PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION

ZONING COMMISSION PUBLIC HEARING
Thursday, November 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. Agenda Approval

- Presentation of Add/Delete
- Request to Pull Items from Consent
- Motion to adopt the Agenda

I. Conflicts/Recusals

POSTPONEMENTS/REMANDS/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
ZONING COMMISSION PUBLIC HEARING
Thursday, November 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 enter, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to and other actions 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, at 9:30 A.M. 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 the 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 October minutes

H. Agenda Approval

- Presentation of Add/Delete
- Request to Pull Items from Consent
- **Motion** to adopt the Agenda

I. Conflicts/Recusals

POSTPONEMENTS/WITHDRAWALS AGENDA

A. Postponements

1. ZV/SV-2026-01093 Daniel Moss Property (2015-00145)

DISCLOSURES

Zoning Application of Dash Property Holdings LLC by H & L Planning & Development

Location: West side of Sunup Trail, approximately 746 feet south of White Feather Trail, east of Military Trail

Project Manager: Vismary Dorta, Senior Site Planner I

BCC District: 2

Staff Recommendation: Staff approved the request for Postponement.

a. Title: a Type 2 Variance **Request:** to postpone to December 3, 2026, hearing.

MOTION: No motion required

Title: a Subdivision Variance **Request:** to postpone to December 3, 2026, hearing.

MOTION: No motion required

2. ABN/Z/ZV/CA/W-2026-00565 Exalt Health (2017-00128)

DISCLOSURES

Zoning Application of Delray Beach Rehab, LP - Erik W De Vries by Urban Design Studio

Location: West side of Sims Road approximately 0.03 miles south of Lake Ida Road

Project Manager: Joyce Lawrence, Senior Site Planner I

BCC District: 5

Staff Recommendation: Staff approved the request for Postponement.

a. Title: a Development Order Abandonment **Request:** to postpone to December 3, 2026, hearing.

MOTION: No motion required

b. Title: an Official Zoning Map Amendment **Request:** to postpone to December 3, 2026, hearing.

MOTION: No motion required

c. Title: a Class A Conditional Use **Request:** to postpone to December 3, 2026, hearing.
MOTION: No motion required

d. Title: a Type 2 Waiver **Request** to postpone to December 3, 2026, hearing.

MOTION: No motion required

e. Title: a Type 2 Variance **Request:** to postpone to December 3, 2026, hearing.

MOTION: No motion required

B. Withdrawals

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA –

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Zoning Applications

3. ZV/DOA-2026-00701 National Museum of Polo & Hall of Fame (1992-00047)

DISCLOSURES

Zoning Application of The National Museum of Polo and Hall of Fame, Inc. - George DuPont by Urban Design Studio

Location: Northwest corner of Lake Worth Road and Lyons Road

Project Manager: Vismary Dorta, Senior Site Planner I

BCC District: 6

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

a. Title: Type 2 Variance **Request:** to reduce the width of the Right-of-Way (R-O-W) buffer along Lake Worth Road on 9.58 acres

MOTION: to approve item 1.a.

b. Title: a Development Order Amendment **Request:** to modify the previously approved Non-profit Assembly use to add square footage, and to modify the Site Plan and Conditions of Approval on 9.58 acres

MOTION: to recommend approval of item 1.b.

- END OF CONSENT AGENDA –

REGULAR AGENDA

A. Items Pulled from Consent

B. Zoning Applications

C ULDC Revisions

4. Murals

Summary: This revision removes the Facilities Development 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

Board of County Commissioners - Request for Permission to Advertise: At the time of publication, this item was not yet presented at the Zoning BCC Hearing, scheduled for October 22, 2026.

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 the proposed ULDC revision; and

b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

5. Recycling Drop-Off Bin

Summary: The item before the Board is 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 mat collect textiles, while introducing sitting requirements, security measures, and collection time specific to these facilities when allowed. The intent of these revisions are to implement Board direction to allow Recycling Drop-Off Bins to collect donated apparel (clothing and shoes), while addressing concerns on maintenance, security, and location measures.

Project Manager: Alex Biray, Senior Site Planner I

Board of County Commissioners - Request for Permission to Advertise: At the time of publication, this item was not yet presented at the Zoning BCC Hearing, scheduled for October 22, 2026.

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 the proposed ULDC revision; and

b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

6. Workforce Housing Program Flexible Regulations

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 the 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 ULDCD to reflect industry changes and trends.

Project Manager: Alex Biray, Senior Site Planner I

Board of County Commissioners - Request for Permission to Advertise: At the time of publication, this item was not yet presented at the Zoning BCC Hearing, scheduled for October 22, 2026.

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 the proposed ULDC revision; and

b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

- 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.