



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
OCTOBER 22, 2025
ADDENDUM**

REGULAR AGENDA

5. Z/CA-2024-01593 Nash Trail (1978-00229)

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

ENGINEERING

7. The Property Owner shall be responsible for repairing any damage caused to 52nd Drive South as a direct result of the construction on the project site. Repairs, if any, shall be done to existing conditions at the expense of the Property Owner.
 - a) Prior to the issuance of the Land Development Permit, the Property Owner shall conduct an inspection with the Department of Engineering and Public Works (DEPW) to determine the existing condition of 52nd Drive South. (ONGOING: ENGINEERING-Eng)
 - b) 52nd Drive South shall be inspected by DEPW with the Engineer of Record prior to issuance of the first Certificate of Occupancy. If 52nd Drive South is found to have sustained damage as a result of the construction on the project site, the Property Owner shall repair the road and have a satisfactory inspection completed by the DEPW prior to issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)
 - c) Prior to the closeout of the Land Development Permit, a final inspection with the DEPW shall take place and the Engineer of Record shall certify that there is no noticeable damage to 52nd Drive South, attributed to the construction on the project site. Any damage attributed to the construction of the project site shall be repaired to the existing conditions. (ONGOING: ENGINEERING-Eng)

8. Construction vehicles and/or equipment are prohibited from parking within 52nd Drive South right-of-way. (ONGOING: ENGINEERING-Eng)

ADD – To add Correspondence to the Staff Report received after publication of the staff report as follows:

Neighbors' Proposed Conditions of Approval [10/22/2025 Letter](#)



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
OCTOBER 23, 2025**

CONSENT AGENDA

3. DOA-2024-01618 Tropical Lakes PUD (1992-00026)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C as shown with the deleted text struck out:

SITE DESIGN

6. Previous SITE DESIGN Condition 6 of Resolution R-1993-1544, Control No.1992-00026, which currently states:

(omitted for brevity)

Is hereby amended to read:

The minimum setback for all recreational facilities, structures, ~~and accessory structures,~~ and accessory structures shall be twenty-five feet from any required perimeter buffer adjacent to residential uses. (BLDGPMT: BUILDING DIVISION - Zoning)

REGULAR AGENDA

B. Previously Postponed Zoning Applications

5. Z/CA-2024-01593 Nash TRAIL (1978-00229)

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

LANDSCAPE - GENERAL

1. Prior to final approval of the subdivision plan by the Development Review Officer, the Applicant shall submit civil plans, landscape plans, and a tree barricade and management plan in order to determine the height and location of a berm along the west property line, on the preservation and installation of the vegetation for the review of a one to three foot high berm along the western property line. The berm shall be up to a maximum of three feet but may be reduced or eliminated where it is inconsistent with the preservation and protection of any existing vegetation required under the Code, unless part of the mitigation as. ~~The inclusion of any a berm may not impact the preservation of any existing vegetation, unless part of the mitigation and~~ described in the Environmental Resources Management PNV Permit. (DRO: ZONING – Zoning/ERM)

C. Zoning Applications

6. DOA-2025-00292 Lyons Glades Center (1979-00106)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C as shown with deleted text struck out and the added text underlined:

LANDSCAPE - GENERAL

1. ~~Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2023-1740, Control No.1979-00106, which currently states:~~

Prior to May 29, 2024, Property Owner shall replace all dead and missing plant materials on the entire subject property.

Is hereby amended to read:

Prior to May 29, 2029, Property Owner shall replace all dead and missing plant materials on the entire subject property. (DATE/ONGOING: ZONING - Zoning) ~~(Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2023-1740, Control 1979-00106)~~

LANDSCAPE – PERIMETER

1. *Previous LANDSCAPE - PERIMETER Condition 2 of Resolution R-2023-1740, Control No.1979-00106, which currently states:*

Should the trees within the utility easement indicated on the Preliminary Site Plan dated September 13, 2023 along the Lyons Road frontage require removal, the Property Owner shall submit an Alternative Landscape Plan to the Zoning Division indicating where the tree(s) shall be replaced within the same buffer or the interior of the site. Replacement of vegetation shall be in accordance with Article 7 Landscaping Tree Credit and Replacement standards.

