



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 SEPTEMBER 24, 2026

CONSENT AGENDA

B. Zoning Applications

1. [DOA-2026-00361 Palms West Hospital \(1984-00054\)](#)

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

ENGINEERING

15. The Property Owner shall construct right turn lane east approach on Southern Blvd at project's western directional entrance, as approved by the FDOT. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from FDOT for this construction shall be obtained prior to the issuance of the first building permit for expansion of the hospital building exceeding 7,500 SF of additional hospital space associated with the current application number DOA-2026-00361. (BLDGPMT:MONITORING – Engineering)

b. Construction shall be completed prior to the issuance of ~~the first~~ Certificate of Occupancy ~~for the expanded hospital~~ exceeding 7,500 SF of additional hospital space associated with the current application number DOA-2026-00361. (BLDGPMT/CO:MONITORING – Engineering)

16. The Property Owner shall modify the north approach of the intersection of Palms West Parkway and Southern Blvd to have 3 left turn lanes and an exclusive right turn lane, along with associated signal modifications, as approved by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way, and any and all signal modification costs.

a. Permits required from Palm Beach County and/or FDOT for this construction shall be obtained prior to the issuance of the building permit for exceeding 90,000 SF of additional hospital space associated with the current application number DOA-2026-00361. (BLDGPMT:MONITORING – Engineering)

a b. Construction shall be completed prior to the issuance of ~~the first~~ Certificate of Occupancy ~~for more than~~ exceeding 90,000 SF of additional hospital expansion space associated with the current application number DOA-2026-00361. (BLDGPMT/CO:MONITORING – Engineering)

17. The Property Owner shall modify the south approach of the intersection of Palms West Drive and Palms West Parkway to have 1 left turn lane, 1 through lane, and 1 right turn lane, as shown on the site plan in the current application number DOA-2026-00361. This construction shall be

concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to the issuance of ~~any~~ Certificate of Occupancy ~~for more than exceeding~~ 90,000 SF of additional hospital expansion space associated with the current application number DOA-2026-00361. (BLDGPM/CO:MONITORING – Engineering)

18. The Property Owner shall restripe the south approach of the intersection of Palms West Drive and Palms West Parkway to have 1 left turn lane and 1 through/right turn shared lane. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Modification shall be completed prior to the issuance of Certificate of Occupancy exceeding 7,500 SF of additional hospital space associated with the current application number DOA-2026-00361. (BLDGPM/CO:MONITORING – Engineering)

REGULAR AGENDA

B. Zoning Applications

3. [ABN/Z/CA-2025-01117 Victoria Village \(2017-00059\)](#)

AMEND – To modify and add Class A Conditional Use Engineering and Landscaping Conditions of Approval in Exhibit C-2 as shown with the deleted text struck out and added text underlined:

ENGINEERING

1. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall permit, fund, install, and have operational the modified traffic signal at Community Dr and Haverhill Rd, that includes the new western leg. Any required modifications to the eastern leg shall also be done in conjunction with the signal modification. Signalization shall be a mast arm structure installation, or as approved by the County Engineer. The cost of signalization shall be paid by the Property Owner and shall also include all design costs and any required utility relocation and right of way or easement acquisition. (BLDGPM/CO: MONITORING - Engineering)

5. Pursuant to the Traffic Analysis, the Buildout Date is 2030. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

LANDSCAPE - PERIMETER (NORTH PROPERTY LINE)

1. The north property line Right of Way buffer shall be upgraded as follows:

a. Width: Minimum 15 feet with no easement overlap;

b. Barrier: 6-foot-high opaque fence;

c. Canopy tree quantity: 1 per 20 linear feet;

d. Pine/Palm tree quantity: 1 pine per 15 linear feet; and

e. Ground Cover and Shrubs quantity:

i. Ground Cover entire buffer;

ii. Small shrubs 1 per 2 linear feet;

iii. Large shrubs 1 per 4 linear feet (BLDGPM/DRO/ONGOING: ZONING - Zoning)

LANDSCAPE - PERIMETER (WEST PROPERTY LINE)

