



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING  
AMENDMENTS TO THE AGENDA  
FEBRUARY 26, 2026**

**POSTPONEMENT AGENDA**

**C. ULDC Related Items**

**3. Fitness Center in Industrial – Privately Proposed Revision Phase 1**

**ADD – To add a 30-day [postponement letter](#) sent by the Applicant.**

**Staff Recommendation:** To postpone to March 26, 2026

**Motion:** To approve Staff recommendation.

**REGULAR AGENDA**

**B. Zoning Applications**

**1. PDD-2025-00750 Falls PUD (1985-00155)**

**AMEND – To modify the PDD - Residential Planned Development District Conditions of Approval in Exhibit C as shown with the added text underlined as follows:**

**LANDSCAPE - PERIMETER- NORTH PROPERTY LINE**

1. Prior to final approval by the Development Review Officer, the landscape buffer along the north property line, adjacent to lots 40-65 of Journeys End Plat 1 as depicted in Plat Book 85 page 32, shall be a minimum 40 feet in width, with the remainder of the north property line being a minimum 25 feet in width. (DRO: ZONING – Zoning)

**4. Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects**

**AMEND – To modify the Agenda to remove a Staff Recommendation and revise the Motion as shown with the deleted text struck out and added text underlined.**

**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.~~

~~ab~~ To receive and file the Business Impact Estimate.

~~be.~~ Approval of permission to advertise for first reading and adoption at the BCC Zoning Hearing on March 26, 2026 at 9:30 a.m.

**MOTION:** To approve Staff recommendation for item 4a, and 4.b ~~and 4.c.~~

**D. Other Departments Items**

**5. 2026-08-002 Bamboo Lane Enclave**

**ADD – To provide additional public correspondence to the Staff Report at this [link](#)**

9. [Investment Policy Revision](#)

**AMEND – To modify the Agenda to add Item 9** to be presented by the Office of Financial Management & Budget

**Project Manager:** Sherry Brown, Department Director

**Summary:** On February 19, 2026 the County Investment Policy Committee (IPC) recommended that the County amend its Investment Policy to: (a) modify the sunset date for the cap of potential investment in bonds, notes, or instruments backed by the full faith and credit of the government of Israel to be 18% until March 2, 2026, reverting back to 15% after that date, which allows for the reinvestment of bonds maturing on March 1, 2026; (b) increase the cap on the potential investments in any single intergovernmental investment pool from 20% to 30% of the portfolio at the time of purchase, which would increase the ability to invest funds in this short term investment alternative with limited price volatility; and (c) increase the cap on the potential investments in Small Business Administration pools from 20% to 30% of the portfolio at the time of purchase, which would increase the ability to invest funds in this short term investment alternative with limited price volatility. The recommended revisions are noted on pages 8 and 10 of Exhibit A to the proposed Resolution.

The BCC's decision to modify the caps on investments must be based solely on pecuniary factors, consistent with Florida Statutes § 218.415(24). The BCC is prohibited from considering the furtherance of any social, political, or ideological interest in deciding whether to invest funds. **Countywide (DB)**

**Staff recommends:** To adopt

**Motion:** A Resolution of the Board of County Commissioners (BCC) of Palm Beach County, Florida amending Resolution No. R-2025-1579, approving the following revisions to the Investment Policy, and providing for an effective date:

- A. Modify the sunset date for the cap of potential investment in bonds, notes, or instruments backed by the full faith and credit of the government of Israel to be 18% until March 2, 2026, reverting back to 15% after that date;
- B. Increase the cap on the potential investments in any single intergovernmental investment pool from 20% to 30% of the portfolio at the time of purchase; and
- C. Increase the cap on the potential investments in Small Business Administration pools from 20% to 30% of the portfolio at the time of purchase.



**BOARD OF COUNTY COMMISSIONERS**

**ZONING PUBLIC HEARING**

**Thursday February 26, 2026**

**9:30 A.M.**

**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/](http://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  
February 26, 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. Adoption of the Agenda – **Motion** to adopt the Agenda
- C. Request to Pull Items from Consent

## POSTPONEMENTS/WITHDRAWALS AGENDA

A. Postponements

B. Withdrawals

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

## CONSENT AGENDA

A. Disclosures for Consent Items

B. Requests to pull items from Consent

- END OF CONSENT AGENDA -

## REGULAR AGENDA

A. Items pulled from Consent

B. Zoning Applications

1. [PDD-2025-00750 Falls PUD \(1985-00155\)](#)

**Zoning Application of** Lake Worth Associates I, LLLP - Kevin Ratterree by G.L. Homes

**Location:** North side of Hypoluxo Road, east side of Hagen Ranch Road, and the west side of Jog Road

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 2

### DISCLOSURES

**Zoning Commission:** Recommended Approval by a vote of 7-0-0

**Staff Recommendation:** Staff recommends approval of the request for an Official Zoning Map Amendment subject to the Conditions of Approval as indicated in Exhibit C.