Is hereby amended to read:

Should the trees within the utility easement indicated on the Preliminary Site Plan dated August 14, 2025 along the Lyons Road frontage require removal, the Property Owner shall submit an Alternative Landscape Plan to the Zoning Division indicating where the tree(s) shall be replaced within the same buffer or the interior of the site. Replacement of vegetation shall be in accordance with Article 7 Landscaping Tree Credit and Replacement standards. (DRO/ONGOING/VEGPMT: ZONING - Zoning) (~~Previous LANDSCAPE - PERIMETER Condition 2 of Resolution R-2023-1740, Control No.1979-00106~~)

SIGNS

3. Previous SIGNS Condition 3 of Resolution R-2023-1740, Control No.1979-00106, which currently states

At time of the issuance of the first Building Permit for Building 4, as indicated on the Preliminary Site Plan dated ~~September 13, 2023~~ August 14, 2025, Ground Mounted Freestanding Sign D fronting on Lyons Road shall be relocated 10 feet to the north, or the distance required to meet a minimum 5-foot setback.

Is hereby amended to read:

Prior to the issuance of the Certificate of Occupancy ~~first Building Permit~~ for Building 4, as indicated on the Preliminary Site Plan dated August 14, 2025, the Ground Mounted Freestanding Sign D fronting on Lyons Road shall be relocated 10 feet to the north, or the distance required to meet a minimum 5-foot setback. (CO: ZONING - Zoning)

SITE DESIGN

1. Building 4 shall have a minimum setback of 38 feet and a maximum setback of 114 feet from Glades Road. (DRO: ZONING - Zoning)

D. Previously Postponed Comprehensive Plan Amendment with Concurrent Zoning Application

7. **SCA-2024-00008 Boca Raton Commerce Center** (1997-00032)

Amend – To modify the Small Scale Amendment Conditions of Approval as shown with the added text underlined.

5. The Zoning Development Order shall require the Property Owner to provide a school bus shelter to be built on the subject site or establish pedestrian connectivity from the subject site to Boca Rio Road.

8. **DOA/CA-2024-00499 Boca Raton Commerce Center III** (1997-00032)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out and the added text underlined.

PLANNING

9. Per SCA 2024-008, Condition 5: The Zoning Development Order shall require the Property Owner to provide a school bus shelter to be built on the subject site, or establish pedestrian connectivity from the subject site to Boca Rio Road. (ONGOING: PLANNING – Planning)

SITE DESIGN

3. Per SCA 2024-008, Condition 5: Prior to final approval by the Development Review Officer (DRO), the Site Plan shall be revised to either:
a) Identify the location of a sidewalk within or adjacent to 210th Street to Boca Rio Road; or,
b) Identify the location of a school bus shelter on the subject site, if allowed by the School District. (DRO: ZONING – Zoning)

~~Prior to final approval by the Development Review Officer, the Applicant shall confirm with the adjacent Property Owner to the east, the allowance to construct a sidewalk within or adjacent to 210th Street to Boca Rio Road, for the safety of the children. If allowed the sidewalk shall be built prior to issuance of a CO of the Multifamily building. If not allowed, the Applicant shall confirm with the School District and depict the bus shelter location for pick-up/drop-off within the subject site. (DRO/CO: ZONING – Zoning)~~

4. Per SCA 2024-008, Condition 5: Prior to the issuance of a Certificate of Occupancy (CO) for the Multifamily building, the following shall occur:

- a) A sidewalk shall be constructed within or adjacent to 210th Street from the subject site to Boca Rio Road; or,
- b) A school bus shelter shall be constructed on the subject site, if allowed by the School District. (CO: MONITOR – Zoning)

E. ULDC Related Items

12. Reasonable Accommodation for Certified Recovery Residences – Permission to Advertise

AMEND – To modify the Agenda to correct Staff Recommendation and the Motion as shown with deleted text struck out and added text underlined.