2. The west property line Type 1 Incompatibility buffer shall be upgraded as follows:

- a. Width: Minimum 10 feet with no easement overlap;
- b. Barrier: 6-foot-high opaque fence;
- c. Canopy tree quantity: 1 per 20 linear feet;
- d. Pine/Palm tree quantity: 1 pine per 15 linear feet; and
- e. Ground Cover and Shrubs quantity:
 - i. Ground Cover entire buffer;
 - ii. Small shrubs 1 per 2 linear feet;
 - iii. Large shrubs 1 per 4 linear feet (BLDG/PMT/DRO/ONGOING: ZONING - Zoning)

C. ULDC Revision

AMEND – To modify the Agenda to add an item to the Regular Agenda and the backup as provided with this link:

5.5 Data Center Technical Advisory Committee

Summary: The item before the Board is a Resolution establishing a nine-member advisory committee to provide specialized technical input as the County develops potential Comprehensive Plan policies and/or Unified Land Development Code regulations for large-load and hyperscale data centers and similar facilities.

Each Commissioner would appoint one member, and the Board would appoint two at-large members. The resolution identified preferred expertise in power systems, data center engineering, acoustics, water and environmental systems, land use, public safety, and related infrastructure.

Project Manager: Whitney Carroll, Executive Director, PZB Department and
Darren Leiser, Assistant County Attorney III

Staff Recommendation: Staff is providing the following recommendations:

1. Option A - Direct BCC Oversight
2. Option B - Technical Advisory Committee

D Other Departments

10. COUNTYWIDE TRANSPORTATION MASTER PLAN

AMEND – To modify the item to include the backup as provided as provided with this [link](#).



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, September 24, 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 September 24, 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-2026-00361 Palm West Hospital \(1984-00054\)](#)

DISCLOSURES

Zoning Application of Palms West Hospital Limited Partnership - Todd Maxwell by Urban Design Studio

Location: North side of Southern Blvd (SR-80), approximately 0.41 miles west of Crestwood Boulevard

Project Manager: Matthew Boyd, Senior Site Planner I

BCC District: 6

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 to add square footage and beds, reconfigure the site circulation and parking, and to modify signage and Conditions of Approval on 65.79 acres

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

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. Items Pulled from Consent
- B. Zoning Applications
- 2. [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 2.a

3. [ABN/Z/CA-2025-01117 Victoria Village \(2017-00059\)](#)

DISCLOSURES

Zoning Application of Haverhill ALF, LLC - Victoria Leggett by Schmidt Nichols

Location: Northwest corner of North Haverhill Road and Community Drive

Project Manager: Alex Biray, 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 requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

- a. **Title:** a Development Order Abandonment **Request:** abandon a Class A Conditional Use for a Type 3 Congregate Living Facility on 3.97 acres

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

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Single Family Residential (RS) Zoning District on 3.97 acres

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

- c. **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 3.97 acres

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

- d. **Title:** a Class A Conditional Use **Request:** to allow a density increase greater than 50% through the Workforce Housing Program (+14 units) for a total of 34 units on 3.97 acres

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

C ULDC Revisions

4. [PIA-2026-00984 Workforce Housing Program On-Site Construction Option – Phase 2 First Reading and Adoption](#)

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 Phase 1 Initiation: 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.

Board of County Commissioners Phase 2 Request for Permission to Advertise: At the August 27, 2026 Hearing, the Board approved Request for Permission to Advertise for First Reading and Adoption at the September 24, 2026 Zoning Hearing by a vote of 7-0.

Zoning Commission Phase 2: 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.

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

MOTION: To approve staff recommendation of item 4.

5. **Large-Scale Data Center Moratorium – Second Reading and Adoption**

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.

Board of County Commissioners – First Reading: At the August 27, 2026 Hearing, the BCC approved First Reading and Permission to Advertise for Second Reading and Adoption at the September 24, 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 Second Reading and the Adoption of an Ordinance to revise the ULDC.

MOTION: To approve staff recommendation for item 5.

6. **Flood Damage Prevention Updates – First Reading and Adoption**

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

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 and Adoption 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.

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

MOTION: To approve staff recommendation for item 6.

7. **Bioscience Research Protection Overlay (BRPO) and Electronic Signage – First Reading**

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 and Adoption 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.

