

RESOLUTION NO. ZR-2025-011

RESOLUTION APPROVING ZONING APPLICATION ZV/ABN/PDD/CA-2024-01273
(CONTROL NO. 1979-00267)
TYPE II VARIANCE (CONCURRENT)
APPLICATION OF 7281 LWR, LLC - Sean Leder
BY Schmidt Nichols, AGENT
(LEDER SELF STORAGE)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the ULDC have been satisfied;

WHEREAS, Zoning Application ZV/ABN/PDD/CA-2024-01273 was presented to the Zoning Commission at a public hearing conducted on August 7, 2025;

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

WHEREAS, the Zoning Commission hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Type 2 Variance;

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, this approval shall only become effective upon the adoption of a resolution approving Zoning Application ZV/ABN/PDD/CA-2024-01273 by the Board of County Commissioners;

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 action of the Zoning Commission be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein
2. Zoning Application ZV/ABN/PDD/CA-2024-01273, the Application of 7281 LWR, LLC - Sean Leder, by Schmidt Nichols, Agent, for a Type 2 Variance to allow reduction of lot size of Multiple Use Planned Development MUPD on 4.09 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 August 7, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof, and subject to the Type 2 Variance Chart as described in Exhibit D, attached hereto and made a part hereof.

Commissioner Caliendo moved for the approval of the Resolution.

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

James Williams, Chair	- Aye
Cheri Pavlik, Vice-Chair	- Aye
Christopher Kammerer	- Aye
Claudia Mendoza	- Aye
Sam Caliendo	- Aye
Lori Vinikoor	- Aye
Alison Thomas	- Aye
Angella Vann	- Aye
Susan Kennedy	- Aye

The Chair thereupon declared that the resolution was duly passed and adopted on August 7, 2025.

This resolution was filed with the Palm Beach County Zoning Division on August 07, 2025

This resolution shall only become effective upon the adoption of a resolution approving Zoning Application ZV/ABN/PDD/CA-2024-01273 by the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 

COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY: 

CHAIR

EXHIBIT A

LEGAL DESCRIPTION

TRACT 124, IN BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY BARNETT BANKS OF FLORIDA, INC., A FLORIDA CORPORATION TO COUNTY OF PALM BEACH, IN THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN RIGHT-OF-WAY DEED, RECORDED IN BOOK 2372, PAGE 1268, OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE SOUTH 20.0 FEET OF THAT PART OF TRACT 124, BLOCK 23, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (S.R. 802) AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK NO. 1, PAGES 128 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL NO. 2 - MARGINAL ACCESS ROAD

THE NORTH 40 FEET OF THE SOUTH 60 FEET OF THAT PART OF TRACT 124, BLOCK 23, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (S.R. 802) AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK NO. 1, PAGES 128 THROUGH 135 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOW AS:

A PORTION OF TRACT 124, BLOCK 23, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 125, BLOCK 23, OF SAID PLAT; THENCE N00°58'02"W, ALONG THE WEST LINE OF TRACT 125, BLOCK 23 OF SAID PLAT, 119.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2372, PAGE 1268, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N00°58'02"W, ALONG THE EAST LINE OF TRACT 125, BLOCK 23 OF SAID PLAT, 540.40 FEET TO THE SOUTH LINE OF TRACT 101, BLOCK 23 OF SAID PLAT; THENCE S89°02'02"W, ALONG THE SOUTH LINE OF TRACT 101, BLOCK 23 OF SAID PLAT, 330.00 FEET TO THE EAST LINE OF TRACT 123, BLOCK 23 OF SAID PLAT; THENCE S00°58'02"E, ALONG THE EAST LINE OF TRACT 123, BLOCK 23 OF SAID PLAT, 540.50 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD; THENCE N89°01'00"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 178,348 SQUARE FEET (4.0943 ACRES), MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

