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
OCTOBER 22, 2026

POSTPONEMENTS/WITHDRAWALS AGENDA

A. Postponements

16. Interlocal Agreement (ILA) with Village of Wellington and Public Benefit Agreement (PBA) with KH Artistry Lakes LLC - Artistry Lakes

ADD – To add Postponement request letter submitted by the Village of Wellington, provided at this **link.** Future date to be determined.

MOTION: No motion required.

17. Agricultural Enhancement Council Agricultural Reserve Landscape Nursery Subcommittee

ADD – To add Postponement request letter submitted by the Applicant, provided at this **link.** Future date to be determined.

MOTION: No motion required.

CONSENT AGENDA

B. Zoning Applications

2. DOA-2025-02055 the King's Academy (2002-00018)

AMEND – To modify Development Order Amendment Conditions of Approval as indicated in Exhibit C and as shown with the deleted text struck out and added text underlined:

ENGINEERING

14. Channelizing islands shall be installed at the southern entrance on Sansbury's Way and at the entrance on Belvedere Rd, that allow traffic from both directions to enter the school queue for drop-off and pick-up simultaneously, uninterrupted. The two entering lanes shall continue for adequate distance before those can be merged into a single lane, if needed.

a. The above channelization islands should be shown on the Final Site Plan (DRO: MONITORING – Engineering)

b. Construction shall be completed prior to issuance of any Certificate of Occupancy or Permit related to additional student enrollment, as requested in the application number DOA-2025-02055 (CO: MONITORING – Engineering)

~~Prior to Final Site Plan, the Property Owner shall construct channelizing islands at the southern entrance on Sansbury's Way and on Belvedere Rd, so that traffic from both directions can enter the school queue for drop-off and pick-up simultaneously, uninterrupted. The two entering lanes shall continue for adequate distance before those can be merged into a single lane, if needed. (DRO: MONITORING - Engineering)~~

REGULAR AGENDA

C. Zoning Applications

7. DOA-2025-01646 Wal-Mart Online Pickup Delivery Store Expansion (1991-00006)

AMEND – To modify the Standards Analysis & Findings in Exhibit B as shown with the deleted text struck out and the added text underlined:

b. Consistency with the Code

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- *Hours of Operation:* Hours of Operation Condition V.1 (indicated in Exhibit C-1 as Use Limitation Condition #1), under Use Limitations, is also proposed to be changed. The business activities, including deliveries, are proposed to be extended by an hour at night. The current time to operate as conditioned is between a 7:00 a.m. to 10:00 p.m. and with this proposed change the site's closing time will be until 11:00 p.m., which corresponds to the hours applicable to any non-residential use located within a 250 feet from any parcel of land with a residential FLU designation or use pursuant to Table 5.E.5.A - Hours of Operation. The proposed change to increase one hour at night to 11:00 p.m. coincides with an existing condition that restricts the site's regular lighting to be extinguished at 11:00 p.m., which prevents extended use of the site outside of the hours of operation. Security lighting will be in place after 11:00 p.m. to maintain an average of 0.75 foot candles throughout the site as required by Article 5.E.4.E.4.c. After the Applicant's discussion with surrounding residents, the Applicant is proposing to modify the condition of approval rather than delete in order to address concerns on the hours of loading and unloading located at the northeast corner of the building. The proposed change to this condition as follows:

  1. Hours of operation shall be limited to 7:00 a.m. to 11:00 p.m., excluding the loading and unloading of deliveries. Loading and unloading of deliveries shall be limited to 7:00 a.m. to 10:00 p.m.

- *Parking Loading, and Circulation*

  ….

