

RESOLUTION NO. ZR-2026-001

RESOLUTION APPROVING ZONING APPLICATION ZV-2025-00959
CONTROL NO. 1981-00190
TYPE II VARIANCE (*STAND ALONE*)
APPLICATION OF DMR Properties, LLC - Ron Glazer
BY Urban Design Studio, AGENT
(PALM BEACH PARK OF COMMERCE PLAT 35 G)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067, 2003-068, and 2003-070 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-2025-00959 was presented to the Zoning Commission at a public hearing conducted on January 8, 2026;

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, 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 foreign recitals are true and correct and are incorporated herein.
2. Zoning Application ZV-2025-00959, the Application of DMR Properties, LLC - Ron Glazer, by Urban Design Studio, Agent, for a Type 2 Variance to allow more than five feet easement overlap in a Right-of-Way Buffer and to relocate the number of required shrubs within a portion of the same Right-of-Way Buffer on 5.62 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 8, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof, and Variance request as described in EXHIBIT D, attached hereto and made a part hereof.

Commissioner Kennedy 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	- Absent
Sam Caliendo	- Aye
Lori Vinikoor	- Aye
Alison Thomas	- Aye
Angella Vann	- Absent
Susan Kennedy	- Aye

The Chair thereupon declared the resolution was duly passed and adopted on January 8, 2026.

This resolution is effective when filed with the Palm Beach County Zoning Division on 01-8-2026.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 

COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY: 

CHAIR

EXHIBIT A

LEGAL DESCRIPTION

LOT 35G OF PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT No. 1,
ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 56,
PAGES 172, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

EXHIBIT B

VICINITY SKETCH



EXHIBIT C

CONDITIONS OF APPROVAL

Type 2 Variance - Standalone

ALL PETITIONS

1. The approved Preliminary Site Plan and Alternative Landscape Plan are dated December 15, 2025 and December 18, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the landscape 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)
2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Site Plan. (DRO/ONGOING: ZONING - Zoning)
3. 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)

LANDSCAPE

1. By June 1, 2026, the Property Owner shall obtain a Building Permit for Landscaping installation of missing, dead, and relocation of plant material in accordance with the Alternative Landscape Plan. Inspections and final permit approvals shall be completed within two months of the issuance of the permit. (BLDG/PMT: 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 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: ZONING - 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

Variance No.	ULDC Article	Required	Proposed	Variance
1	7.C.5 Easements in landscape buffers	An easement may be permitted to overlap into a R-O-W Buffer by a maximum of five feet	To allow a 10' easement overlap into the R-O-W Buffer along the south property line	To allow an additional five-foot easement overlap into the R-O-W Buffer along the south property line
2	7.C.2.A Landscape Requirements	1 large shrub for each 4 linear feet (87 large shrubs within a 349.44-foot portion of R-O-W buffer)	26 large shrubs to be located within the remaining 5' portion of the R-O-W buffer outside of the FP&L easement, and 61 large shrubs to be relocated within the 88.4' portion of the R-O-W buffer along Corporate Road North that does not have the easement overlap.	61 large shrubs relocated within the 88.4' portion of the R-O-W buffer along Corporate Road North, that does not have the easement overlap.

SITUS ADDRESS:	15075 Corporate Rd N Jupiter 33478	
OWNER NAME & ADDRESS:	DMR Properties LLC 11765 W Okeechobee Rd Hialeah, FL 33018-4208	
PCN:	00-41-41-17-02-007-0350	
ZONING DISTRICT:	PIPD	
BCC DISTRICT:	1	
LAND USE:	IND	S/T/R: 17-41-41
CONTROL #:	1981-00190	
LOT AREA:	5.62 acres +/-	
REQUEST:	to allow more than five feet easement overlap in a Right-of-Way Buffer and to relocate the number of required shrubs within a portion of the same Right-of-Way Buffer on 5.62 acres	