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Commercial Recreation (CRE) Zoning District to the Planned Unit Development (PUD) Zoning District on 167.82 acres

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

**Staff Request:** PREM requests Board direction on the civic site cash out request for Falls PUD.

b. **Title:** Civic Site cash out of the Falls PUD **Request:** to allow cash out of the 3.36-acre public Civic Pod obligation in the amount of \$1,899,033.16

**MOTION:** To **approve or deny** the Falls PUD 3.36-acre civic site cash out in the amount of \$1,899,033.16.

If approved, the funds be allocated to the general government civic account (3800-800-XXXX-2540) for future appropriation toward general government facilities serving the area or affordable/workforce housing purpose.

C. ULDC Related Items

2. [Freestanding Emergency Department \(FSED\) – Privately Proposed Revision Phase 2 Second Reading and Adoption](#)

**Zoning Application of** Palms West Hospital Limited Partnership , by Insite Studio, Inc.

**Summary:** The proposed revision to the ULDC will establish regulations for a type of use that is currently not clearly identified within the ULDC, and to recognize the trend of freestanding emergency departments. Establishing regulations for freestanding emergency departments is appropriate and will provide an opportunity for emergency medical services throughout the County, especially in underserved areas.

**Project Manager:** Alex Biray, Senior Site Planner

**Zoning Commission Phase 1 Initiation Recommendation:** At the October 3, 2025 Hearing, the Zoning Commission recommended Initiation by a vote of 7-0.

**Board of County Commissioners Phase 1 Initiation:** At the October 23, 2025 Hearing, the BCC approved Initiation of Phase 2 by a vote of 5-0.

**Board of County Commissioners Phase 2 Permission to Advertise:** At the December 10, 2025 Hearing, the BCC approved permission to advertise for first reading at the BCC Zoning Hearing on January 22, 2026 at 9:30 a.m. by a vote of 6-0.

**Zoning Commission Phase 2 Recommendation:** At the January 8, 2026 Hearing, the Zoning Commission (ZC) recommended approval by a vote of 7-0, and the ZC, serving as the Land Development Regulation Commission (LDRC) pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 7-0.

**Board of County Commissioners Phase 2 First Reading:** At the January 22, 2026 Hearing, the BCC approved first reading and permission to advertise for second reading and adoption of an Ordinance to revise the ULDC at the BCC Zoning Hearing on February 26, 2026 at 9:30 a.m. by a vote of 6-0.

**Staff Recommendation:** Staff recommends approval of second reading and adoption of an Ordinance to revise the ULDC.

**MOTION:** To approve Staff recommendation for item 2.

3. [\*\*Fitness Center in Industrial – Privately Proposed Revision Phase 1\*\*](#)

**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 increase the percentage of overall square footage of a development with Economic Development Center (EDC), Industrial (IND) or Commerce (CMR) future land use (FLU) designation that may be utilized for Fitness Center uses.

**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 7-0-0.

**Staff Recommendation:** Staff recommends approval of Phase 1 and initiation of Phase 2.

**MOTION:** To approve Staff recommendation for item 3.

4. [\*\*Workforce Housing Program – Unencumbered Units Exception for 100% Workforce For-Sale Projects\*\*](#)

**Summary:** The item before the Board is a request for permission to advertise for a proposed revision to the Workforce Housing Program (WHP). Specifically, the revision addressed in this report creates an exception for for-sale projects wherein 100% of all units are restricted consistent with or exceeding County WHP requirements as a result of the land ownership structure or a construction subsidy that remains with the unit. The exception would allow these projects to use restricted units to meet their WHP obligation.

**Project Manager:** Maria Bello, Principal Site Planner/Alex Biray, Senior Site Planner

**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 permission to advertise for first reading and adoption at the BCC Zoning Hearing on March 26, 2026 at 9:30 a.m.

**MOTION:** To approve Staff recommendation for item 4a, 4.b and 4.c.

**D. Other Departments Items**

**5. [Bamboo Lane Enclave Annexation](#)**

**Project Manager:** Khurshid Mohyuddin, Principal Site Planner

**Summary:** The City of Boynton Beach adopted an ILA on January 20, 2026, for the annexation of an enclave consisting of 15 parcels totaling 4.60 acres, identified in Exhibit A of the ILA. This annexation area meets the requirements of Chapter 171.046, F.S., for annexation by Interlocal Agreement, as it is less than 110 acres in size, and consists of developed properties. The annexation area also meets the definition of enclave as it is an unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality. The annexation will only become effective if the BCC approves the ILA.