Staff Recommendation: Staff recommends approval of First Reading and Permission to Advertise for Second Reading and Adoption at the Zoning BCC Hearing on October 22, 2026 at 9:30 a.m.

MOTION: To approve staff recommendation for item 7.

8. **PIA-2026-01333 Shooting Range Separation Criteria - Privately Proposed Revision Phase 1 Initiation**

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Palm Beach County Unified Land Development Code (ULDC) to allow the Indoor Shooting Range use within the minimum separation distance from a parcel with a civic or residential Future Land Use (FLU) designation, or park.

Zoning Application of Soloviev Group – Josh Nichols by Schmidt Nichols Landscape Architecture and Urban Planning

Project Manager: Emily Meilands, Site Planner I

Zoning Commission Phase 1 Initiation Recommendation: At the September 3, 2026 Hearing, the Zoning Commission recommended approval of Phase 1 and Initiation of Phase 2 by a vote of 9-0.

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

MOTION: To approve Phase 1 and initiation of Phase 2.

D Other Departments

9. WHP Exchange Option (Nash Trail to Legacy at 45th Street)

Summary: Nash Trail is a Lennar for sale townhome development with a six (6) unit WHP obligation. Lennar proposes utilizing the Exchange Option with Legacy at 45th Street, a 48-unit multi-family apartment rental development located in West Palm Beach and developed by the Palm Beach County Housing Authority (PBCHA). Legacy will provide nine (9) WHP units on site by using the 1.5 times WHP multiplier (6 units x 1.5 = 9 units) when for-sale units are exchanged for rental apartments. Lennar will pay an Exchange Fee of \$570,528 to PBCHA. Per the Unified Land Development Code (ULDC), WHP units shall not be subject to restrictions other than WHP income qualifications, unless the workforce housing units result from the Off-Site Construction/Exchange Builder Option of the WHP, and the Board of County Commissioners approves of the income restrictions to be applied from another program. The request before you today is to approve Legacy's use of the nine (9) Exchange Program recipient units which are subject to restrictions other than WHP income qualifications.

Staff Recommendation: Staff recommends approval.

MOTION: To authorize the use of the nine (9) Exchange Program recipient units at Legacy at 45th Street which are subject to restrictions other than WHP income qualifications.

10. COUNTYWIDE TRANSPORTATION MASTER PLAN

Countywide Transportation Master Plan (CTMP) Draft Plan and Recommendations

Summary: The Countywide Transportation Master Plan (CTMP) establishes a 2050 framework for a safer, more connected, multimodal, transportation system. Developed through a four-stage process: Discover, Envision, Strategize and Enact, the CTMP brings together local plans, technical analysis, stakeholder input, and implementation priorities to guide future transportation decisions across the County. The CTMP is a decision-making and coordination tool that helps the County, municipalities and other partners align priorities, policies, and implementation actions.

The draft plan and executive summary can be found here:

[CTMP Draft Executive Summary](#)

Discover: [CTMP Draft Chapter 1](#)

Envision: [CTMP Draft Chapter 2](#)

Strategize: [CTMP Draft Chapter 3](#)

Enact: [CTMP Draft Chapter 4](#)

WSP, the County's Consultant for the CTMP, is following up with the Board on items it requested at the August 26, 2026, Comprehensive Plan Board of County Commission (BCC) meeting. At this meeting, the BCC requested additional information and thereby directed Staff to work with WSP to bring back an overview of completed and pending tasks per their contract, review potential priority corridors/segments, recommended improvements to address congestion, and associated conceptual cost estimates.

Staff Recommendation: Staff recommends the adoption of a Resolution and for the Board to provide direction on a negotiated scope of work for additional services.

MOTION: To adopt a Resolution approving the Countywide Transportation Master Plan (CTMP).

MOTION: To adopt a Resolution encouraging municipalities, stakeholders, interested state agencies, and other taxing authorities to continue to be engaged in a collaborative effort with each other for the successful implementation of the Countywide Transportation Master Plan (CTMP).

MOTION: To direct staff to bring back a negotiated scope of work for additional services with WSP USA Inc. for the implementation of the CTMP for BCC review and approval at a future BCC Zoning meeting.

- 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.