



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

**ZONING COMMISSION PUBLIC HEARING
Thursday, September 3, 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, September 3, 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 August 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. [PDD/CA/ZV-2025-00293 Park West Commerce North \(1985-50131\)](#)

Zoning Application of Morningstar Nursery, Inc. by JMorton Planning & Landscape Architecture

Location: Northeast corner of Atlantic Avenue and Starkey Road

Project Manager: Matthew Boyd, Senior Site Planner I

BCC District: 5

DISCLOSURES

Staff recommendation: Staff approved the request for Postponement.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 50.99 acres

MOTION: No motion required.

- b. **Title:** a Class A Conditional Use **Request:** to postpone to the October 1, 2026 hearing.

MOTION: No motion required.

- c. **Title:** a Class A Conditional Use **Request:** to postpone to the October 1, 2026 hearing.

MOTION: No motion required.

- d. **Title:** a Type 2 Variance **Request:** to postpone to the October 1, 2026 hearing.

MOTION: No motion required.

2. [Z/CA/ZV-2025-00300 Park West Commerce South \(2024-00132\)](#)

Zoning Application of Morningstar Nursery, Inc. by JMorton Planning & Landscape Architecture

Location: Southeast corner of Atlantic Avenue and Persimmon Avenue

Project Manager: Matthew Boyd, Senior Site Planner I

BCC District: 5

DISCLOSURES

Staff recommendation: Staff approved the request for Postponement.

- a. **Title:** an Official Zoning Map Amendment **Request:** to postpone to the October 1, 2026 hearing.

MOTION: No motion required.

- b. **Title:** a Class A Conditional Use **Request:** to postpone to the October 1, 2026 hearing.

MOTION: No motion required.

- c. **Title:** a Type 2 Variance **Request:** to postpone to the October 1, 2026 Hearing.

MOTION: No motion required.

3. [DOA-2025-01486 Eastpointe Country Club PUD \(1980-00028\)](#)

DISCLOSURES

Zoning Application of Atlantic Crest Homes, Inc. - Robert Brandon by Cotleur & Hearing Inc.

Location: South side of Donald Ross Road, west of the Florida Turnpike

Project Manager: Nancy Frontany Bou, Senior Site Planner I

BCC District: 1

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Overall Master Plan and Subdivision Plan to redesignate a portion of the Recreation Pod within Pod 10 to Residential; add units and modify Conditions of Approval on 664.63 acres

MOTION: to postpone to the October 1, 2026 hearing.

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA –

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Zoning Applications

4. [DOA-2026-00687 Rainberry of West Boca Medical Center \(1983-00056\)](#)

DISCLOSURES

Zoning Application of West Boca Medical Center, Inc. by Urban Design Studio

Location: East of State Road 7, approximately 0.4 miles north of Palmetto Park Road

Project Manager: Shannan Webb, Site Planner II

BCC District: 5

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

- a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Special Exception for a Medical Center with Hospital, to relocate previously approved but unbuilt square footage on 42.00 acres

MOTION: To recommend approval of item 4.a

5. [DOA-2026-00361 Palm West Hospital \(1984-00054\)](#)

DISCLOSURES

Zoning Application of Palms West Hospital Limited Partnership - Todd Maxwell by Urban Design Studio

Location: North side of Southern Blvd (SR-80), approximately 0.41 miles west of Crestwood Boulevard

Project Manager: Matthew Boyd, Senior Site Planner I

BCC District: 6

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

- a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Special Exception for a Medical Center to add square footage and beds, reconfigure the site circulation and parking, and to modify signage and Conditions of Approval on 65.79 acres

MOTION: To recommend approval of item 5.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled from Consent

B. Zoning Applications

6. [ABN/Z/CA-2025-01117 Victoria Village \(2017-00059\)](#)

DISCLOSURES

Zoning Application of Haverhill ALF, LLC - Victoria Leggett by Schmidt Nichols

Location: Northwest corner of North Haverhill Road and Community Drive

Project Manager: Alex Biray, Senior Site Planner I

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

- a. **Title:** a Development Order Abandonment **Request:** abandon a Class A Conditional Use for a Type 3 Congregate Living Facility on 3.97 acres

MOTION: No action required.