Staff Recommendation: Staff recommends:

- a. Approval of permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m.

MOTION: To approve staff recommendation for items ~~12.a, 12.b and 12.c.~~

F. Other Department Items

14. Short List of Candidates for County Attorney

AMEND – To modify the Agenda to add Item 14 to be presented by the Human Resources Department Division as provided below:

SUMMARY: On October 21, 2025, the Board of County Commissioners (BCC) was presented with the names and resumes of the eligible applicants for the County Attorney position. The BCC stated that they would review the resumes prior to the October 23, 2025 meeting.

BACKGROUND: The current County Attorney properly notified the BCC of her retirement effective December 19, 2025. In response, the BCC developed and accepted a timeline and procedure for the recruitment and retention process for the position. The position was advertised, and resumes were received from interested candidates throughout the Country. Human Resources reviewed all submissions and identified those that met the BCC-designated minimum qualifications.

MOTION: Board to finalize the four candidates for interview on October 27, 2025 and October 28, 2025.

ADJOURNMENT AS THE BOARD OF COUNTY COMMISSIONERS

CONVENE AS THE CHILD CARE FACILITIES BOARD

15. Provisional Child Care Facility License for Faith’s Place Center for Arts Education, Inc. (Faith’s Place)

AMEND - To modify the Agenda to add Item 15 to be presented by County Administration as provided below:

SUMMARY: The Board of County Commissioners (BCC), acting in the capacity as the Child Care Facilities Board (the Board), is the local licensing agency to license childcare facilities in Palm Beach County. The Board has designated the Council to act on the Board’s behalf for the purpose of issuance and revocation of licenses, certificates of compliance, and certificates of substantial compliance (Chapter 2010-249 Laws of Florida). The Department of Health (DOH) shall serve as staff to the Council.

It shall be unlawful for any person, firm, or corporation to establish, maintain, or operate a child care facility without first obtaining a license or certificate pursuant to Palm Beach County’s Rules and Regulations Governing Child Care Facilities. Due to extraordinary circumstances, Faith’s Place is seeking approval of a provisional child care facility license from the Board to operate its child care facility before the next regularly scheduled Council

meeting on November 12, 2025. Faith's Place is being evicted from their lease on October 24, 2025, and wishes to move to the new location to avoid a gap in care.

STAFF RECOMMENDATION: Staff recommends approval of a provisional child care facility license for a period not to exceed six (6) months or until final action is taken by the Child Care Advisory Council (Council), whichever is earlier, for Faith's Place Center for Arts Education, Inc. (Faith's Place) to operate a child care facility at the Mack Bernard Community Center located at 5675 Parke Avenue, West Palm Beach, Florida 33407, which is a Palm Beach County owned facility. Faith's Place is an enrichment center that offers a range of education for the community. The license number would be #50-51-4001983. The Requested Capacity is 162 children (with no infant care) and the Hours of Operation are requested between 8:00 a.m. – 6:00 p.m.

MOTION: To approve item 15



BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Thursday, October 23, 2025

9:30 A.M.

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401**

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/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.

**ZONING PUBLIC HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
October 23, 2025**

CALL TO ORDER

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. 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 requirements:

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 Mayor, 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.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda – **Motion** to adopt the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

- A. Postponements
- B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Disclosures for Consent Items
- B. Zoning Applications
- 1. [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, 2, and 6

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 9-0-0

Board of County Commissioners: Approved First Reading by a vote of 6-0-0

- 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 adopt a resolution approving item 1.a.