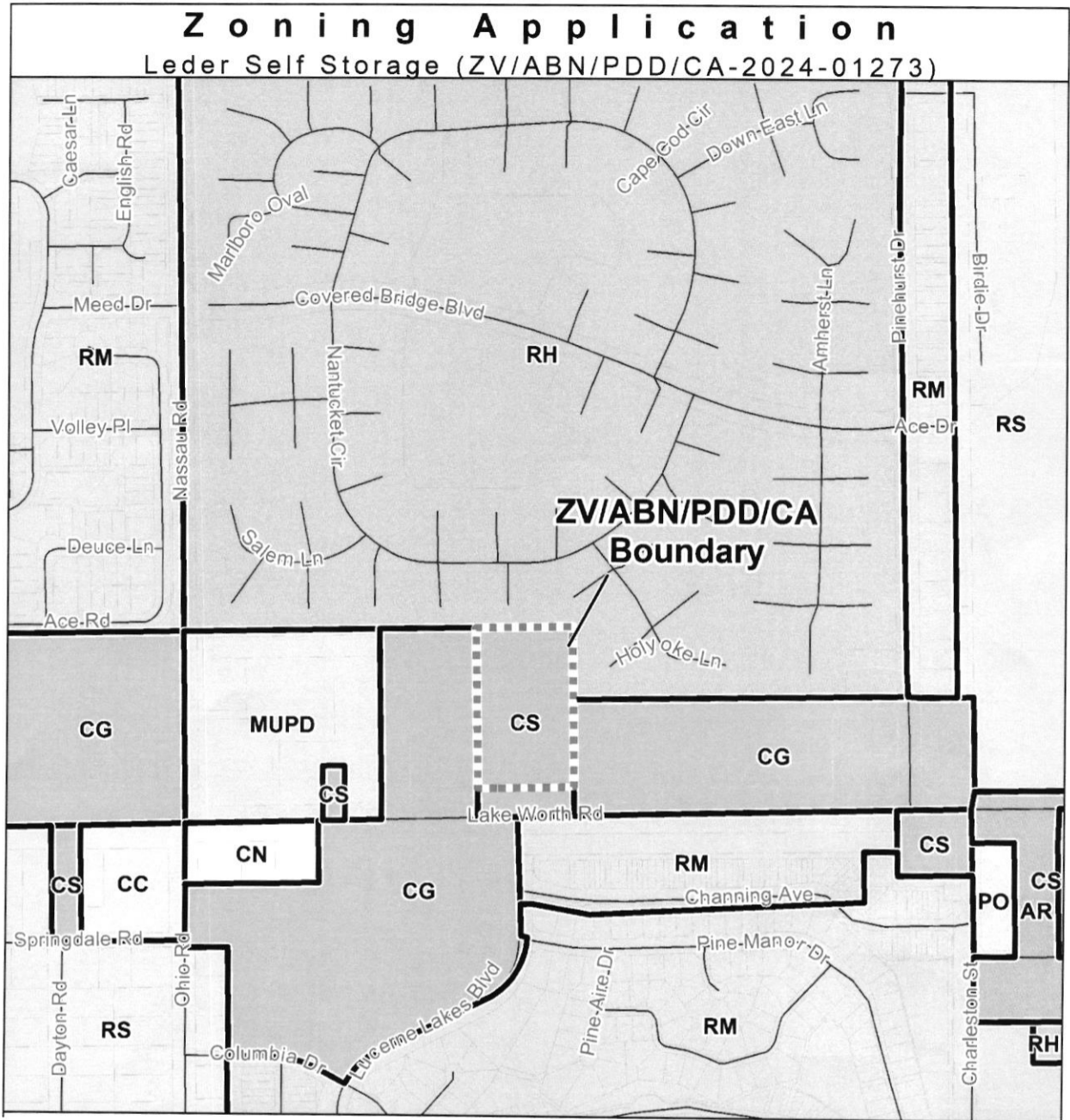


EXHIBIT C

CONDITIONS OF APPROVAL

Type 2 Variance - Concurrent

ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 12, 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 Zoning Commission. (ONGOING: ZONING - Zoning)

VARIANCE

1. This Variance is approved based on the layout as shown on the Preliminary Site Plan dated June 12, 2025. Only minor modifications by Board of County Commissioners or Development Review Officer shall be permitted provided the changes are consistent with this Preliminary Site Plan. (ONGOING: ZONING - Code Enforcement)

2. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDG/PMT/ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission for review under the compliance Condition of this Approval. (ONGOING: ZONING - 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; 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.

EXHIBIT D

REQUEST

TYPE II VARIANCE SUMMARY

	ULDC Article	Required	Proposed	Variance
1	3.E.3.D MUPD Property Development Regulations	5-acre Minimum Lot Size	4.09-acre	Reduction of 0.91 acres for resulting 4.09-acre

SITUS ADDRESS:	7281 Lake Worth Rd Lake Worth 33467		
OWNER NAME & ADDRESS:	7281 LWR LLC 1199 S Federal Hwy, Ste 395 Boca Raton, FL 33432-7335		
PCN:	00-42-43-27-05-023-1240		
PROPOSED ZONING DISTRICT:	MUPD		
BCC DISTRICT:	3		
LAND USE:	CH/8	S/T/R: 27-43-42	
CONTROL #:	1979-00267		
LOT AREA:	4.09 acres +/-		
REQUEST:	to allow reduction of lot size of Multiple Use Planned Development MUPD on 4.09 acres		