  The Applicant is proposing to modify Condition Q.5 (indicated in Exhibit C-1 as Parking Condition #5). ~~, so that the maximum number of truck wells allowed to use as parking on site for 24 hours to be three instead of two.~~ While the Condition of Approval limited the number of vehicles and trucks in loading spaces (wells) to two the development has always had three loading spaces. After the Applicant's discussion with surrounding residents, the Applicant is proposing to modify the proposed change to this condition as follows:

  "Twenty-four (24) hour parking and/or storage of delivery vehicles and trucks shall be prohibited on the site, except a maximum of three vehicles (one each per well) in the designated loading wells between the hours of ~~11:00 p.m~~. 10:00 p.m. and 7:00 a.m."

  ~~The Condition limits the hours of the loading areas to be used as truck parking between 10:00 p.m. and 7:00 a.m. while the applicant is requesting that time to be changed to be from 11:00 p.m. to 7:00 a.m. to coincide with what has been proposed for changes to the hours of operation.~~ Staff is in support of allowing an additional truck to use the loading space for parking as the site plan was approved with 3 loading spaces. Visibility of trucks into the residential development to the east is not any different if a truck remains on site at night as two are currently allowed to be at that location. In addition, the east area of the development includes 65 feet preserve area with large trees along with an existing 12 feet in height screening wall that is also intended to protect residential.

  ….

c. Compatibility with Surrounding Uses –

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For compatibility purposes, staff recommends keeping the conditions that relate to hours of operation limited from 7:00 a.m. to 10:00 p.m.for the loading and unloading of deliveries as requested by the Applicant after their discussions with surrounding residents, and parking illumination to be extinguished at 11:00 p.m. In the same way, conditions requested to be changed for setback reductions of dumpsters and building placement in relation to the east side, have been accepted to be the minimum distance consistent with the building permit and because that part of the development is separated by a preservation area and there is no traffic along the east property line of the development making these changes generally compatible with the surrounding uses.

AMEND – To modify Development Order Amendment Conditions of Approval as indicated in Exhibit C and as shown with the deleted text struck out and added text underlined:

USE LIMITATIONS

1. *Previous USE LIMITATIONS Condition 1 of Resolution R-1992-1107, Control No. 1991-00006* which currently states:

No business activities shall be allowed on site, including deliveries, prior to 7:00 a.m. nor continue later than 10:00 p.m. ~~*(ONGOING: MONITORING – Zoning)* *Previous USE LIMITATIONS Condition 1 of Resolution R-1992-1107, Control No. 1991-00006*~~

~~**Is hereby deleted.** [REASON: Hours of Operation subject to current code.]~~

Is hereby amended to read:

Hours of operation shall be limited to 7:00 a.m. to 11:00 p.m., excluding the loading and unloading of deliveries. Loading and unloading of deliveries shall be limited to 7:00 a.m. to 10:00 p.m. *(ONGOING: MONITORING – Zoning)*

COMMENTS

B. PZB EXECUTIVE DIRECTOR

As a follow-up to recent Board direction, the PZB Executive Director will provide an update that Staff will bring back information at the December 16, 2026, Zoning Board of County Commission meeting relative to administrative applications for places of worship and government services, as well as public notice requirements for public hearing applications.

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

BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Thursday, October 22, 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 October 22, 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/WITHDRAWALS AGENDA

A. POSTPONEMENTS

B. WITHDRAWALS

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA –

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Zoning Applications

1. **DOA-2026-01239 Southampton PUD** (1973-00215)

Zoning Application of The Kolter Group, LLC - James Harvey, DR Horton, Inc. - Rafael Roca by WGINC

Location: Northwest of the corner of Haverhill Road and Okeechobee Boulevard

Project Manager: Cynthia Diaz, Site Planner I

BCC District: 2

Zoning Commission: Recommended approval by a vote of 7-0-0

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibits C-1

a. **Title:** a Development Order Amendment **Request:** to amend a previously approved Planned Unit Development Conditions of Approval on 80.98 acres

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

2. **DOA-2025-02055 The King's Academy** (2002-00018)

Zoning Application of Kings Academy, Inc. - Randal L Martin by Urban Design Studio

Location: Northeast corner of Belvedere Road and Sansbury's Way

Project Manager: Nancy Frontany Bou, Senior Site Planner I

BCC District: 2

Zoning Commission: Recommended approval by a vote of 7-0-0

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to add students to Pod A on 205.95 acres and to amend the previously approved Class A Conditional Use for a Private School in Pod A to increase the number of students, modify parking calculation, modify phases, and to modify Conditions of Approval on 63.76 acres

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

3. **Z/COZ-2026-00193 Nova Life RV Park** (2025-00053)

Zoning Application of Potok Management, LLC – Grant Manukyan by Land Research Management Inc.

