



**PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
RESULT LIST**

March 5, 2026

Agenda & Application #'s Applicant & Request Vote

REGULAR AGENDA - ZONING APPLICATIONS

1. **DOA/CA-2025-00404** **Racetrac, Inc., Boynton Trail Shopping Centre, LLC**
Boynton Trail Centre - Racetrac **DOA:** to amend the overall MUPD Site Plan, modify an unbuilt outparcel to amend the use, decrease the square footage for the outparcel and the overall square footage of the MUPD, and modify Conditions of Approval on 24.70 acres
Control#: 1981-00152 **Board Decision:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0. **9-0-0**

CA: to allow a Retail Gas and Fuel Sales with a Convenience Store on a 1.39 acre outparcel
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0. **9-0-0**

2. **DOA/W-2025-00967** **Palms West Hospital Limited Partnership**
Seminole Orange Plaza **DOA:** to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval on 11.89 acres
Control#: 2006-00012 **Board Decision:** Recommended Approval of a Development Order Amendment by a vote of 7-2-0. **7-2-0**

W: to allow 24 hours of operation within 250-feet of residential use on 1.77 acres
Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 6-3-0. **6-3-0**

3. **Z-2025-01889** **8781 N Virginia Ave LLC - Robert Preston**
Preston Residences **Z:** to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.67 acres
Control#: 2025-00070 **Board Decision:** Recommended Denial of an Official Zoning Map Amendment by a vote of 0-9-0. **0-9-0**

4. **DOA/CA-2025-00434** **Crossbridge Baptist Church Inc**
Crossbridge Church **DOA:** to modify the overall PUD Master Plan, specifically the Civic Pod, to add square footage and uses and modify the access points and Conditions of Approval on 88.3 acres
Control#: 1986-00058 **Board Decision:** Recommended Approval of a Development Order Amendment by a vote of 8-0-1. **8-0-1**

CA: to allow a Private School in a Civic Pod of a PUD on 5 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 8-0-1. **8-0-1**

CA: to allow a General Daycare on 5 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 8-0-1. **8-0-1**

REGULAR AGENDA - ULDC REVISIONS

5. **TITLE:** Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects
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.
Board Decision: Recommended Approval of the proposed ULDC revision by a vote of 9-0-0. **9-0-0**
Board Decision: 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. **9-0-0**

END OF RESULT LIST