



Board of County Commissioners

County Administrator Joseph Abruzzo

Department of Planning, Zoning and Building

2300 North Jog Road

West Palm Beach, Florida 33411

Phone: (561) 233-5200

**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING AMENDMENTS TO THE AGENDA
AUGUST 27, 2026**

CONSENT AGENDA

C. ZONING APPLICATIONS

3. DOA-2025-01903 Military Belvedere Shopping Center – Mavis Tire (1992-00023)

AMEND – To modify the Agenda to move this item to Consent Agenda



Board of County Commissioners
County Administrator, Joseph Abruzzo
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2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200

BOARD OF COUNTY COMMISSIONERS ZONING PUBLIC HEARING

Thursday, August 27, 2026, 9:30 AM

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401**

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing

ZONING PUBLIC HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
Thursday August 27, 2026

CALL TO ORDER

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. 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 requirements:

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 Mayor, 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.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Request to Pull Items from Consent and/or request to reorganize Agenda
- C. Adoption of the Agenda – **Motion** to adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. POSTPONEMENTS - REMANDS
- B. WITHDRAWALS

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA –

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT
- B. DISCLOSURES FOR THE CONSENT ITEMS
- C. ZONING APPLICATIONS
- 1. [Z-2026-00725 Palmwood Rezoning \(2026-00031\)](#)

Zoning Application of 14860 Palmwood Drive, LLC by Cotleur & Hearing. Inc.

Location: East side of Palmwood Road, approximately 800 feet south of Frederick Small Road

Project Manager: Santiago Zamora, Site Planner II

BCC District: 1

Zoning Commission: Recommended approval by a vote of 9-0-0

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 0.45 acres

MOTION: To adopt a resolution approving item 1.a.

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. ZONING APPLICATIONS
- 2. [EAC-2025-02046 Place of Hope at the Rinker Campus \(1973-00206\)](#)

DISCLOSURES

Zoning Application of Place of Hope at the Haven Campus, Inc - Charles Bender by Cotleur & Hearing Inc.

Location: West side of Boca Rio Road, approximately 0.46 miles North of Palmetto Park Road

Project Manager: Marie Derose, Senior Site Planner I

BCC District: 5

Zoning Commission: Recommendation is not applicable

- a. **Title:** an Expedited Application Consideration **Request:** to amend the previously approved Class A Conditional Use for an Assembly Non-Profit Institutional use to restart the Commencement of Development time frame.

MOTION: To adopt a resolution approving item 2.a.

3. [DOA-2025-01903 Military Belvedere Shopping Center – Mavis Tire \(1992-00023\)](#)

DISCLOSURES

Zoning Application of M&M N Military, LLC, Mavis Southeast LLC - James Micik by Kimley Horn and Associates, Inc.

Location: Northeast corner of Military Trail and Belvedere Road

Project Manager: Joyce Lawrence, Senior Site Planner I

BCC District: 2

Zoning Commission: Recommended approval by a vote of 9-0-0

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add square footage, modify uses and site elements, and amend Conditions of Approval on 22.4 acres

MOTION: To adopt a resolution approving item 3.a.

B. ULDC REVISIONS

4. [PIA-2025-01958 - Fitness Centers in Commerce FLU - Privately Proposed Revision Phase 2 Second Reading and Adoption](#)

Zoning Application of BC Boynton Industrial LLC - Jon Channing, by JMorton Planning & Landscape Architecture, Inc.

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to remove the square footage restriction for a Fitness Center occupying the industrial space of a development with Commerce (CMR) Future Land Use designation.

Project Manager: Jerome Ottey, Principal Site Planner

Zoning Commission Phase 1 Initiation Recommendation: At the February 5, 2026 Hearing, the Zoning Commission recommended approval of Phase 1 and Initiation of Phase 2 by a vote of 7-0.

Board of County Commissioners Phase 1 Initiation: This item was scheduled for February 26, 2026 Hearing, however, the Applicant requested a postponement to the March 26, BCC Hearing to allow for further discussion on the proposed changes. The postponement request was approved by the BCC by a vote of 7-0.

At the March 26, 2026 Hearing, the BCC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0. Board discussion included direction for staff to analyze allowing Fitness Center to occupy 100 percent of the square footage of an industrial building in CMR FLU. Commissioners also expressed concern with pedestrian safety for the public accessing these industrial sites with industrial activities such as circulation of commercial vehicles and the proposed location of Fitness Center uses within the site.