Location: West side of State Road 715, approximately one and one-third of a mile north of Hooker Highway

Project Manager: Alex Biray, Senior Site Planner I

BCC District: 6

Zoning Commission: Recommended approval by a vote of 7-0-0

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

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Recreation (CRE) Zoning District with a Conditional Overlay Zone (COZ) on 14.99 acres

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

C. OTHER COUNTY DEPARTMENT ITEMS

4. **AB73330 Family Church Sherbrooke DE - UE Abandonment**

Land Development Application of Family Church-4 LLC

Location: north of Lantana Rd and east of Lyons Rd

Project Manager: Olive Bailey, Director, Land Development Division

BCC District: 6

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request.

a. **Title:** Drainage Easement and Utility Easement Abandonment **Request:** to abandon any public interest in a portion of a 10-foot-wide drainage easement, and a 20-foot-wide utility easement, all lying in Lot “A” as shown in the Plat of Sherbrooke Baptist Church, as recorded in Plat Book 51, Page 144 (Abandonment Site), Public Records of Palm Beach County (County).

MOTION: To adopt a resolution approving item 4.a

- END OF CONSENT AGENDA –

REGULAR AGENDA

A. Items Pulled from Consent

B. Previously Postponed Zoning Applications

5. **DOA-2026-00687 Rainberry of West Boca Medical Center** (1983-00056)

DISCLOSURES

Zoning Application of West Boca Medical Center, Inc. by Urban Design Studio

Location: East of State Road 7, approximately 0.4 miles north of Palmetto Park Road

Project Manager: Shannan Webb, Site Planner II

BCC District: 5

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

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

a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Special Exception for a Medical Center with Hospital, to relocate previously approved but unbuilt square footage on 42.00 acres

MOTION: To adopt a resolution approving item 5.a

C. Zoning Applications

6. **DOA-2025-01486 Eastpointe Country Club PUD** (1980-00028)

DISCLOSURES

Zoning Application of Atlantic Crest Homes, Inc. - Robert Brandon by Cotleur & Hearing Inc.

Location: North side of Briarlake Dr., approximately 0.20 miles north of Hood Rd.

Project Manager: Nancy Frontany Bou, Senior Site Planner I

BCC District: 1

Zoning Commission: Recommended approval by a vote of 7-0-0

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

b. **Title:** a Development Order Amendment **Request:** to modify the Overall Master Plan and Subdivision Plan to redesignate a portion of the Recreation Pod within Pod 10 to Residential; add units and modify Conditions of Approval on 664.63 acres

MOTION: To adopt a resolution approving item 6.a

7. **DOA-2025-01646 Wal-Mart Online Pickup Delivery Store Expansion** (1991-00006)

DISCLOSURES

Zoning Application of Wal-Mart Stores East, LP by LSN Law P.A.

Location: Southeast corner of State Road 7 (441) and Palmetto Park Road

Project Manager: Katiana Myrthil, Site Planner II

BCC District: 5

Zoning Commission: Recommended approval by a vote of 7-0-0

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

a. **Title:** a Development Order Abandonment **Request:** to modify the overall Multiple Use Planned Development (MUPD) to add square footage, reconfigure parking, and modify Conditions of Approval on 13.28 acres

MOTION: To adopt a resolution approving item 7.a.