- 2. [DOA/CA-2024-01790 Shoppes at Southern Palms \(2007-00018\)](#)

Zoning Application of Shoppes At Southern Palms LLC by Dunay Miskel and Backman LLP

Location: Northeast corner of Southern Boulevard and Sansbury Way

Project Manager: Joyce Lawrence, 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 and C-2.

Zoning Commission: Recommended approval by a vote of 7-0-0

- a. **Title:** a Development Order Amendment **Request:** to modify the Overall site plan of an MUPD to reconfigure the building and site elements, add a use, building and square footage, and amend Condition of Approval, on 24.35 acres

MOTION: To adopt a resolution approving item 2.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 24.35 acres

MOTION: To adopt a resolution approving item 2.b.

3. [DOA-2024-01618 Tropical Lakes PUD \(1992-00026\)](#)

Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC

Location: North side of Via Delray approximately 0.62 miles west of Military Trail

Project Manager: Joyce Lawrence, 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.

Zoning Commission: Recommended approval by a vote of 7-0-0

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Planned Unit Development (PUD) to delete land area from the overall PUD, the Recreation and Civic Pods, to reduce the open space and to modify a Condition of Approval on 27.19 acres

MOTION: To adopt a resolution approving item 3.a

4. [Z-2024-01620 Little Tropical Lakes \(2024-00138\)](#)

Zoning Application of Palm Beach Bath & Tennis Homeowners Assn by Keiser Legal PLLC

Location: South side of Woodland Drive, approximately 1.07 miles west of Military Trail

Project Manager: Joyce Lawrence, 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.

Zoning Commission: Recommended approval by a vote of 7-0-0

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District on 0.36 acres

MOTION: To adopt a resolution approving item 4.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Previously Postponed Zoning Applications

5. [Z/CA-2024-01593 Nash Trail \(1978-00229\)](#)

Zoning Application of Melodye S. Abell Revocable Trust, Norman Speier, Laura Fountain by Land Development Operations Lennar Homes LLC WGINC

Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail

Project Manager: Wendy Hernandez, Zoning Deputy Director

BCC District: 3

DISCLOSURES

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

Zoning Commission: Recommended approval of the Official Zoning Map Amendment a by a vote of 7-0-0, and the Class A Conditional Use by a vote of 6-1-0.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres
MOTION: To adopt a resolution approving item 5.a.
- b. **Title:** a Class A Conditional Use **Request:** to allow Townhomes on 7.57 acres
MOTION: To adopt a resolution approving item 5.b.

C. Zoning Applications

6. [DOA-2025-00292 Lyons Glades Center \(1979-00106\)](#)

Zoning Application of Glades Road West Investments LLC, Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture

Location: Northwest corner of Lyons Road and Glades 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.

Zoning Commission: Recommended approval by a vote of 7-0-0

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the site, to modify site elements, to add and delete uses, and to delete square footage on 4.86 acres
MOTION: To adopt a resolution approving item 6.a.

D. Previously Postponed Comprehensive Plan Amendment with Concurrent Zoning Application

7. [SCA-2024-00008 Boca Raton Commerce Center III](#)

Planning 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: Travis Goodson, Principal Planner

Staff Recommendation: Approval with Conditions

Planning Commission Recommendation: Recommended approval in a 6 to 3 vote at the July 11, 2025 public hearing.

BCC District: 5

- a. **Title:** a Small-Scale Future Land Use Amendment **Request:** To change a future land use designation from Commercial Low-Office with underlying Industrial (CL-O/IND) to Commercial Low-Office with underlying High Residential, 12 units per acre (CL-O/HR—12) with conditions.
MOTION: To adopt an ordinance approving item 7.a

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.

Zoning Commission: Recommended approval by a vote of 8-1-0

- 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 adopt a resolution approving 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 adopt a resolution approving item 8.b.

