



ZONING COMMISSION AMENDMENTS TO THE AGENDA SEPTEMBER 4, 2025

REGULAR AGENDA

C. Zoning Applications

6. SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate (2025-00030)

AMEND - To revise the Staff Report and Agenda Staff Recommendations and motions as shown with the deleted text struck out and the added text underlined:

Staff Report - ASSESSMENT: Staff has evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC for the Official Zoning Map Amendment, Class a Conditional Use, and the Subdivision Variance, subject to Conditions of Approval as indicated in Exhibits C-1 through C-3.

Staff has evaluated the standards under Article 2.B and determined that the requests ~~s~~ does not meet the standards of the ULDC for the Type 2 Variance.

Staff Report - STAFF RECOMMENDATION: Staff recommends approval of the requests for the Official Zoning Map Amendment, Class A Conditional Use, and the Subdivision Variance subject to the Conditions of Approval as indicated in Exhibits C-1 to C-3 and recommends denial of the ~~Class A Conditional Use and~~ the Type 2 Variance.

Agenda - Staff Recommendation: Staff recommends approval of the request for the Official Zoning Map Amendment, Class A Conditional Use, and the Subdivision Variance subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3 G-4, and denial of the request for the Type 2 Variance.

Agenda – Title, Requests, and Motions:

a. **Title:** a Subdivision Variance **Request:** to allow a reduction of minimum pavement width and sidewalks, to be improved to local commercial roadway standards on 0.66 acres

MOTION: To adopt a resolution approving item 6.a.

b. **Title:** a Type 2 Variance **Request:** to allow a reduction from 53 to 50 parking spaces on 0.66 acres

MOTION: To adopt a resolution ~~denying~~ approving item 6.b.

AMEND – To modify the Subdivision Conditions of Approval in Exhibit C-3 as shown with the struck out and added text underlined:

COMPLIANCE

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the ~~Board of County Commissioners~~ Zoning Commission for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

AMEND – To modify the Type 2 Variance Conditions of Approval in Exhibit C-4 as shown with the deleted text struck out and added text underlined:

COMPLIANCE

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the ~~Board of County Commissioners~~ Zoning Commission for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

AMEND – To modify the Type 2 Variance Chart as shown with the deleted text struck out and added text underlined:

Variance Chart:

Code Section	Required	Proposed	Variance
Table 3.B.14.I Min. Parking Requirements	Total Required: 53 parking spaces Multi-Family Residential – 1 sp per efficiency unit (36) 1 sp per 1 bedroom (2); 1 sp per 4 units for guest parking (10); and <u>Total: 48 spaces</u> <u>Retail Sales: 3 spaces per 1,000 sq. ft.</u> <u>Total: 5 Spaces</u>	50 parking spaces Multi-Family Residential 1 sp per efficiency unit; 1 sp per 4 units for guest parking; and <u>Total: 45 spaces</u> <u>Retail Sales: 3 spaces per</u> <u>1,000 sq. ft.</u> <u>Total: 5 Spaces</u>	-3 parking spaces

7. **ABN/ZV/PDD/CA-2025-00406 Westgate Village MUPD (1983-00050)**

AMEND - To modify the Staff Recommendation as shown with the deleted text struck out and the added text underlined:

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to ~~C-4~~ C-3.

AMEND - To modify the Request acreages as shown with the deleted text struck out and the added text underlined:

Title: a Class A Conditional Use **Request:** to allow WCRA Density Pool Bonus Request on ~~16.05~~ 42.06 acres

Title: a Type 2 Variance **Request:** to exceed the maximum setback for the build to line on ~~16.05~~ 42.06 acres

AMEND – To replace the Zoning Map in the Staff Report to identify the boundaries of the 16.05 acres for the Class A and Type 2 Variance Requests (**see attached**).

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C-1 as shown with the struck out and added text underlined:

ALL PETITIONS

1.This Variance is approved based on the ~~layout as shown in Phase1 of the Proposed~~ Preliminary Site Plan dated June 23, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Zoning Commission.(ONGOING: ZONING-Zoning)

