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**ZONING COMMISSION  
AMENDMENTS TO THE AGENDA  
MARCH 5, 2026**

**REGULAR AGENDA**

**B. Zoning Applications**

**2. DOA/W-2025-00967 Seminole Orange Plaza (2006-00012)**

**ADD – To modify the Staff Report Exhibit F Correspondence** to include public correspondence provided at this [link](#).

**3. Z-2025-01889 Preston Residences (2025-00070)**

**ADD – To modify the Staff Report Exhibit F Correspondence** to include additional public correspondence provided at this [link](#).

PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION



**ZONING COMMISSION PUBLIC HEARING**

**Thursday, March 5, 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. Agenda Approval
  - Presentation of Add/Delete
  - Request to Pull Items from Consent
  - Motion to adopt the Agenda
- I. Conflicts/Recusals

**POSTPONEMENTS/REMANDS/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**  
**Thursday, March 5, 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 enter, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to and other actions 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, at 9:30 A.M. 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 February minutes](#)
- H. Agenda Approval
  - Presentation of Add/Delete
  - Request to Pull Items from Consent
  - **Motion** to adopt the Agenda
- I. Conflicts/Recusals
- J. Zoning Commission Annual Election of Chair and Vice Chair

## POSTPONEMENTS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals

**- 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-2025-00404 Boynton Trail Centre - Racetrac \(1981-00152\)](#)

**Zoning Application of** Racetrac Inc., Boynton Trail Shopping Centre, LLC by Insite Studio Inc.

**Location:** Northeast corner of S Military Trail and Boynton Beach Boulevard

**Project Manager:** Nancy Frontany Bou, Senior Site Planner

**BCC District:** 2

**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 MUPD Site Plan, to add a use, decrease overall square footage, and to modify Conditions of Approval on 24.70 acres

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

- b. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with a Convenience Store on a 1.39 acre outparcel

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

**- END OF CONSENT AGENDA -**

## REGULAR AGENDA

- A. Items Pulled From Consent
- B. Zoning Applications

2. [DOA/W-2025-00967 Seminole Orange Plaza \(2006-00012\)](#)

**Zoning Application of** Palms West Hospital Limited Partnership by Insite Studio, Inc.

**Location:** Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

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

**BCC District:** 6

**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 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

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

- b. **Title:** a Type 2 Waiver **Request:** to allow 24 hours of operation within 250-feet of residential use on 1.77 acres

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

3. [Z-2025-01889 Preston Residences \(2025-00070\)](#)

**Zoning Application of** 8781 N Virginia Ave LLC - Robert Preston by H & L Planning & Development

**Location:** West side of North Virginia Avenue, approximately 0.18 miles South of Northlake Boulevard

**Project Manager:** Shannan Webb, Site Planner II

**BCC District:** 1

**DISCLOSURE**

**Staff Recommendation:** Staff recommends approval of the request 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 Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.67 acres

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

4. [DOA/CA-2025-00434 Crossbridge Church \(1986-00058\)](#)

**Zoning Application of** Crossbridge Baptist Church Inc by Insite Studio, Inc.

**Location:** Northwest corner of Judge Winikoff Rd and State Rd 7

**Project Manager:** Jerome Small, Senior Site Planner

**BCC District:** 5

**DISCLOSURE**

**Staff Recommendation:** Staff recommend approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1, C-2, and C-3.

a. **Title:** a Development Order Amendment **Request:** 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 83.7 acres

**MOTION:** To recommend approval of item 4.a.

b. **Title:** a Class A Conditional Use **Request:** to allow a Private School in a Civic Pod of a PUD on 5 acres.

**MOTION:** To recommend approval of item 4.b.

c. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare in a Civic Pod of a PUD on 5 acres

**MOTION:** To recommend approval of item 4.c.

C. **ULDC Revisions**

5. [Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects](#)

**Summary:** The item before the Board is a request for permission to advertise for a proposed revision to the Workforce Housing Program (WHP). Specifically, the revision addressed in this report creates an exception for for-sale projects wherein 100% of all units are restricted consistent with or exceeding County WHP requirements as a result of the land ownership structure or a construction subsidy that remains with the unit. The exception would allow these projects to use restricted units to meet their WHP obligation.

**BCC Permission to Advertise:** This item is being published prior to the presentation to the BCC for permission to advertise for first reading and adoption on September 25, 2025.

**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; and

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.