8. **EAC-2026-01040 Canyon Isles PUD** (2002-00068)

DISCLOSURES

Zoning Application of Canyon Isles Homeowners Assn, Inc. by G.L. Homes

Location: South of Boynton Beach Boulevard on the east side of Lyons Road

Project Manager: Peter Germain, Site Planner I

BCC District: 5

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

a. **Title:** an Expedited Application Consideration **Request:** to modify the previously approved Planned Unit Development to delete a Condition of Approval requiring street trees on 511.59 acres

MOTION: To adopt a resolution approving item 8.a.

D. Small Scale Comprehensive Plan Amendment with Concurrent Zoning Applications

9. **SCA-2026-00004 Cobblestone Square** (1974-10014)

Zoning Application of Pacific Land Holdings, LLC - David J Page, OAG Investment 8, LLC - Ricardo Hernandez, Modwash, LLC - Kathy Hutton by Schmidt Nichols

Location: Southeast corner of South Military Trail and Maine Street

Project Manager: Dorian Bellosa, Site Planner I

BCC District: 3

Staff Recommendation: Approval of the proposed amendment to change Commercial High, with underlying 8 units per acre (CH/8) on 1.73 acres to Urban Infill (UI) and retaining the Future Land Use on 1.80 acres as Urban Infill (UI).

a. **Title:** a Small Scale Future Land Use Amendment **Request:** From Commercial High, with underlying 8 units per acre (CH/8) on 1.73 acres to Urban Infill (UI) and retaining the Future Land Use on 1.80 acres as Urban Infill (UI).

MOTION: To adopt an Ordinance approving item 9.a.

10. **ABN/Z/DOA/W-2025-02063 Cobblestone Square** (1971-10014)

DISCLOSURES

Zoning Application of ModWash, LLC - Karen Hutton, Pacific Land Holdings LLC - J David Page, OAG Investment 8 LLC - Ricardo Hernandez by Schmidt Nichols

Location: East side of South Military Trail, approximately 700 feet north of Melaleuca Lane

Project Manager: Alex Biray, Senior Site Planner

BCC District: 3

Zoning Commission: Recommended approval by a vote of 8-0-0

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

a. Title: a Development Order Abandonment **Request:** to abandon a Conditional Overlay Zone (COZ) approved by Zoning Resolution No. R-2007-0080 on 1.73 acres

MOTION: To adopt a resolution approving item 10.a.

b. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Urban Infill (UI) Zoning District on 1.73 acres

MOTION: To adopt a resolution approving item 10.b.

c. Title: a Development Order Amendment **Request:** to modify a Conditional Overlay Zone (COZ) to add land area (1.73 acres) and modify Conditions of Approval on 3.53 acres

MOTION: To adopt a resolution approving item 10.c.

d. Title: a Type 2 Waiver **Request:** to allow a Type 2 Waiver to exceed maximum building floors; eliminate Slip Street frontage; and, allow a 24.64 percent deviation (74 feet) from average block face on 3.53 acres

MOTION: To adopt a resolution approving item 10.d.

E. ULDC Revisions

11. Bioscience Research Protection Overlay (BRPO) and Electronic Signage – Second Reading and Adoption

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, Senior Site Planner I

Board of County Commissioners - Request for Permission to Advertise: At the August 27, 2026 Hearing, the Board approved Request for Permission to Advertise for First Reading at the September 24, 2026 Zoning Hearing by a vote of 7-0.

Zoning Commission: At the September 3, 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.

Board of County Commissioners – First Reading: At the September 24, 2026 Hearing the Board approved First Reading and Request for Permission to Advertise for Second Reading and Adoption at the October 22, 2026 Zoning Hearing by a vote of 6-0.

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 11.

12. Murals – Request for Permission to Advertise

Summary: This revision removes the Facilities Development and Operations (FDO) Department, Public Art Committee (PAC), and County Administrator from the mural review process in the ULDC, and relocates revised language to Article 8. County Administration has determined that these roles are not necessary in reviewing murals on private property, and can be deleted and relegated to the Zoning Division.

