

RESOLUTION NO. R-2025- 1302

RESOLUTION APPROVING ZONING APPLICATION ZV/ABN/PDD/CA-2024-01273  
(CONTROL NO. 1979-00267)  
an Official Zoning Map Amendment  
APPLICATION OF 7281 LWR, LLC - Sean Leder  
BY Schmidt Nichols, AGENT  
(Leder Self Storage)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application ZV/ABN/PDD/CA-2024-01273 was presented to the Board of County Commissioners at a public hearing conducted on September 25, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application ZV/ABN/PDD/CA-2024-01273, the Application of 7281 LWR, LLC - Sean Leder, by Schmidt Nichols, Agent, for an Official Zoning Map Amendment to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on September 25, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Flores moved for the approval of the Resolution.

The motion was seconded by Commissioner Weiss and, upon being put to a vote, the vote was as follows:

|                                      |          |
|--------------------------------------|----------|
| Commissioner Maria G. Marino, Mayor  | - Aye    |
| Commissioner Sara Baxter, Vice Mayor | - Aye    |
| Commissioner Gregg K. Weiss          | - Aye    |
| Commissioner Joel G. Flores          | - Aye    |
| Commissioner Marci Woodward          | - Aye    |
| Commissioner Maria Sachs             | - Aye    |
| Commissioner Bobby Powell, Jr.       | - Absent |

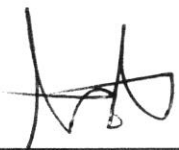
The Mayor thereupon declared that the resolution was duly passed and adopted on September 25, 2025.

Filed with the Clerk of the Board of County Commissioners on September 25th, 2025

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY:   
COUNTY ATTORNEY

MICHAEL A. CARUSO,  
CLERK & COMPTROLLER

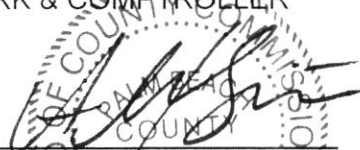
BY:   
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

TRACT 124, IN BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY BARNETT BANKS OF FLORIDA, INC., A FLORIDA CORPORATION TO COUNTY OF PALM BEACH, IN THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN RIGHT-OF-WAY DEED, RECORDED IN BOOK 2372, PAGE 1268, OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE SOUTH 20.0 FEET OF THAT PART OF TRACT 124, BLOCK 23, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (S.R. 802) AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK NO. 1, PAGES 128 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL NO. 2 - MARGINAL ACCESS ROAD

THE NORTH 40 FEET OF THE SOUTH 60 FEET OF THAT PART OF TRACT 124, BLOCK 23, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (S.R. 802) AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK NO. 1, PAGES 128 THROUGH 135 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