**Staff Recommendation:** to approve

**MOTION:** To approve an Interlocal Agreement (ILA) between Palm Beach County and the City of Boynton Beach, providing for the annexation of an enclave, known as the Bamboo Lane Enclave, generally located on the north side of Palmer Road, east of South Federal Highway, including Bamboo Lane and Palmer Road.

**6. [Countywide Transportation Master Plan \(CTMP\) Project Progress Report](#)**

**Project Manager:** Thuy Shutt, Planning Director

**Summary:** At the February 4, 2026 BCC Comprehensive Plan Hearing, WSP, the County's Consultant for the CTMP, provided a progress report for the period of October 1, 2025, through December 30, 2025 and an overview of the milestones that have been accomplished, the current activities, and the next steps that are planned for the project. The BCC requested that WSP provide the technical information, including data sources, preliminary analysis and outputs being used to inform the upcoming stages of the project and directed Staff to bring the item back for further Board discussion. The WSP team will be available at the meeting to answer any questions regarding the project.

**MOTION:** This is informational. No motion required.

**7. [Village of Wellington SR 80 Interlocal Service Boundary Agreement \(ISBA\) for future annexation](#)**

**Project Manager:** Thuy Shutt, Planning Director

**Summary:** On December 23, 2025, the Village submitted documentation to the County to annex approximately 446.14 acres of land, known as Artistry Lakes, into the Village. The site is located approximately 1.75 miles west of the intersection of Seminole Pratt Whitney Road and Southern Boulevard (SR80). Artistry Lakes is currently undeveloped but has recently obtained land use entitlements. County Staff reviewed the proposed annexation and objected via a letter dated January 12, 2026 because it is inconsistent with Chapter 171.043(2), F.S., which requires that all or part of the area proposed for annexation be developed for urban purposes. Additionally, the County questioned whether the proposed annexation area was contiguous to the Village, as it is separated from other developed portions of the Village in a manner that would prevent future inhabitants from fully associating and trading with the existing Village

County and Village Staff met on February 6, 2026, to explore ways to legally annex the subject property. At that meeting, County and Village Staff agreed to explore initiating and adopting an ISBA to facilitate the future annexation of Artistry Lakes and other adjacent property. Under an ISBA, property that is not contiguous to the municipality and that is not developed, but is undergoing development, can be annexed. However, County Staff would continue to object to the annexation of Artistry Lakes under section 171.0413, Florida Statutes.

Under the ISBA statute, the Village must initiate the negotiation process by adopting an initiating resolution that sets forth the unincorporated area and the issues to be discussed. The County responds by adopting a responding resolution, which may add additional areas and issues to be discussed by the parties. Following this, the parties begin negotiations. Part of the negotiations will include the timing of the annexation(s), the method of consent required from residents and property owners in the areas proposed for annexation, and the provision of services to those areas. If the negotiations are successful, an ISBA will be presented to the Village Council and the Board of County Commissioners for approval by ordinance.

**Staff Recommendation:** To approve

**MOTION:** To approve a responding resolution to the Village of Wellington's resolution to initiate the Interlocal Service Boundary Agreement (ISBA) process to annex an area on the north side of SR 80, west of Seminole Pratt-Witney Road.

8. [IFB 25-06/AS Lime Sludge Loading Recommended Contract Awardee Devland Site Paving and Utilities Inc.](#)

**Project Manager:** Ali Bayat, Water Utilities Director/Jessica Comis, Procurement Director

**Summary:** On August 9, 2025, Invitation For Bid (IFB No. 25-060/AS) was issued to the public. On October 1, 2025, three (3) bids were received. On December 8, 2025, an Award Recommendation was posted with Devland Site Paving and Utilities (Devland) deemed the only responsive, responsible bidder was recommended award. to Devland. Big Dog Express of South Fl, Inc (Big Dog) and Clean Harbors Environmental Services, Inc. (Clean Harbors) were both deemed nonresponsive. On February 3, 2026, Staff requested approval of the recommended award. After public comments by Big Dog and Prolime Corporation, and Staff discussion, the Board of County Commissioners (BCC) postponed the item until February 26, 2026. This item is now being brought back for approval of the recommended awardee, Devland.

**(Districts 2 & 3) (AH)**

**Staff recommends:** To approve

**Motion:** Recommendation of Award of IFB No. 25-060/AS to Devland Site Paving and Utilities, Inc. for a Term Contract for Lime Sludge Loading, Hauling and Disposal for the period of (12) twelve months and (4) four renewals, in an amount not to exceed \$1.296 million per year.

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. PZB EXECUTIVE DIRECTOR
- B. ZONING DIRECTOR
- C. PLANNING DIRECTOR
- D. COUNTY ATTORNEY
- E. DEPUTY COUNTY ADMINISTRATOR
- F. BOARD DIRECTION
- G. 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.