E. ULDC Related Items

9. [Green Market – Permission to Advertise](#)

Summary: The proposed modifications to the Palm Beach County Unified Land Development Code (ULDC) will revise land development regulations to continue to allow Green Markets as a Temporary Use (similar to a Special Permit), but to extend the timeframe from six months to 12 months. Other associated revisions aim to streamline the regulations for Green Markets and allow for more flexibility.

Staff Recommendation: Staff recommends:

- a. That the BCC, by a majority plus one vote, elect to conduct both required advertised hearings for this item at 9:30 am, instead of holding one of the required advertised hearings after 5:00 pm. Florida Statutes Section 125.66 requires two advertised public hearings for this item, at least one of which is required to be held after 5:00 p.m. unless the BCC, by majority plus one vote, elects to conduct that hearing at another time of day.
- b. Approval of permission to advertise for first reading at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m.

MOTION: To approve staff recommendation for items 9.a, and 9.b.

10. [Westgate Community Redevelopment Area Overlay \(WCRAO\) Revisions – First Reading and Adoption](#)

Summary: The item before the Board are proposed revisions to the Westgate Community Redevelopment Area Overlay (WCRAO) of the Unified Land Development Code (ULDC) as summarized below:

- Delete the reference to the number of units allowable through WCRAO Density Bonus Pool and replacing with a reference to the associated Comprehensive Plan policy.
- Revise the WCRAO Density Bonus Pool Limits and Approval process to clarify the applicable processes.
- Revise WCRAO Parking requirements to reduce guest parking, establish Waiver processes, and incorporate alternative parking for additional parking reductions.
- Delete the “Redevelopment Loading Option” to defer to the requirements of Art. 6 which is less restrictive.

Staff Recommendation: Staff recommends Approval of first reading and adoption of an Ordinance to revise the ULDC.

BCC Permission to Advertise: On September 25, 2025, the BCC approved request for permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on October 23, 2025 at 9:30 a.m., and approved to receive and file the Business Impact Estimate (BIE) by a vote of 6-0.

ZC/LDRC Recommendation: On October 3, 2025, the Zoning Commission (ZC) recommended approval by a vote of 7-0, and the ZC, serving as the Land Development Regulation Commission (LDRC) pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 7-0.

MOTION: To adopt an ordinance approving item 10.

11. [Freestanding Emergency Department - Privately Proposed Revision Phase 1 Initiation](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to establish regulations in Article 4 for Freestanding Emergency Departments (FSED), providing for a definition and regulations related to location, approval process for hours of operation, onsite emergency vehicles and parking.

Staff Recommendation: Staff recommends approval of Phase 1, thereby initiating the request for Phase 2.

Zoning Commission: Recommended to approve Phase 1 and to initiate Phase 2 by a vote of 7-0 at the October 3, 2025 meeting.

MOTION: To approve staff recommendation for item 11.

12. [Reasonable Accommodation for Certified Recovery Residences – Permission to Advertise](#)

Summary: The item before the Board is a proposed revision to the Palm Beach County Unified Land Development Code (ULDC), to modify specific requirements related to a reasonable accommodation process for certified recovery residences, for consistency with changes that were adopted in F.S. § 397.487(15).

Staff Recommendation: Staff recommends:

- a. Approval of permission to advertise for first reading at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m.

MOTION: To approve staff recommendation for items 12.a. 12.b and 12.c.

F. **Other Department Items**

13. [Follow up on BCC direction - Golf Cart Regulations](#)

Summary: Providing an overview of state law and local ordinances regarding the use of golf carts on public roads and sidewalks in Palm Beach County.

Project Managers: David Ricks, County Engineer, and Whitney Carroll, Executive Director of PZB

Staff Recommendation: Staff requests the BCC consider various options for the allowance of golf cart use in certain areas considered to be in the public's best interest and to promote alternative modes of transportation.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. PZB EXECUTIVE DIRECTOR
- E. DEPUTY COUNTY ADMINISTRATOR
- F. BOARD DIRECTION
- G. COMMISSIONERS

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners 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.