ENGINEERING

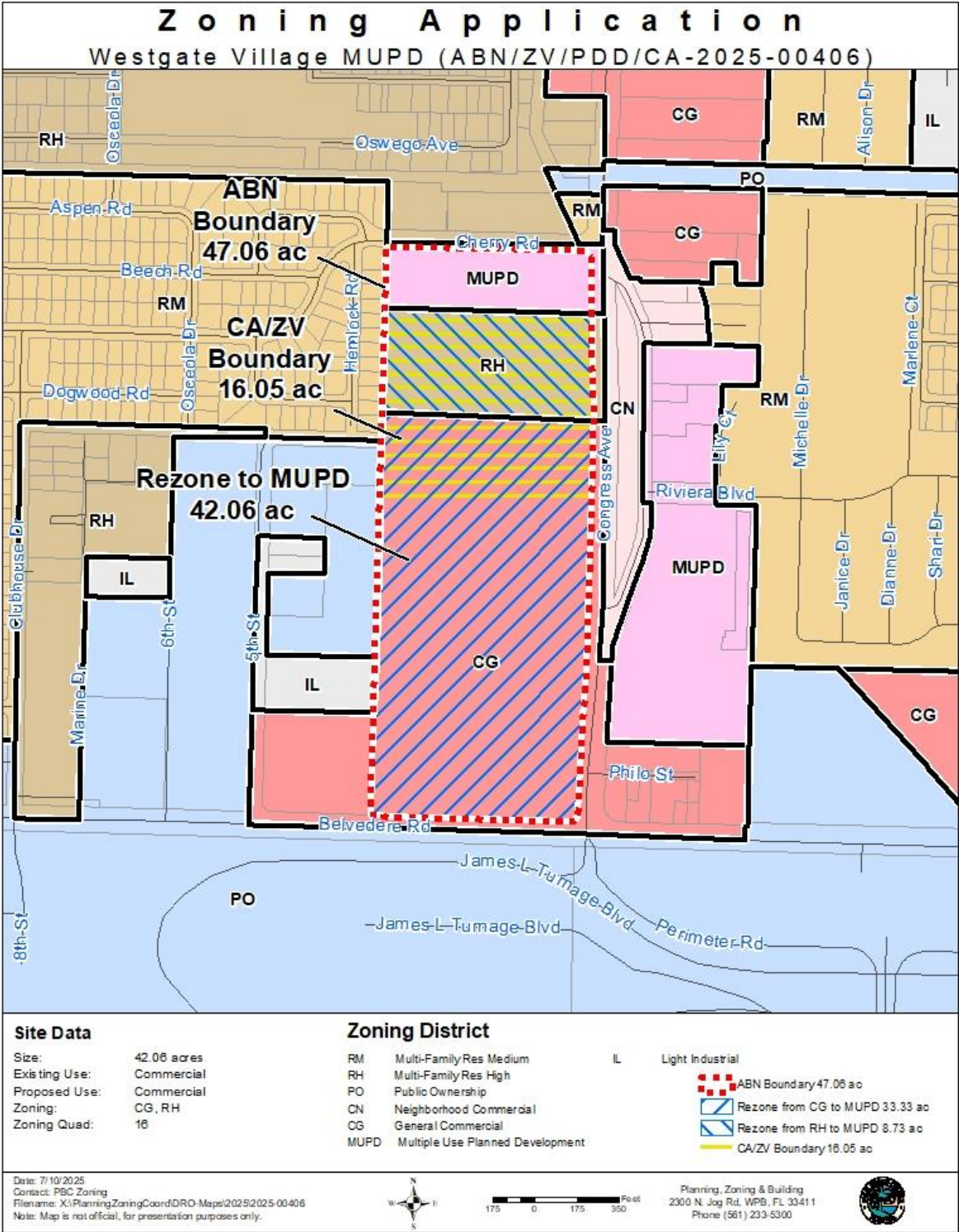
4. ~~Prior to the issuance of the first Certificate of Occupancy, t~~Ihe Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right of way and all associated documents as required by the County Engineer for Belvedere Road, 55 feet measured from centerline of the proposed right of way on an alignment approved by the County Engineer....

5. ~~Prior to the issuance of the first Certificate of Occupancy, t~~Ihe Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right-of-way and all associated

documents as required by the County Engineer for Congress Avenue, 60 feet, measured from centerline of the proposed right of way on an alignment approved by the County Engineer for the portions of Congress Avenue not included in Engineering Condition 3....

PBC-WUD UTILITIES

2. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the Developer/Property Owner shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING-UTILITIES-WUD) (BLDGPMT/DRO/ONGOING: PBC WATER UTILITIES - PBC Water Utilities)



