

RESOLUTION NO. R-2026- 0099

RESOLUTION APPROVING ZONING APPLICATION DOA/CA/W-2025-00727
(CONTROL NO. 1982-00073)
a Class A Conditional Use
APPLICATION OF Spectra HTG, LTD - Matthew Reiger
BY Shutts and Bowen, LLP, AGENT
(Drexel Apartments)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA/CA/W-2025-00727 was presented to the Board of County Commissioners at a public hearing conducted on January 22, 2026;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Class A Conditional Use;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA/CA/W-2025-00727, the Application of Spectra HTG, LTD - Matthew Reiger, by Shutts and Bowen, LLP, Agent, for a Class A Conditional Use to allow an increase in density greater than 30% through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 22, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Flores moved for the approval of the Resolution.

The motion was seconded by Commissioner Marino and, upon being put to a vote, the vote was as follows:

| | |
|---|----------|
| Commissioner Sara Baxter, Mayor | - Aye |
| Commissioner Marci Woodward, Vice Mayor | - Aye |
| Commissioner Maria G. Marino | - Aye |
| Commissioner Gregg K. Weiss | - Aye |
| Commissioner Joel G. Flores | - Aye |
| Commissioner Maria Sachs | - Aye |
| Commissioner Bobby Powell, Jr. | - Absent |

The Mayor thereupon declared that the resolution was duly passed and adopted on January 22, 2026.

Filed with the Clerk of the Board of County Commissioners on January 22, 2026

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 

COUNTY ATTORNEY

MICHAEL A. CARUSO
CLERK & COMPTROLLER

BY: 

DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

ALL OF DONALD C. WALKER COMMUNITY, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 53, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

CONTAINING 10.0 ACRES MORE OR LESS

EXHIBIT B

VICINITY SKETCH

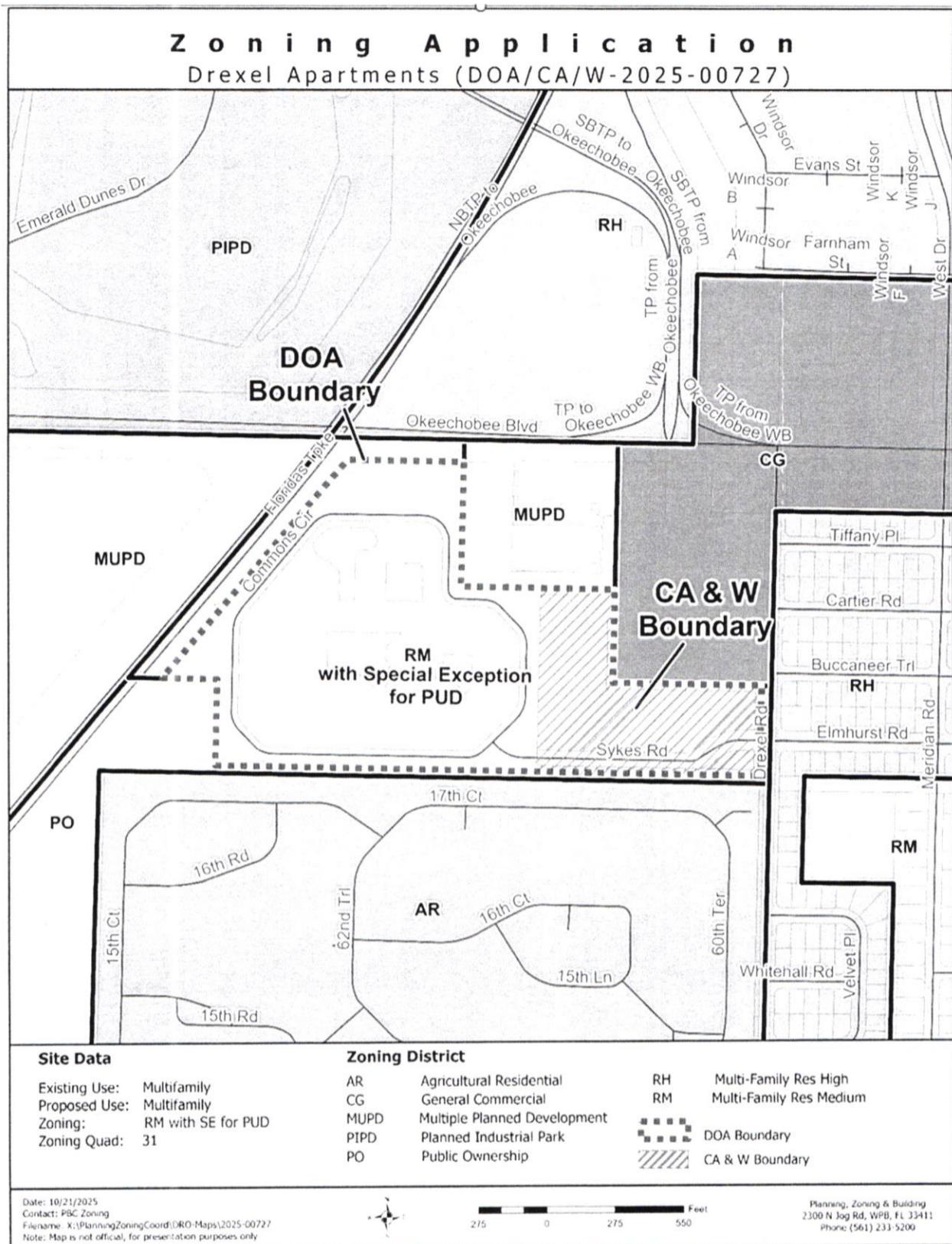


EXHIBIT C

CONDITIONS OF APPROVAL

Class A Conditional Use – Density Increase

ALL PETITIONS

1. The Preliminary Site Plan is dated October 30, 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)

PHASING

1. Prior to final approval by the Development Review Officer the Applicant shall provide a Phasing Plan indicating the Phasing of Development for the proposed and existing buildings. The Phasing Plan shall include a Development Phasing table with the following:

- a) Number of phases for the overall development;
- b) Timeline/dates of each phase (commencement and discontinuation of each use);
- c) Use(s) associated with each phase;
- d) Number of Buildings and square footage for each phase, and
- e) Percentage of land area associated with each phase.

It must comply with the minimum percentage of the land area for each phase of the development as referenced in Art. 2.E, Monitoring (DRO: ZONING - Zoning)

PLANNING

1. The subject request for 188 multifamily rental units with a 57% Affordable Housing Program (AHP) Density Bonus of 68 units and a 122-unit (65%) AHP obligation was calculated based on an AHP Analysis Letter dated June 23, 2025. (ONGOING: PLANNING - Planning)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall meet the requirements of ULDC Article 5.G.2.F.2. by one of the following options:

- a. record in the Public Records of Palm Beach County a Restrictive Covenant binding the entire project, in a form provided for by the County; or,
- b. provide documentation of the programmatic requirements of approved funding that meet or exceed the requirements of the Affordable Housing Program (AHP).

(DRO: PLANNING - Planning)

3. The owner or lessee of the Affordable Housing Program (AHP) unit shall submit to the County Administrator, or designee, on a form provided by the County, an annual report containing information and documentation to demonstrate continued compliance with the AHP and a copy of any monitoring information provided to and received from the appropriate funding agency/source. (ONGOING: PLANNING - Planning)

4. The Developer shall notify the Planning Division at the commencement of leasing. (ONGOING: PLANNING - Planning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.