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Single Family Residential (RS) Zoning District on 3.97 acres

MOTION: To recommend approval of item 6.b.

- c. **Title:** a Class A Conditional Use **Request:** to allow Townhouse dwelling units on 3.97 acres

MOTION: To recommend approval of item 6.c.

- d. **Title:** a Class A Conditional Use **Request:** to allow a density increase greater than 50% through the Workforce Housing Program (+14 units) for a total of 34 units on 3.97 acres

MOTION: To recommend approval of item 6.d.

7. [SV-2025-01899 Victory Gospel Assembly of Christ \(2023-00014\)](#)

DISCLOSURES

Zoning Application of Victory Gospel Assembly of Christ, Inc. - Dave Pacius by H & L Planning & Development

Location: Southwest corner of Hypoluxo Farms Road and South 73rd Road

Project Manager: Vismary Dorta, Senior Site Planner I

BCC District: 2

Staff Recommendation: Staff recommends **denial** of the Subdivision Variance request.

- a. **Title:** a Subdivision Variance **Request:** to allow access from a 50-foot Local Residential Street for a non-residential use on 2.34 acres

MOTION: To **deny** item 7.a.

C ULDC Revisions

8. [Workforce Housing Program On-Site Construction Option – Privately Proposed Revision Phase 2](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify the thresholds for timing of construction of on-site Workforce Housing Program (WHP) units.

Project Manager: Alex Biray, Senior Site Planner I

Zoning Commission – Phase 1 Initiation: At the June 4, 2026 Hearing, the ZC recommended approval of Phase 1 and initiation of Phase 2 by a vote of 7-0.

Board of County Commissioners – Phase 1 Initiation: At the June 17, 2026 Zoning Hearing, the BCC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0.

Board of County Commissioners – Phase 2 Request for Permission to Advertise: At the time of publication, this item was not yet presented at the Zoning BCC Hearing, scheduled for August 27, 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.

9. [Indoor Shooting Range Separation Criteria - Privately Proposed Revision Phase 1](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Palm Beach County Unified Land Development Code (ULDC) to allow the Indoor Shooting Range use within the minimum separation distance from a parcel with a civic or residential Future Land Use (FLU) designation, or park.

Zoning Application of Soloviev Group – Josh Nichols by Schmidt Nichols Landscape Architecture and Urban Planning

Project Manager: Emily Meilands, Site Planner I

Staff Recommendation: Staff recommends approval of Phase 1 and initiation of Phase 2.

MOTION: To recommend approval of Phase 1 and initiation of Phase 2.

10. [Flood Damage Prevention Updates](#)

Summary: The item before the Board is a proposed revision to the Palm Beach County Unified Land Development Code (“ULDC” or the “Code”). These changes are to implement modifications to flood damage prevention regulations. Specifically, the changes propose to:

- Revise terminology related to floodplain development;
- Remove five-year cumulative substantial improvement verbiage;
- Implement a mechanism to reinstate expired floodplain development applications;

- Lower minimum finished floor elevation of Critical/Essential Facilities; and,
- Exclude buildings, structures and facilities exempt from the Florida Building Code (FBC) from local flood damage prevention standards when located in areas outside of federally designated Special Flood Hazard Areas (SFHA).

Project Manager: Jacquelyn Anderson, Planner II

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 August 27, 2026.

Staff Recommendation:

- To recommend approval of the proposed ULDC revision; and
- To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

MOTION:

- To recommend approval of the proposed ULDC revision; and
- 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.

11. Bioscience Research Protection Overlay (BRPO) and Electronic Signage

Summary: The item before the Board are proposed revisions to Overlay Zoning Districts, and site development standards in the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”). Specifically, the revisions addressed in this report remove reference to the BRPO Zoning District, that has since been retired and removed from the Palm Beach County Comprehensive Plan (“the Plan”); and reintroduce and clarify certain electronic signage that was inadvertently removed by a prior revision, and allow informational signage for non-residential development.

The intent of these revisions are housekeeping in nature and seek primarily to update the Code for consistency with the Plan, streamline the Code, and make corrections and follow up to recently adopted revisions.

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 August 27, 2026.

Staff Recommendation:

- To recommend approval of the proposed ULDC revision; and
- To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

MOTION:

- To recommend approval of the proposed ULDC revision; and
- 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.