request:** to modify the overall AGR-PUD boundaries to delete land area (15.00 acres) and add land area (15.00 acres) to maintain the overall 330.60 acres

MOTION: To recommend approval of item 5.b.

6. [Z-2024-01925 Gneil Property \(2024-00136\)](#)

Zoning Application of 8421 Boynton Beach Land Trust by WGINC

Location: Northwest corner of Atlantic Avenue and State Road 7/US-441.

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 5

DISCLOSURES

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 15.00 acres

MOTION: To recommend approval of item 6.a.

7. [W-2024-01566 Beach Sound \(2024-00106\)](#)

Zoning Application of PK Beach Sound LLC by 2GHO Inc

Location: East side of Beach Rd, approx. 1.2 miles north of Colony Rd.

Project Manager: Wendy N. Hernández, Deputy Zoning Director

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 Waiver **Request:** to allow a reduction of front setback and a reduction in the additional front and side setbacks for a structure over 35 feet in height on 1.33 acres

MOTION: To recommend approval of item 7.a.

8. [PDD/CA-2023-00843 West End Crossing MUPD \(2023-00043\)](#)

Zoning Application of Northlake Seminole Property, LLC, PB-Rez, LLC, Northlake Seminole Prop, LLC by Coteleur & Hearing Inc.

Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 6

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request subject to the Conditions as indicated in Exhibit C-1 and C-2 and subject to the approval of the FLUA amendment by the BCC.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 5.93 acres

MOTION: To recommend approval of item 8.a.

- b. Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with Convenience Store on 5.93 acres

MOTION: To recommend approval of item 8.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.