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



ZONING COMMISSION PUBLIC HEARING

Thursday, September 4, 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
SEPTEMBER 4, 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 August 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**
- 1. [DOA-2024-00254 934 Pike LLC \(2010-00352\)](#)
Zoning Application of Power Diesel Truck Parts II Corporation - Rafael Leyva by Arc Development Global LLC
Location: East side of Pike Road, approximately 312 feet south of Belvedere Road
a. Title: a Development Order Amendment **Request:** to modify and delete Conditional Overlay Zone Conditions of Approval on 1.91 acres
MOTION: No motion necessary. Item administratively postponed to October 3, 2025.
- 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**
- 2. [ABN/Z-2025-00299 El Toro Meat Market \(1982-00029\)](#)
Zoning Application of 1489 North Military Llc by JMorton Planning & Landscape Architecture
Location: Northwest corner of Military Trail and Ridgeway Drive
Project Manager: Santiago Zamora, Site Planner II
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 Abandonment **Request:** to abandon a Special Exception for a Financial Institution
MOTION: No action required.
b. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Specialized Commercial (CS) Zoning District to the General Commercial (CG) Zoning District
MOTION: To recommend approval of item 2.b.
- 3. [DOA-2024-01893 Great Expectations \(1985-00051\)](#)
Zoning Application of Great Expectations Childcare Corp by CMA GROUP INC
Location: South side of Gun Club Road, approx. 138 feet east of Pine Way Trail
Project Manager: Donna Adelsperger, Senior Site Planner
BCC District: 3
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 reconfigure the Site Plan to add land area (0.28 acres), add square footage, and to modify Conditions of Approval to allow additional daycare children on a 0.87 acres.
MOTION: To recommend approval of item 3.a

4. [DOA/CA-2025-00415 Somerset Shoppes \(1984-00132\)](#)

Zoning Application of Somerset Shoppes Fla LLC by Becker & Poliakoff

Location: Northeast corner Glades Road and Lyons 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-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan on 19.17 acres

MOTION: To recommend approval of item 4.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow Vehicle Sales and Rental on 19.17 acres

MOTION: To recommend approval of item 4.b.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. ULDC Revisions

5. [Townhouse Regulations - Privately Proposed Revision Phase 2](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts. This revision also proposes a reduction in the width of drainage easements for stormwater management.

ZC Recommendation (Phase 1) – On June 5, 2025, the ZC recommended approval of Initiation by a vote of 8-0

BCC Initiation (Phase 1) – On June 18, 2025, the BCC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0.

BCC Permission to Advertise: This item is being published prior to the presentation to the BCC for permission to advertise for first reading and adoption on September 25, 2025.

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 approve Staff recommendation of item 5.a.
b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 5.b.

C. Zoning Applications

6. SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate (2025-00030)

Zoning Application of Neighborlee Development LLC by Urban Design Studio

Location: South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive

Project Manager: Matthew Boyd, Senior Site Planner

BCC District: 7

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-4.

- a. Title:** a Subdivision Variance **Request:** to allow a reduction of minimum pavement width and sidewalks, to be improved to local commercial roadway standards on 0.66 acres

MOTION: To adopt a resolution approving item 6.a.

- b. Title:** a Type 2 Variance **Request:** to allow a reduction from 53 to 50 parking spaces on 0.66 acres

MOTION: To adopt a resolution approving item 6.b.

- c. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District on 0.66 acres

MOTION: To recommend approval of item 6.c.

- d. Title:** a Class A Conditional Use **Request:** to allow for a mixed-use development incorporating 38 Multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units from the future land use designation) on 0.66 acres

MOTION: To recommend approval of item 6.d.

7. **ABN/ZV/PDD/CA-2025-00406 Westgate Village MUPD (1983-00050)**

Zoning Application of Investment Corporation of Palm Beach by Urban Design Studio

Location: Northwest corner of Belvedere Road & N. Congress Avenue

Project Manager: Matthew Boyd, 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 through C-4.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for an Open Air Flea Market approved by Resolution R-1983-00803 on 47.06 acres

MOTION: No action required.

- b. Title:** a Type 2 Variance **Request:** to exceed the maximum setback for the build to line on 42.06 acres

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

- c. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) and Residential High (RH) to the Multiple Use Planned Development (MUPD) Zoning District on 42.06 acres

MOTION: To recommend approval of item 7.c.

- d. Title:** a Class A Conditional Use **Request:** to allow WCRA Density Pool Bonus Request on 42.06 acres

MOTION: To recommend approval of item 7.d.

8. [DOA/CA-2024-00499 Boca Raton Commerce Center III \(1997-00032\)](#)

Zoning Application of 8230 210 St S, LLC by Schmidt Nichols

Location: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road

Project Manager: Donna Adelsperger, 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-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add a Multifamily Residential use and buildings, and to delete Conditions of Approval on 4.79 acres

MOTION: To recommend approval of item 8.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units per acre through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a total of 32 additional units) on 4.79 acres

MOTION: To recommend approval of item 8.b.

9. [Z-2025-00316 Natural Areas Rezoning \(2025-00019\)](#)

Zoning Application of Palm Beach County by Palm Beach County

Location: Various

Project Manager: Alex Biray, Senior Site Planner

BCC District: 1

DISCLOSURES

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 Agricultural Residential (AR), Light Industrial (IL), General Commercial (CG), Multi-Family Residential High Density (RH), Single Family Residential (RS), and Public Ownership (PO) Zoning Districts to the Preservation/Conversation (PC) Zoning District on 13,264.52 acres

MOTION: To recommend approval of item 9.a

- 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.