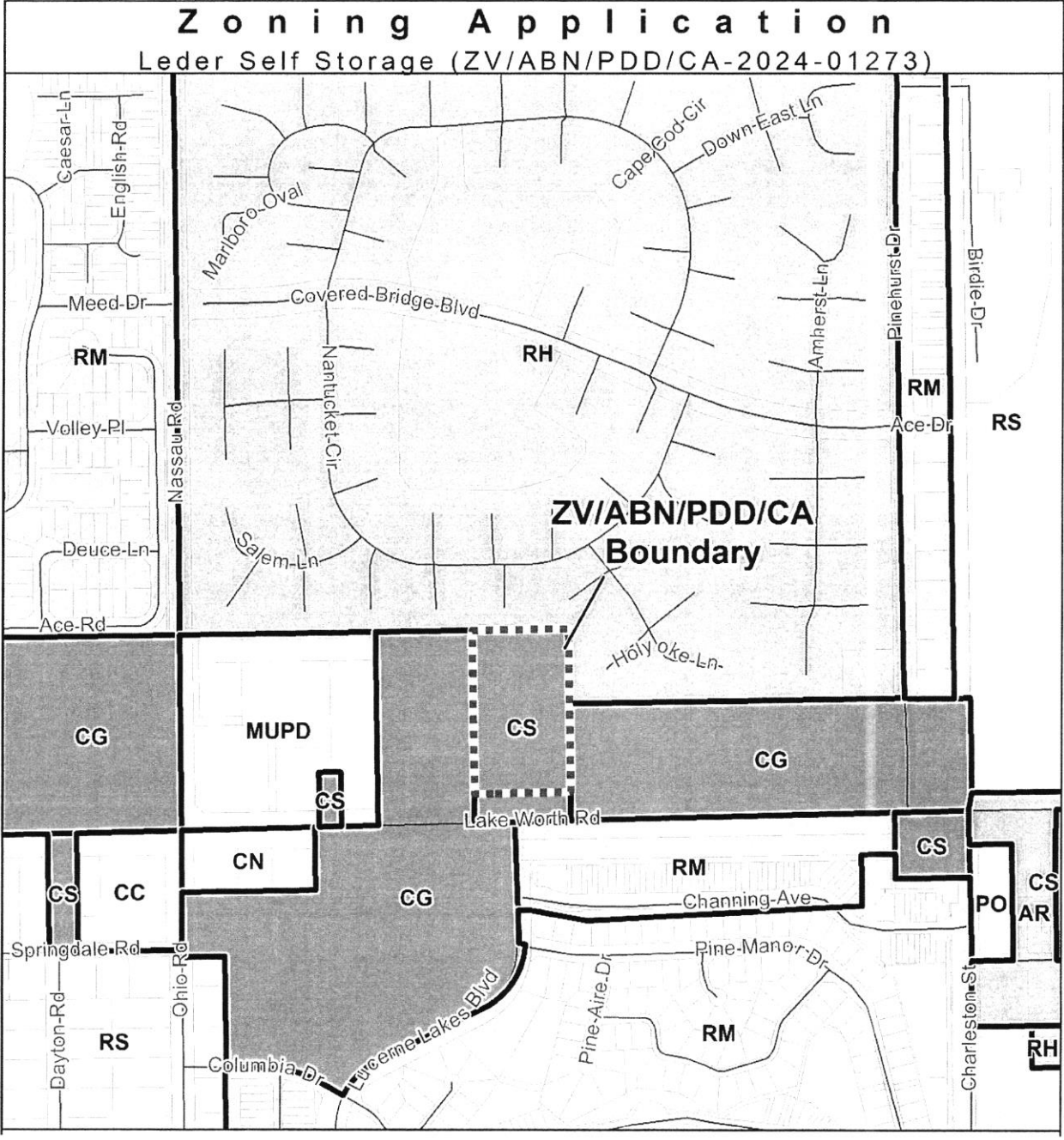
ALSO KNOW AS:

A PORTION OF TRACT 124, BLOCK 23, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 125, BLOCK 23, OF SAID PLAT; THENCE N00°58'02"W, ALONG THE WEST LINE OF TRACT 125, BLOCK 23 OF SAID PLAT, 119.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2372, PAGE 1268, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N00°58'02"W, ALONG THE EAST LINE OF TRACT 125, BLOCK 23 OF SAID PLAT, 540.40 FEET TO THE SOUTH LINE OF TRACT 101, BLOCK 23 OF SAID PLAT; THENCE S89°02'02"W, ALONG THE SOUTH LINE OF TRACT 101, BLOCK 23 OF SAID PLAT, 330.00 FEET TO THE EAST LINE OF TRACT 123, BLOCK 23 OF SAID PLAT; THENCE S00°58'02"E, ALONG THE EAST LINE OF TRACT 123, BLOCK 23 OF SAID PLAT, 540.50 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD; THENCE N89°01'00"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 178,348 SQUARE FEET (4.0943 ACRES), MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### PDD- Planned Development District - MUPD

##### ALL PETITIONS

1. The approved Preliminary Site Plan is dated June 12, 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 Board of County Commissioners. (ONGOING: ZONING - Zoning)

##### ENGINEERING

1. Pursuant to the Traffic Analysis dated April 17, 2025, the Buildout Date is December 31, 2026. No Building Permits for the site may be issued after December 31, 2026. 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)

