



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
FEBRUARY 5, 2026**

REGULAR AGENDA

B. Previously Postponed Zoning Applications

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

ADD – To modify the Staff Report Exhibits to add Preliminary Master Plan Alternative Civic Designation to the Staff Report Exhibit as E.11, School Board SCAD letter as Exhibit E.12, and Exhibit F with Correspondence at this [link](#)

AMEND – To modify the Staff Report Exhibit B Standards Analysis and Findings g. Adequate Public Facilities to modify School Impacts Summary as shown with the added text underlined and deleted text struck out as follows:

SCHOOL IMPACTS:

The PBC School District Review Staff have been provided with this application for review. During the review they stated, *"In accordance with the adopted Coordinated Planning Interlocal Agreement, a School Capacity Availability Determination (SCAD) for a maximum of 838 residential units was issued on December 17, 2025 (SCAD Case # 25120401Z and 25120401D) June 18, 2025 (SCAD Case #25052701Z). The subject property is located in SAC # 228.*

This determination is valid from 12/17/2025 to 12/16/2026 06/18/2025 to 06/17/2026 or the expiration date of the site-specific development order approved during the validation period. A copy of the approved development order must be submitted to the School District's Planning & Intergovernmental Department prior to 12/16/2026 06/17/2026 or this determination will expire automatically on that date.

The Preliminary Master Plan (dated 10/27/2025 05/21/25) shows one (1) 10' by 15' public school bus shelter location. A bus shelter condition of approval has been applied to this request."

There are several bus stops are within a ½ mile radius of the proposed development.

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

ARCHITECTURAL REVIEW

1. Prior to final approval by the Development Review Officer, the Applicant shall revise the architectural elevations for the Multifamily Building to reduce the height of the building to 42 ~~40~~ feet to the roof deck. (DRO: ZONING - Zoning)

ENGINEERING

4. The Property Owner shall:

i) construct a left turn lane south approach on Jog Road at the project's entrance,
ii) construct a right turn lane north approach on Jog Road at the project's entrance,
iii) reconstruct the right turn lane south of the project's entrance on Jog Road to have a 50 ft taper and a 40' radius return, and
iv) construct and extend the median eliminating the existing access on Jog Road at the location of the proposed Public Civic Pod existing entrance to the Falls Country Club.

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 Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPMT: MONITORING - Engineering)
b. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

5. Prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Jog Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate, as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and Falls PUD Page 16 PDD-2025-00750 encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT/ONGOING: MONITORING-Engineering)

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION PUBLIC HEARING

Thursday, February 5, 2026

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
Thursday, February 5, 2026

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 January 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 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. Previously Postponed 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

DISCLOSURE

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 Commercial Recreation (CRE) Zoning District to the Planned Unit Development (PUD) Zoning District on 167.82 acres

MOTION: To recommend approval of item 1.a.

- 2. ULDC Revisions**

- 2. 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.

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

MOTION: To recommend approval of Phase 1 and initiation of Phase 2.

- D. Other items**

- 3. Zoning Commission Annual Organizational Meeting**

- 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.