Project Manager: Alex Biray, Senior Site Planner I

Staff Recommendation: Staff recommends:

a. Approval of Request for Permission to Advertise for First Reading and Adoption at the Zoning BCC Hearing on November 18, 2026 at 9:30 a.m.

b. To receive and file the Business Impact Estimate.

MOTION: To approve staff recommendation for items 12.a and 12.b.

13. Recycling Drop-Off Bin – Request for Permission to Advertise

Summary: The item before the Board are proposed revisions to Recycling Drop-Off Bin Use Regulations in the Palm Beach County Unified Land Development Code ("ULDC" or "the Code"). Specifically, the revisions addressed in this report remove the prohibition that Recycling Drop-Off Bins may collect textiles, while introducing siting requirements, security measures, and collection times specific to these facilities when allowed.
The intent of these revisions are to implement Board direction to allow Recycling Drop-Off Bines to collect donated apparel (clothing and shoes), while addressing concerns on maintenance, security, and location measures.

Project Manager: Alex Biray, Senior Site Planner I

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 Zoning BCC Hearing on November 18, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation for items 13.a, 13.b, and 13.c.

14. Workforce Housing Program Flexible Regulations – Request for Permission to Advertise

Summary: The item before the Board is a proposed revision to the Workforce Housing Program (WHP) in the Palm Beach County Unified Land Development Code (ULDC or Code). Specifically, the revisions addressed in this report allow for flexible development regulations as an incentive for projects in the Limited Incentive Option of the WHP and those that are required to provide Workforce Housing as a Condition of Approval of a Future Land Use Atlas amendment, similar to those projects subject to the Full Incentive Option. These revisions were directed by the Board on December 10, 2025 to address issues raised by Industry representatives, and further implement ongoing Board direction to incorporate flexible regulations into the ULDC to reflect industry changes and trends.

Project Manager: Jerome Ottey, Principal Site Planner

Staff Recommendation: Staff recommends:

a. Approval of Request for Permission to Advertise for First Reading and Adoption at the Zoning BCC Hearing on November 18, 2026 at 9:30 a.m.

b. To receive and file the Business Impact Estimate.

MOTION: To approve staff recommendation for items 14.a and 14.b.

F. OTHER ITEMS

15. Consultant contract for Data Centers

Summary: As a follow up to the Board of County Commissioners (BCC) discussion at its September 23, 2026, Zoning BCC meeting there was discussion after the adoption of the Large Load Data Center Moratorium about forming a technical advisory committee (TAC). The TAC ultimately was not supported and instead the BCC directed the Planning, Zoning & Building (PZB) Executive Director to continue working with a qualified consultant to assist with the organization, support and drafting of necessary updates to the Comprehensive Plan and the Unified Land Development Code (ULDC) to address large load (large scale) data centers and bring back a negotiated scope of work and costs.

An emergency contract is pending with Vanasse Hangen Brustlin, Inc. (VHB), an employee-owned, multi-disciplinary consulting firm providing planning, engineering, design, and environmental services to public agencies and private-sector clients, operating in fourteen (14) states, plus Washington, D.C. The scope of work proposes to assist County staff over a nine-month period in developing a technology-neutral, performance-based regulatory framework for large-load data centers and related emerging high-intensity industrial uses.

Core tasks are priced not to exceed $199,900 and include the following:

- Existing conditions: Evaluate current regulations and identify gaps and opportunities.
- Stakeholder outreach: Conduct up to eight targeted interviews/small-group discussions, support two staff-led public meetings, and provide periodic BCC briefings.
- Best practices research: Evaluate Florida and national approaches to classifications, thresholds, review procedures, and performance standards.
- Regulatory framework: Recommend infrastructure, environmental, and community impact standards; siting and compatibility criteria; tiered review procedures; and legal, implementation, monitoring, and enforcement approaches.
- Adoption support: Assist staff with Comprehensive Plan and ULDC amendment recommendations, final framework documents, and commission updates and adoption hearings.

