

RESOLUTION NO. ZR-2025-015

RESOLUTION APPROVING ZONING APPLICATION SV/ZV/Z/CA-2025-00428
(CONTROL NO. 2025-00030)
TYPE II VARIANCE (*CONCURRENT*)
APPLICATION OF Neighborlee Development LLC
BY Urban Design Studio, AGENT
(NEIGHBORLEE LIVING WESTGATE)

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 SV/ZV/Z/CA-2025-00428 was presented to the Zoning Commission at a public hearing conducted on September 4, 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, 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 SV/ZV/Z/CA-2025-00428, the Application of Neighborlee Development LLC, by Urban Design Studio, Agent, for a Type 2 Variance to allow a reduction from 53 to 50 parking spaces on 0.66 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, and as described in the Variance request in EXHIBIT D, attached hereto and made a part hereof, was denied on September 4, 2025.

Commissioner Vinikoor moved for the approval of the Resolution.

The motion was seconded by Commissioner Caliendo 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	- Nay
Susan Kennedy	- Aye

The Chair thereupon declared the resolution was duly passed and adopted on September 4, 2025.

This resolution is effective when filed with the Palm Beach County Zoning Division on September 4, 2025 .

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY: 

COUNTY ATTORNEY

BY: 

CHAIR

EXHIBIT A

LEGAL DESCRIPTION

ALL OF LOTS 20, 21, 22, 23, 24, 50, 51, 52, 53 AND 54 BLOCK 32, "WEST GATE ESTATES (NORTHERN SECTION)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 25 OF SAID BLOCK 32; THENCE SOUTH 01°07'27" WEST, ALONG THE WEST LINE OF LOTS 25 AND 55 OF SAID BLOCK 32, A DISTANCE OF 230.00 FEET; THENCE NORTH 88°54'16" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NOKOMIS AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 125.00 FEET; THENCE NORTH 01°07'27" EAST, ALONG THE EAST LINE OF LOTS 49 AND 19 OF SAID BLOCK 32, A DISTANCE OF 230.00 FEET; THENCE SOUTH 88°54'16" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WESTGATE AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 28750 SQUARE FEET (0.660 ACRES) MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

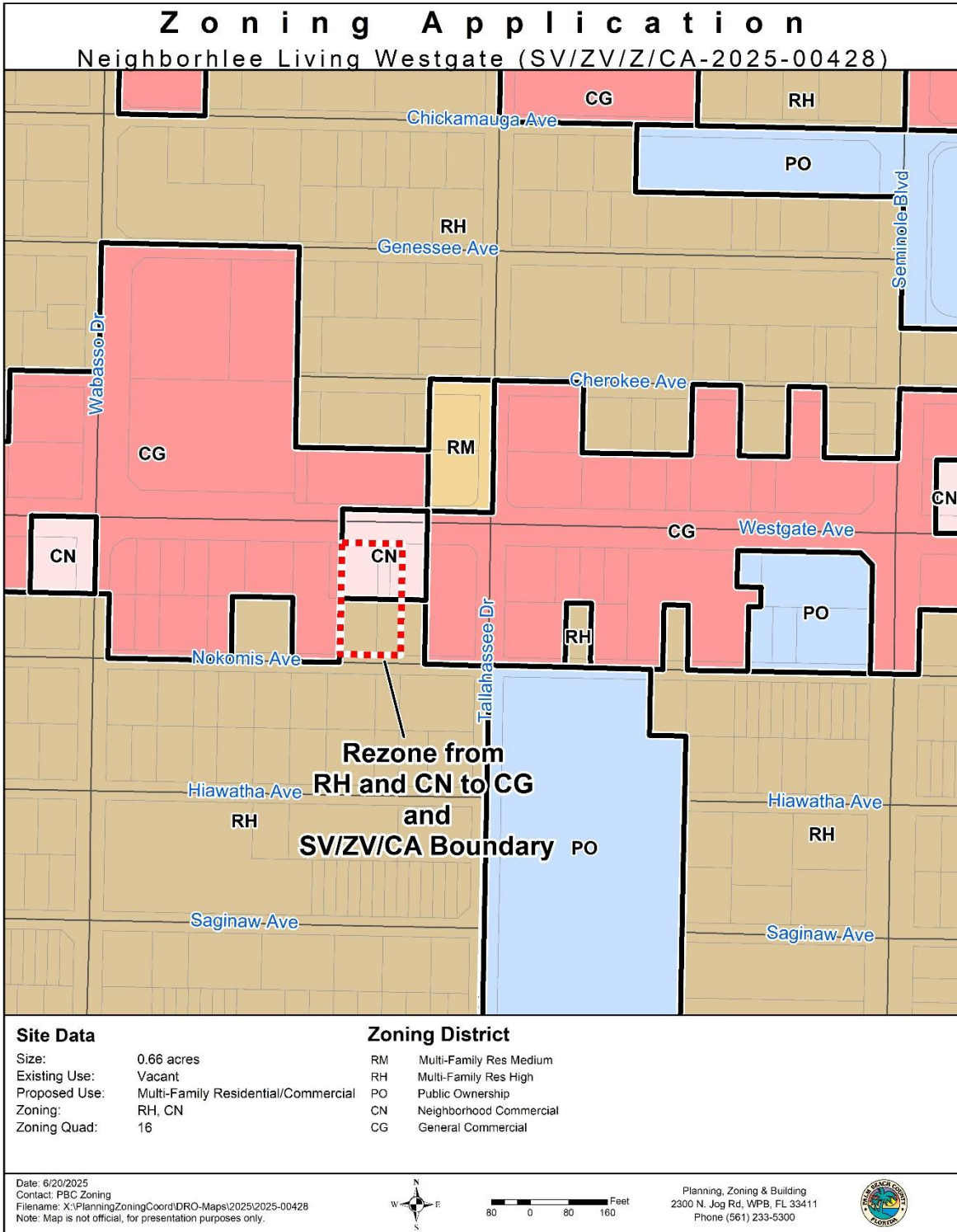


EXHIBIT D

REQUEST

TYPE II VARIANCE SUMMARY

ULDC Article	Required	Proposed	Variance
Table 3.B.14.I Min. Parking Requirements	53 parking spaces Multi-Family Residential - 1 sp per efficiency unit; 1 sp per 4 units for guest parking; and	50 parking spaces	3 parking spaces

SITUS ADDRESS:	Vacant		
OWNER NAME & ADDRESS:	Neighborlee Development Llc 1025 Gateway Blvd, Ste 303-159 Boynton Beach, FL 33426-8348		
PCN:	00-43-43-30-03-032-0200 00-43-43-30-03-032-0530 00-43-43-30-03-032-0230 00-43-43-30-03-032-0240		
ZONING DISTRICT:	CN, RH		
BCC DISTRICT:	7		
LAND USE:	CH/8	S/T/R: 30-43-43	
CONTROL #:	2025-00030		
LOT AREA:	0.66 acres +/-		
REQUEST:	to allow a reduction from 53 to 50 parking spaces on 0.66 acres		