Board of County Commissioners Phase 2 Request for Permission to Advertise: At the June 17, 2026 Hearing, the Board approved Request for Permission to Advertise for First Reading at the July 15, 2026 Zoning Hearing by a vote of 7-0. Board discussion was centered around the limitations for the specific Fitness Center activities. Members of the public all spoke in support of the item.

Board of County Commissioners Phase 2 First Reading: At the July 14, 2026 Hearing, the BCC approved First Reading and Permission to Advertise for Second Reading and Adoption at

the August 27, 2026 Zoning Hearing by a vote of 7-0. There was no Board discussion on the item. Members of the public spoke in support of the proposed revision.

Zoning Commission: At the July 2, 2026 Hearing, the Zoning Commission recommended approval and that the proposed ULDC revision is found to be consistent with the Comprehensive Plan by a vote of 7-0.

Staff Recommendation: Staff recommends approval of Second Reading and the Adoption of an Ordinance to revise the ULDC.

MOTION: To approve staff recommendation for item 4.

5. **Large-Scale Data Center Moratorium – First Reading**

Summary: The item before the Board is proposed revisions to add the Large-Scale Data Center use to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”). Specifically, the revisions add a definition for a Large-Scale Data Center use and include language establishing a Moratorium for facilities that fall under the definition of the use. The proposed revisions implement direction to staff by the Board of County Commissioners at the July 7, 2026 BCC Hearing.

Project Manager: Darren Leiser, Assistant County Attorney III

Board of County Commissioners - Request for Permission to Advertise: At the July 14, 2026 Hearing, the BCC approved Request for Permission to Advertise for First Reading at the August 27, 2026 BCC Zoning Hearing by a vote of 7-0.

Zoning Commission: At the August 6, 2026 Hearing, the Zoning Commission recommended approval and that- the proposed ULDC revision is found to be consistent with the Comprehensive Plan by a vote of 8-1. The Commissioners expressed concern with the application of the proposed Moratorium and the possibility of an Applicant submitting an application for a Data Center with less electric load than 50 megawatts.

Staff Recommendation: Staff recommends approval of First Reading and Request for Permission to Advertise for Second Reading and Adoption at the BCC Zoning Hearing on September 24, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation for item 5.

6. **Self-Service Storage Facilities – First Reading**

Summary: The item before the Board are proposed revisions to Self-Service Storage Facility (SSSF) Use Regulations in the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”). Specifically, the revisions addressed in this report correct that SSSFs are allowed in zoning districts with a Commercial Low Office (CL-O) or Commercial High Office (CH-O) Future Land Use (FLU) designation.

Project Manager: Alexander Biray, Senior Site Planner I

Board of County Commissioners - Request for Permission to Advertise: At the July 14, 2026 Hearing, the BCC approved Request for Permission to Advertise for First Reading at the August 27, 2026 BCC Zoning Hearing by a vote of 7-0.

Zoning Commission: At the August 6, 2026 Hearing, the Zoning Commission recommended approval and that the proposed ULDC revision is found to be consistent with the Comprehensive Plan by a vote of 9-0. One member of the public spoke in opposition of the proposed changes, however, staff clarified that the proposed revision does not affect the property they expressed concern about.

Staff Recommendation: Staff recommends approval of First Reading and Request for Permission to Advertise for Second Reading and Adoption at the BCC Zoning Hearing on September 24, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation for item 6.

7. **PIA-2026-00984 Workforce Housing Program On-Site Construction Option – Phase 2 Request for Permission to Advertise**

Zoning Application of Lake Worth Associates I, LLLP – Ryan Vandenburg by G.L. Homes

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify the thresholds for timing of construction of on-site Workforce Housing Program (WHP) units.

Project Manager: Jerome Ottey, Principal Site Planner

Zoning Commission: At the June 4, 2026 the ZC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0.

Board of County Commissioners Phase 1 Initiation: At the June 17, 2026 Hearing, The BCC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0. There was no Board discussion on this item.

Staff Recommendation: Staff recommends approval of Request for Permission to Advertise for First Reading and Adoption at the BCC Zoning Hearing on September 24, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation of item 7.