2. The Property Owner shall extend left turn lane west approach on Lake Worth Rd at Lucerne Project Entrance/Lucerne Lakes Blvd by shortening the existing taper, as approved by 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. (BLDGPMT: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

3. The Property Owner shall make all the signal modifications required to accommodate the modified project driveway at the intersection of Lake Worth Rd and Lucerne Lakes Blvd. Any and all costs associated with the modification 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/or easements. Any required modification shall be approved by the County Engineer/FDOT and must be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

4. The Property Owner shall comply with all the Conditions listed in the FDOT Pre-application letter issued by the FDOT for driveway approval, dated December 13, 2024. (ONGOING: ENGINEERING - Engineering)

5. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the existing or proposed structures. (BLDGPMT: MONITORING - Engineering)

6. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMT: MONITORING - Engineering)

##### LANDSCAPE - GENERAL

1. At the time of installation, all required trees within the 20-foot Type 3 Incompatibility Buffer shall be 14 feet in overall height. (BLDGPMT: ZONING - Zoning)

2. At the time of installation, all trees to be located within the incompatibility buffer along the north and east property lines shall be restricted as follows:

a. pines only; and,

b. installed at a quantity of 1 pine for each 15 lineal feet. (ONGOING: ZONING – Zoning)

##### LIGHTING

1. The maximum illumination at the north and the north 250 feet of the east property line shall be 0 foot-candles. (ONGOING: ZONING - Zoning)

2. All outdoor lighting shall be extinguished no later than one-half (1/2) hour after operating hours excluding security lighting only. (ONGOING: ZONING - Zoning)

### **PLANNED DEVELOPMENT**

1. Prior to final approval of the site plan by the Development Review Officer (DRO), the Property Owner shall record in the public record a Unity of Control indicating that all structures, uses and parking areas within the project are part of a single unified planned development, regardless of ownership and shall require architectural consistency between all buildings, signage and project identification. Consistency shall include, at a minimum, an overall unified image and character created by the use of common elements such as building materials, rooflines, muted colors, fenestration, architectural features, and architectural elements. The Unity of Control shall be recorded in a form and manner acceptable to the Zoning Division, Land Development Division, and County Attorney. The Unity of Control shall not be removed, altered, changed or amended without written approval from the Zoning Director and the County Engineer. (DRO: ZONING - Zoning)

### **PLANNING**

1. Prior to Final Approval by the Development Review Officer (DRO), in a form approved by and acceptable to the County Attorney's Office, the Property Owner shall submit a recorded vehicular and pedestrian cross access easement agreement for the locations depicted on the Site Plan. (DRO: PLANNING - Planning)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Site Plan to add the official records book and page number of the recorded vehicular and pedestrian cross access easements. (DRO: PLANNING - Planning)

3. Prior to issuance of the first Certificate of Occupancy (CO), the Property Owner shall grade, construct, and pave the access points for the cross access easements to the property line so that they are usable for both vehicular and pedestrian cross access from the adjacent property at the locations shown on the Site Plan. (CO: MONITORING - Planning)

### **SIGNS**

1. Ground Mounted Freestanding signs fronting on Lake Worth Road shall be limited as follows:

- a. maximum sign height - twelve (12) feet, measured from finished grade to highest point;
- b. maximum sign face area per side - one hundred and twenty (120) square feet;
- c. maximum number of signs - one (1);
- d. style - monument style only; and,
- e. location - west side of the development entrance. (BLDGPMT: ZONING - Zoning)

2. Wall signage shall be prohibited on the north facade of Building B. (ONGOING: ZONING - Zoning)

3. Wall signage shall be prohibited on the north and east facades of Building C. (BLDGPMT/ONGOING: ZONING - Zoning)

### **USE LIMITATIONS**

1. Hours of business operation for Building B shall be limited to 6:00 a.m. to 11:00 p.m. daily to include deliveries. (ONGOING: ZONING - Zoning)

### **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners 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 for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or

- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.