As-needed services: Additional site visits, meetings, and services beyond the core scope may be authorized by the BCC or Staff, as BCC directed, billed hourly, not to exceed $25,000.

Cost: $199,900 for core tasks and expenses; maximum total of $224,900 including as-needed services.

16. Interlocal Agreement (ILA) with Village of Wellington and Public Benefit Agreement (PBA) with KH Artistry Lakes LLC - Artistry Lakes.

Summary: On March 10, 2026, the Village adopted an ordinance annexing approximately 446.14 acres of land, known as Artistry Lakes. The County objected to the annexation because the annexation area does not meet the requirements of Section 171.043, Florida Statutes. On March 26, 2026, the County passed a resolution beginning the Conflict Resolution Procedures as set forth in Chapter 164. F.S. On February 10, 2026, after discussions with the County, the Village initiated the Interlocal Service Boundary Agreement (ISBA) process to begin negotiating the terms under which the subject property and adjacent properties are to be annexed. The County adopted its responding resolution on February 26, 2026. While the Village approved the ISBA, the County Commission denied it on August 26, 2026. On September 30th, the County Administrator and the Village Manager met per Ch 164 Conflict Resolution Proceedings. Both the County Administrator and the Village Manager agreed to bring the ILA, to their respective governing bodies. The County also agreed to bring the PBA to its Board at the same time as the ILA. The Village Council approved the ILA on October 13, 2026. The County Commission will now consider the ILA and PBA. The proposed ILA and PBA contain several conditions, including: the developer's

contribution of $1M to the Village and $2M to the County to support workforce housing; a density limitation to 1.4 units per acre; the dedication of a 4-acre Public Civic Site at Artistry Lakes; and the dedication of a Right-of-Way and Utility Easement for the Okeechobee Boulevard Extension. The motions will require a supermajority vote of the Board because they involve land acquisition and are therefore subject to Section 22-106 of the Palm Beach County Code of Ordinances. **District 6**

MOTION 1: To approve an Interlocal Agreement (ILA) by and between Palm Beach County and the Village of Wellington resolving the dispute over the annexation of approximately 446.14 acres of land located on the north side of State Road 80 (Southern Boulevard) approximately 1.75 miles west of Seminole Pratt Whitney Road.

MOTION 2: To approve the Public Benefit Agreement (PBA) by and between the County and KH Artistry Lakes LLC, the owner and developer of the subject property for a $2 Million contribution towards County's Workforce Housing Program; the dedication of a 4-acre Public Civic Site at Artistry Lakes; and the dedication of a Right-of-Way and Utility Easement for the Okeechobee Boulevard Extension.

17. Agricultural Enhancement Council Agricultural Reserve Landscaper Nursery Subcommittee

Summary: At their meeting on September 9, 2026, the Agricultural Enhancement Council (AEC) established a Sub-Committee to discuss the issues surrounding the Landscape Service Use in the Agricultural Reserve. The idea stemmed from recent County efforts to revisit the Agricultural Reserve and identify needs of the agricultural industry. The AEC is an advisory board appointed by the Board of County Commissioners (BCC) committed to providing support to increase the economic viability of Palm Beach County's agricultural and equine industries by protecting agricultural interests. The AEC Sub-Committee was established to review the 29 properties and identify any issues and potential solutions for these properties to continue their business operations consistent with the original intent of the Landscape Service regulations in the Agricultural Reserve established in 2001 through Ord. 2020-016. The AEC Sub-Committee recommends that the Board of County Commissioners consider approval modifications and Unified Land Development Code (ULDC) revisions for the 29 vested Wholesale Nurseries with Landscape Service as bulleted below:

- Re-open the application window, either permanently or temporarily, to allow the handful of sites that have not obtained approval to apply through the Zoning process.
- Modify the approval process to simplify the review and regulations.
- Allow administrative modifications to the approved sites to eliminate unnecessary conditions of approval and site plan features that can be exempted.
- Establish a team of Zoning, Building, and Cooperative Extension staff to facilitate the administrative review of the applications to ensure consistency and to reflect existing exemptions allowed by the ULDC.
- Initiate revisions to the ULDC to implement the above through coordination between the Zoning Division & the Cooperative Extension, with review by the AEC. If initiated, County staff would return for several BCC meetings and hearings at later dates – Permission to Advertise, First Reading, and Second Reading.

