

Board of County Commissioners  
Building

Road  
County Administrator  
Joseph Abruzzo

Department of Planning, Zoning &

2300 N. Jog

West Palm Beach, FL 33411  
Phone: 561-233-5200



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**BOARD OF COUNTY COMMISSIONERS**

**ZONING PUBLIC HEARING**

**Thursday April 23, 2026**

**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/](http://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  
April 23, 2026**

**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. Request to Pull Items from Consent and/or request to reorganize Agenda
- C. Adoption of the Agenda – **Motion** to adopt the Agenda

## POSTPONEMENTS/WITHDRAWALS AGENDA

### A. Postponements

#### 1. [DOA/ZV-2025-01602 Project Tango \(2015-00085\)](#)

**Zoning Application of** PBA Holdings Inc by Carlton Fields P.A.

**Location:** Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard

**Project Manager:** Wendy N. Hernández, Zoning Director

**BCC District:** 6

#### DISCLOSURES

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

**Zoning Commission:** Recommended approval by a vote of 7-2-0.

a. **Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan to add square footage and reconfigure/add phasing on 202.67 acres

**MOTION:** No motion necessary. Item administratively postponed to July 15, 2026

#### 2. [PDD-2025-01102 Walmart Neighborhood Market \(1988-00109\)](#)

**Zoning Application of** Carretta II, LLC - Joseph Carretta by Urban Design Studio

**Location:** Northeast corner of South Military Trail and Coconut Lane

**Project Manager:** Emelia Fischer, Senior Site Planner

**BCC District:** 4

#### DISCLOSURES

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

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

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.24 acres

**MOTION:** No motion necessary. Item administratively postponed to May 28, 2026

**- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -**

## CONSENT AGENDA

### A. Disclosures for Consent Items

### B. Requests to pull items from Consent

**- END OF CONSENT AGENDA -**

## REGULAR AGENDA

### A. Zoning Applications

#### 3. [ABN-2025-01101 King of Kings \(2008-00222\)](#)

**Zoning Application of** Palm Beach Hindu Mandir, Inc. by H & L Planning & Development

**Location:** South side of Okeechobee Blvd, approximately 279 feet west of 162nd Dr. N

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 6

#### DISCLOSURES

**Zoning Commission:** No action required

**Staff Recommendation:** Staff recommend approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1, C-2, and C-3.

a. **Title:** a Development Order Abandonment **Request:** to allow an abandonment of a Place of Worship approved by Resolution R-2009-0899 on 0.97 acre

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

4. [DOA-2024-00254 934 Pike LLC \(2010-00352\)](#)

**Zoning Application of** Power Diesel Truck Parts II Corporation - Rafael Leyva by Arc Development Global, LLC

**Location:** East side of Pike Road, approximately 312 feet south of Belvedere Road

**Project Manager:** Matthew Boyd, Senior Site Planner

**BCC District:** 2

**DISCLOSURES**

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

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

a. **Title:** a Development Order Amendment **Request:** to modify Conditional Overlay Zone Conditions of Approval on 1.91 acres

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

5. [DOA-2025-01483 Sandalfoot Square \(1980-00103\)](#)

**Zoning Application of** Sandalfoot Plaza Boca, LLC by JMorton Planning & Landscape Architecture

**Location:** Southeast corner of State Road 7/US 441 and Sandalfoot Boulevard

**Project Manager:** Vismary Dorta, Site Planner II

**BCC District:** 5

**DISCLOSURES**

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

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan for a previously approved Multiple Use Planned Development (pka Planned Commercial Development) to add and building, square footage, and uses on 32.18 acres

**MOTION:** To adopt a resolution approving item 5.a.

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. PZB EXECUTIVE DIRECTOR
- B. ZONING DIRECTOR
- C. PLANNING DIRECTOR
- D. COUNTY ATTORNEY
- 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.