



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
MARCH 27, 2025**

CONSENT AGENDA

C. Zoning Applications

2. DOA-2024-01418 Harbor Chase at Wellington Crossing MUPD (2004-00009)

AMEND – To modify the Development Order Amendment Conditions of Approval to modify deleted text shown in strike out:

LANDSCAPE – GENERAL

~~1. At time of submittal of the first building permit for either Building B or C, a Landscape Plan shall be submitted for review and approval providing for the addition of palms and/or pines within the Blanchette Road right of way buffer for compliance with ULDC supplement 32. (BLDGPMT: ZONING – Zoning)~~

~~Prior to final approval by the Development Review Officer, the Applicant shall submit landscape plans. Landscaping described in ZR-2021-00016, shall be indicated on the landscape plan. Modifications to the site design, as described in the Preliminary Site Plans dated January 9, 2025 and December 23, 2024, shall be incorporated into the revised plans. Trees and Palms that were to be preserved and relocated, as described in the Landscape Plans approved on December 20, 2016 shall be relocated or mitigated. (DRO: ZONING – Zoning)~~

3. CA-2023-01161 Olympic Behavioral Health (2014-00093)

AMEND – To modify Staff Report Findings under g. Adequate Public Facilities to revise the Land Development analysis to remove references to conditions of approval that were not included in the report. Deleted text shown in strike out below.

~~The Property Owner shall dedicate the right-of-way for a 25-foot corner clip at Register Road and Haverhill Road.
The Property Owner shall configure the property into a legal lot of record.~~

D. Other County Division Items

5. Workforce Housing Program - Exchange Project Extension Request

AMEND – To amend the agenda to relocate this item to the Regular Agenda.

REGULAR AGENDA

B. ULDC Revisions

6. Loxahatchee Estates Overlay (LEO), First Reading

AMEND – To modify the Agenda to remove the reference to a Business Impact Estimate with the deleted text shown in strike out:

BCC Permission to Advertise: On February 27, 2025, the BCC approved Request for Permission to Advertise ~~and publication of the Business Impact Estimate~~, by a vote of 6-0.

AMEND – To modify the proposed ULDC Revision in Exhibit 1, E. Uses, 1. Government Services as shown in the deleted text in double strike out, and the added text in double underline:

Government Services may ~~be~~ a Permitted by Right use (unaltered text omitted)

7. Affordable Housing Program Parking Waiver, First Reading and Adoption

AMEND – To modify the Agenda to add a reference to the Business Impact Estimate (BIE) with the added text shown in underline, and to modify the staff report to remove reference to ‘preliminary’ with regards to the BIE.

BCC Permission to Advertise: On February 27, 2025, the BCC approved Request for Permission to Advertise and publication of the Business Impact Estimate, by a vote of 6-0.



BOARD OF COUNTY COMMISSIONERS

ZONING HEARING

Thursday, March 27, 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 HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
March 27, 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

1. [ZV/PDD-2024-01280 El Carwash Boca \(1974-00122\)](#)

Zoning Application of El Car Wash, LLC, Christ Fellowship Church, Inc. by Cotleur & Hearing Inc.

Location: North side of Glades Road, approximately 430 feet west of Lyons Road

Project Manager: Michael Birchland, Site Planner II

BCC District: 5

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 6-0-1.

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.21 acres

MOTION: No motion necessary. Item was administratively postponed to April 24, 2025.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Previously Postponed Zoning Applications

C. Zoning Applications

2. [DOA-2024-01418 Harbor Chase at Wellington Crossing MUPD \(2004-00009\)](#)

Zoning Application of 8601 LWR Holdings, LLC by Urban Design Studio

Location: Northwest corner of Lake Worth Road and Blanchette Trail

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 6

DISCLOSURES

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

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

a. **Title:** a Development Order Amendment **Request:** to reconfigure the overall MUPD site plan to modify square footage and uses, and to add a building on 17.80 acres

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

3. [CA-2023-01161 Olympic Behavioral Health \(2014-00093\)](#)

Zoning Application of 1893 N Haverhill, LLC by Planning and Entitlements LLC

Location: West side of Haverhill Road, approx. 0.08 miles south of Okeechobee Boulevard

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.

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

a. **Title:** a Class A Conditional Use **Request:** to allow a Skilled Nursing or Residential Treatment Facility on 0.86 acres

MOTION: To adopt a resolution approving item 3.a.

4. [EAC-2024-01770 Trails Landing \(2016-01670\)](#)

Zoning Application of Mf Associates Trails Landing, LLC by Coteleur & Hearing Inc.

Location: East side of S Military Trail, approx. 0.4 miles south of Lantana Road

Project Manager: Michael Birchland, 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.

Zoning Commission: No action required.

a. **Title:** an Expedited Application Consideration **Request:** to modify a Conditional Overlay Zone Conditions of Approval for Workforce Housing on 3.86 acres

MOTION: To adopt a resolution approving item 4.a

D. **Other County Division Items**

5. [Workforce Housing Program - Exchange Project Extension Request](#)

Summary: The Workforce Housing Program (WHP) includes an “Exchange Builder” option wherein one developer can pay another to assume a WHP obligation. Bridge Holdings, LLC, entered into an Exchange agreement with GL Homes to transfer the workforce housing obligation from the GL Homes Boca Raton Municipal Golf Course project to the Lake Worth Beach Station project. Pursuant to the WHP code requirements for exchanges, the WHP units were to receive certificates of occupancy within 36 months, or by January 26, 2025. The developer requested and received a 3-month administrative time extension, through April 26, 2025; however, as the units will not be delivered by April 26th, the developer is requesting an additional time extension through December 31st, 2026, which requires approval by the Board of County Commissioners. The developer has provided for continuation of the \$1,695,200 surety through January 26, 2026, and would be required to extend the surety throughout the extension period if granted by the Board. Should the Board not approve the extension, the County will proceed to cash the surety, and the units, once constructed, will be unrestricted.

