

RESOLUTION NO. R-2025- 1303

RESOLUTION APPROVING ZONING APPLICATION ZV/ABN/PDD/CA-2024-01273
(CONTROL NO. 1979-00267)
a Class A Conditional Use
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 a Class A Conditional Use;

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 a Class A Conditional Use to allow Multi-access Self Service Storage 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 25, 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 KNOWN 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

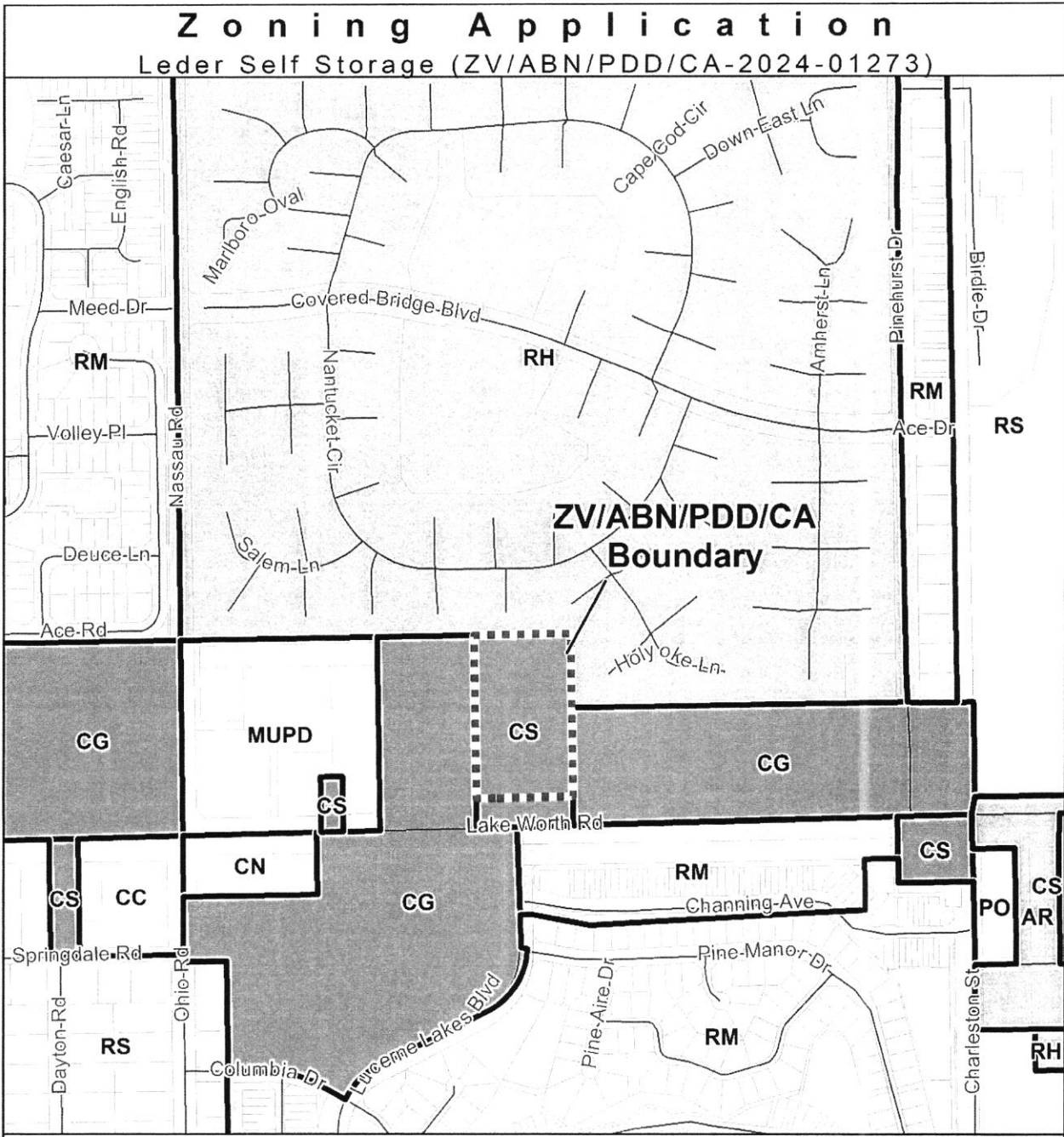


EXHIBIT C

CONDITIONS OF APPROVAL

Class A Conditional Use – Self Service Storage

ALL PETITIONS-SELF SERVICE STORAGE

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)

ARCHITECTURAL REVIEW-SELF SERVICE STORAGE

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Self- Service Storage Facility (Bldg C) shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and consistent through the development. Development shall be consistent with the approved Architectural Elevations, the approved DRO Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

2. Prior to final approval by the DRO the Architectural elevations along the north and east facades facing the residential building shall be revised to incorporate windows with additional fenestration around the windows including, but not limited to awnings or shutters, sills, trims, cornices, decorative banding, to provide a more residential appearance on the second and third stories. The windows may be zero to low transparency. (BLDGPMT/ONGOING: ZONING - Zoning)

3. Prior to final approval by the DRO, the paint colors of the walls and storage units seen through the windows shall be provided to demonstrate compliance with Article 4 Supplementary Use Standards. (DRO: ZONING – Zoning)

4. At time of submittal for Final Approval by the Development Review Officer (DRO), the Visual Impact Analysis shall be revised to indicate how the proposed multi-access doors will not be visible from Lake Worth Road. (DRO: ZONING – Zoning)

USE LIMITATIONS

1. Hours of business operation for Building C 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: ZONING - 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.