8. **Flood Damage Prevention Updates – Request for Permission to Advertise**

Summary: The item before the Board is a proposed revision to the Palm Beach County Unified Land Development Code (“ULDC” or the “Code”) to implement modifications to flood damage prevention regulations. Specifically, the changes propose to:

- Revise terminology related to floodplain development;
- Remove five-year cumulative substantial improvement verbiage;
- Implement a mechanism to reinstate expired floodplain development applications;
- Lower minimum finished floor elevation of Critical/Essential Facilities; and,
- Exclude buildings, structures and facilities exempt from the Florida Building Code (FBC) from local flood damage prevention standards when located in areas outside of federally designated Special Flood Hazard Areas (SFHA).

Project Manager: Ingrys Farias, Floodplain Manager / Melvin Corredor, Building Official

Staff Recommendation: Staff recommends:

- a. To receive and file the Business Impact Estimate.
- b. Approval of Request for Permission to Advertise for First Reading and Adoption at the BCC Zoning Hearing on September 24, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation for items 8.a. and 8.b.

9. [Bioscience Research Protection Overlay \(BRPO\) and Electronic Signage - Request for Permission to Advertise](#)

Summary: The item before the Board are proposed revisions to Overlay Zoning Districts, and site development standards in the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”). Specifically, the revisions addressed in this report remove reference to the BRPO Zoning District, that has since been retired and removed from the Palm Beach County Comprehensive Plan (“the Plan”) and to reintroduce and clarify certain electronic signage that was inadvertently removed by a prior revision, and allow informational signage for non-residential development. The intent of these revisions are housekeeping in nature and seek primarily to update the Code for consistency with the Plan, streamline the Code, and make corrections and follow up to recently adopted revisions.

Project Manager: Alex Biray

Staff Recommendation: Staff recommends:

- a. That the BCC, by a majority plus one vote, elect to conduct both required advertised hearings for this item at 9:30 am, instead of holding one of the required advertised hearings after 5:00 pm. Florida Statutes Section 125.66 requires two advertised public hearings for this item, at least one of which is required to be held after 5:00 p.m. unless the BCC, by majority plus one vote, elects to conduct that hearing at another time of day.
- b. To receive and file the Business Impact Estimate.
- c. Approval of Request for Permission to Advertise for First Reading at the BCC Zoning Hearing on September 24, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation for items 9.a., 9.b. and 9.c.

C. OTHER DEPARTMENT ITEMS

10. [Agenda Item: Villages of Windsor](#)

Title: Villages of Windsor Workforce Housing Waiver of Right of First Refusal

Summary: The owner and lender for the Villages of Windsor project have requested that the County waive and release the Right of First Refusal and the Notice of Pending Foreclosure that are required to be provided to the County per the restrictive covenant for the project. In exchange, the lender and owner agree that any foreclosure, transfer by deed in lieu of foreclosure, or assignment of an FHA-insured mortgage shall not result in the termination of, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units as provided in the Covenants. This covenant predates the June 2026 direction of the Board to formalize this arrangement for all new workforce housing rental projects, thus this waiver is needed.

Project Manager: Jeff Gagnon, Interim Director of the Planning Division

Staff Recommendation: Approval

MOTION: Motion to approve and authorize the Mayor to execute the attached Waiver of Right of First Refusal.

D. DIRECTION

11. Administrative Inquiry Distribution within the Commerce Future Land Use

Project Managers: Jeff Gagnon, Interim Director of the Planning Division
Wendy N. Hernandez, Zoning Director

Summary: Staff is seeking direction from the Board of County Commissioners (BCC) regarding whether certain community-serving or “last-mile” logistics operations should be considered for allowance within the Commerce (CMR) future land use designation, and if so, whether Staff should initiate Comprehensive Plan (Plan) and/or Unified Land Development Code (ULDC) amendments establishing a distinct use classification and objective standards for such facilities.

E. OTHER ITEMS

12. PZB Legislative Summary from 2026 Session

Project Managers: Whitney Carroll, PZB Executive Director
Cindy Hoskin, PZB Deputy Executive Director

13. Zoning Division Dashboard

Project Manager: Tracy Ellison, Deputy County Administrator

COMMENTS

A. DEPUTY CHIEF COUNTY ADMINISTRATOR

B. PZB EXECUTIVE DIRECTOR

C. COUNTY ATTORNEY

D. ZONING DIRECTOR

E. PLANNING DIRECTOR

F. COMMISSIONERS

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners 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.