

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



ZONING COMMISSION PUBLIC HEARING

Friday, October 3, 2025

9:00 a.m., 1st Floor Vista Center,

2300 N Jog Rd, West Palm Beach, 33411

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Approval of the Minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - Motion to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENT/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.

AGENDA
PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
OCTOBER 3, 2025

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Invocation and Pledge of Allegiance
- C. Remarks of the Chair

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, on applications not subject to Zoning Commission final action.

- D. 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:

- 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 Chair, 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.

- E. Proof of Publication - **Motion** to receive and file
- F. Swearing In - County Attorney
- G. Approval of the Minutes - [Motion](#) to approve the September minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENTS/WITHDRAWALS/REMAND AGENDA

- A. Postponements
- B. Withdrawals
- C. Remand

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. DISCLOSURES for Consent Items
 - B. Requests to pull items from Consent
 - C. Zoning Applications
- 1. [DOA-2024-01618 Tropical Lakes PUD \(1992-00026\)](#)
Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC
Location: North side of Via Delray approximately 0.62 miles west of Military Trail
Project Manager: Joyce Lawrence, Senior Site Planner
BCC District: 5

DISCLOSURES

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 Planned Unit Development (PUD) to delete land area from the overall PUD, the Recreation and Civic Pods, to reduce the open space and to modify a Condition of Approval on 27.19 acres
MOTION: To recommend approval of item 1.a.

- 2. [Z-2024-01620 Little Tropical Lakes \(2024-00138\)](#)
Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC
Location: South side of Woodland Drive, approximately 1.07 miles west of Military Trail
Project Manager: Joyce Lawrence, Senior Site Planner
BCC District: 5
Staff Recommendation: Staff recommends approval of the request 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 Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District on 0.36 acres
MOTION: To recommend approval of item 2.a.

- 3. [DOA-2025-00292 Lyons Glades Center \(1979-00106\)](#)
Zoning Application of Glades Road West Investments LLC, Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture
Location: Northwest corner of Lyons Road and Glades Road
Project Manager: Jerome Small, Senior Site Planner
BCC District: 5
DISCLOSURES

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 site plan for the MUPD to reconfigure the buildings and site elements, add and delete uses, and to delete square footage on 4.86 acres
- MOTION:** To recommend approval of item 3.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. **Items Pulled From Consent**
- B. **Zoning Applications**

4. [DOA/CA/W-2024-01790 Shoppes at Southern Palms \(2007-00018\)](#)

Zoning Application of Shoppes At Southern Palms LLC by Dunay Miskel and Backman LLP

Location: Northeast corner of Southern Boulevard and Sansbury Way

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2

DISCLOSURES

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Overall site plan of an MUPD to reconfigure the building and site elements, add a use building and square footage, and amend Condition of Approval, on 24.35 acres
- MOTION:** To recommend approval of item 4.a.
- b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 24.35 acres
- MOTION:** To recommend approval of item 4.b.

5. [Z/CA-2024-01593 Nash Trail \(1978-00229\)](#)

Zoning Application of Melodye S. Abell Revocable Trust, Norman Speier, Laura Fountain by Land Development Operations Lennar Homes LLC and WGINC

Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail

Project Manager: Wendy Hernandez, Principal Planner

BCC District: 3

DISCLOSURES

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:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres
- MOTION:** To recommend approval of item 5.a.
- b. **Title:** a Class A Conditional Use **Request:** to allow Townhomes on 7.57 acres
- MOTION:** To recommend approval of item 5.a.

C. **ULDC Revisions**

6. **Westgate Community Redevelopment Area Overlay (WCRAO) Revisions - ZC/LDRC**

Summary: The item before the Board are proposed revisions to the Westgate Community Redevelopment Area Overlay (WCRAO) of the Unified Land Development Code (ULDC) as summarized below:

- Delete the reference to the number of units allowable through WCRAO Density Bonus Pool, and replacing with a reference to the associated Comprehensive Plan policy.
- Revise the WCRAO Density Bonus Pool Limits and Approval process to clarify the applicable processes.
- Revise WCRAO Parking requirements to reduce guest parking, establish Waiver processes, and incorporate alternative parking for additional parking reductions.
- Delete the “Redevelopment Loading Option” to defer to the requirements of Art. 6 which is less restrictive.

BCC Permission to Advertise: On September 25, 2025, the BCC approved request for permission to advertise by a vote of 6-0.

Staff Recommendation:

- a. To recommend approval of the proposed ULDC revision; and
- b. To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

MOTION:

- a. To recommend approval of item 6.a.
- b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 6.b.

7. **Freestanding Emergency Department - Privately Proposed Revision Phase 1 Initiation**

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to establish regulations under the Medical or Dental Office use in Article 4, for Free3standing Emergency Departments (FSED), providing for a definition and regulations related to location, approval process for hours of operation, onsite emergency vehicles and parking.

Staff Recommendation: Staff recommends that the item be initiated.

MOTION: To recommend initiation of item 7.

- END OF REGULAR AGENDA -

COMMENTS

- A. **COUNTY ATTORNEY**
- B. **PLANNING DIRECTOR**
- C. **ZONING DIRECTOR**
- D. **PZB EXECUTIVE 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.