Recommendation: To Initiate revisions to the ULDC through coordination between Zoning and Cooperative Extension Staff

18. Trauma Hawk Interlocal Agreement

Title - Interlocal Agreement with the Health Care District of Palm Beach County for Aeromedical Emergency Medical Services

Summary: Palm Beach County (County) partners with the District to provide Aeromedical Emergency Medical Services in the County. This Agreement replaces an expired agreement and provides the terms under which the County provides emergency medical personnel to staff the District's Trauma Hawk air ambulance service. An Agreement between both entities provides

guidance for the District and County in the areas of services to be provided to support the trauma care program, responsibilities of the District, and responsibilities of the County. The Agreement provides that the District is responsible for the operation and administration of the aeromedical program which includes operating the air ambulance helicopter services while the County is responsible for providing advanced life support medical services aboard the District air ambulance helicopters. Under the terms of the Agreement, the District maintains the Federal Aviation Administration Air Carrier Certificate required to operate the helicopter and the County provides the Advanced Life Support (ALS) License and Certificate of Public Convenience and Necessity (COPCN) to provide the medical services on the helicopter. The District provides reimbursements to the County on a monthly basis for all direct costs to provide the ALS Aeromedical Services under this Agreement. A detailed summary of the changes to the Agreement is provided within Attachment 2.

Motion - Staff recommends motion to approve: an Interlocal Agreement (Agreement) with the Health Care District of Palm Beach County (District) for Aeromedical Emergency Medical Services for a ten (10) year period from November 1, 2026 through October 30, 2036

Project Manager - Meghan Parnell, Contract Manager, Palm Beach County Fire Rescue

Recommendation: Approve the Interlocal Agreement with the Health Care District of Palm Beach County for Aeromedical Emergency Medical Services.

19. Old Dixie Hwy Richard Rd Properties Annexations - Initiation of Conflict Resolution Procedures

Summary: County staff reviewed the City of Palm Beach Gardens' proposed annexation of the 4.34 acres of land located west of Old Dixie Highway, north of Richard Rd, and sent an objection letter to the City dated September 10, 2026, and October 1, 2026. On October 1, 2026, the City held a public hearing and adopted Ordinance 22, 2026 annexing the subject property. The County objected to the proposed annexation since it did not meet the statutory requirements of Chapter 171, Florida Statutes, and also included a County-owned parcel. Therefore, under 171.081(2) Florida Statutes, the County must initiate and proceed through the conflict resolution procedures before filing a petition for writ of certiorari in the circuit court challenging the City's annexation ordinance. **District 1**
Project Manager: Jorge Perez

Staff Recommendation: To approve

MOTION: To approve a resolution initiating the intergovernmental conflict resolution procedures provided by the Florida Governmental Conflict Resolution Act to resolve a conflict over the City of Palm Beach Gardens ("City") Ordinance 22, 2026 ("Ordinance") annexing approximately 4.34 acres of land located generally west of Old Dixie Highway, north of Richard Rd because the proposed annexation area does not meet the statutory criteria for annexation under Ch. 171, F.S.

- END OF REGULAR AGENDA -

COMMENTS

A. COUNTY ATTORNEY

B. PZB EXECUTIVE DIRECTOR

C. ZONING DIRECTOR

D. PLANNING DIRECTOR

E. COMMISSIONERS

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed at this hearing 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.