Project Manager: Maria Bello, Planning Division, Principal Planner

Staff Recommendation: Staff recommends approval of the request of Bridge Holdings LLC to extend the deadline for delivery of the required WHP units through December 31st, 2026.

a. **Title:** A request from Bridge Holdings, LLC, to extend the deadline to deliver workforce housing exchange units.

MOTION: To approve item 5

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. ULDC Revisions

6. [Loxahatchee Estates Overlay \(LEO\), First Reading](#)

Summary: The item before the Commission is consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to implement the LGA-2024-00010 Rawlings Estates Comprehensive Plan future land use and text amendment which establishes the Loxahatchee Estates Overlay (LEO). This ULDC amendment will establish property development regulations and access requirements to implement the new Overlay. On February 27, 2025, the BCC adopted the LGA-2024-00010 Rawlings Estates amendment by ordinance, and approved the permission to advertise for this ULDC Revision.

Staff Recommendation: Staff recommends approval of first reading of an Ordinance to revise the ULDC, and permission to advertise for second reading and adoption of an Ordinance on April 24, 2025 at 9:30 a.m.

BCC Permission to Advertise: On February 27, 2025, the BCC approved Request for Permission to Advertise and publication of the Business Impact Estimate, by a vote of 6-0.

ZC/LDRC Recommendation: On March 6, 2025, the ZC recommended approval by a vote of 8-0, and the ZC, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 8-0.

MOTION: To approve Staff recommendation for item 6.

7. [Affordable Housing Program Parking Waiver, First Reading and Adoption](#)

Summary: The item before the Commission are proposed revisions to the Unified Land Development Code (ULDC) as summarized below:

- To establish a Type 2 Waiver approved by the Board of County Commissioners (BCC) that would allow parking reductions for Affordable Housing Program (AHP) projects as an alternative to a Type 2 Variance approved by the Zoning Commission.

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

BCC Permission to Advertise: On February 27, 2025, the BCC approved Request for Permission to Advertise, by a vote of 6-0.

ZC/LDRC Recommendation: On March 6, 2025, the ZC recommended approval by a vote of 8-0, and the ZC, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 8-0.

MOTION: To adopt an ordinance approving item 7.

C. Other Division/Department Items

8. [Update on Comprehensive Code Enforcement Policies & Procedures & Tools to Aid in the Enforcement of the County Codes](#)

Summary: This informational item before the Board of County Commissioners (BCC) provides an update to the April 16, 2024 BCC Workshop where Planning, Zoning & Building's (PZB) Code Compliance Division presented several key topics, including the comprehensive inspection policy, enhanced coordination, tools to encourage timely compliance, methods to aid the Division in enforcing Palm Beach County's codes, and the implementation of Body Worn Cameras (BWC).

Project Manager: Cindy Hoskin, PZB Deputy Director

MOTION: No motion. Staff presentation Only

9. Brookside Property Presentation

Summary: The Brookside property was originally acquired by the County in 2003 as part of the Agricultural Reserve Acquisition program. The property was sold in 2006, without development rights and with restrictions for conservation, agricultural and equestrian uses. The selling price reflected said limitations, resulting in approximately \$2M less in revenue when compared to the amount the County paid to acquire the property. The removal of development rights and the imposition of a conservation easement were deemed as guarantees to ensure attainment of the goals of the Agricultural Reserve Acquisition program. On November 15, 2022, the Board of County Commissioners (BCC) directed staff to provide a report on the history of the County’s acquisition of the Brookside property and the required actions to proceed with a text amendment to the County’s Comprehensive Plan (Comp Plan) to allow for development of the real estate holding, and the potential consequences of same. On December 6, 2022, County staff requested Board direction regarding a potential text amendment to the County’s Comprehensive Plan to allow for the development of the Brookside property in light of the restrictions that currently encumber the same. The BCC directed County staff to return at a later date, during a BCC Workshop meeting, to further consider the item concurrently with an overview of the Agricultural Reserve and conservation easements. On March 28, 2023, staff provided the BCC the requested overview, and the BCC gave the property owner an opportunity to provide a presentation summarizing its intent to submit Comp Plan amendments that would have resulted in a 856-unit residential development including 25% workforce housing. Following deliberation by the BCC, the Mayor inquired if any Commissioner had an interest in directing County staff to proceed with the required text amendments; none was expressed. On February 27, 2025, the BCC directed County staff to return at the March 2025 BCC Zoning meeting to further consider policy matters related to the Brookside property. Pursuant to BCC direction, this item provides an overview of the Brookside property.

Project Manager: Isami Ayala-Collazo, Assistant County Admin. and Patrick Rutter, Deputy County Administrator

MOTION: No motion. Staff presentation Only

END OF REGULAR AGENDA -

WORKSHOP SESSION

10. Process for Hiring of New County Administrator continuation from 3/18

TITLE: Human Resources staff will present information, options, and timelines associated with the hiring of a new County Administrator.

SUMMARY: On March 18, during a regularly scheduled Workshop the Board of County Commissioners directed staff to prepare an outline of potential minimum job requirements, salary study as well as other details necessary to facilitate the hiring of a County Administrator based upon the process approved during said meeting.

MOTION: No motion required. Staff requesting BCC direction after the presentation.

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT