



**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING AMENDMENTS TO THE AGENDA  
JUNE 17, 2026**

**POSTPONEMENT/WITHDRAWALS AGENDA**

**A. Postponement**

**10. CA-2025-00956 Calvary Chapel Christian School (2009-01722)**

**AMEND – To modify the Agenda to add** a request from the Applicant to Postpone the application to the July 15, 2026 BCC Hearing as stated in their letter and provided with this [link](#).

**Staff Recommendation:** To approve the postponement.

**Motion:** To postpone Item 10 to July 15, 2026.

**11. Northlake West TIM Comprehensive Plan Amendment**

**AMEND – To modify the Agenda to add** a request to Postpone the application to the August 26, 2026, Planning BCC Hearing.

**Staff Recommendation:** To approve the postponement.

**Motion:** To postpone Item 11 to August 26, 2026.

**B. Withdrawals**

**9. DOA/W-2025-00967 Seminole Orange Plaza (2006-00012)**

**AMEND – To modify the Agenda to add** a request from the Applicant to Withdraw the application as stated in their letter and provided with this [link](#).

**Staff Recommendation:** To approve the withdrawal request.

**Motion:** To withdraw application (with prejudice or without prejudice)

**ADD – To modify the Staff Report** to include public correspondence provided at this [link](#).

**CONSENT AGENDA**

**D. Other Department**

**AMEND – To modify the Agenda to add** an item regarding Declarations of Restrictive Covenant Template and the back up is provided with this [link](#).

**1.5 [Amendment to Declarations of Restrictive Covenant Template for Workforce Housing Program Rental Units](#)**

**Summary:** The Master Declaration of Restrictive Covenants used for Workforce Housing Program rental units contains provisions requiring that the County be provided with Notice of Pending Foreclosure and the Right of First Refusal and extinguishing the affordability requirements upon foreclosure or deed in lieu. These provisions have been unacceptable to lenders financing or refinancing some of these projects in recent years. The Board has agreed to modify the Covenants for several projects by eliminating these provisions, and in exchange modifying the covenants to

ensure that any foreclosure, transfer by deed in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD would not terminate, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units. The request before the Board today is to approve the same modifications for the covenant template, as depicted in the attachment, to apply to all future rental projects with workforce housing units.

**Project Manager:** Darren Leiser, Assistant County Attorney

**Staff Recommendation:** Staff recommends approval of the modification of the Workforce Housing Program Declaration of Restrictive Covenants for rental units as indicated in the attached

**Motion:** To approve item 1.5

## **REGULAR AGENDA**

### **C. Future Land Use applications with concurrent Zoning applications**

#### **8. ZV/PDD/DOA-2024-01867 Wellington Vista Phase II (2017-00194)**

**AMEND – To modify the Development Order Amendment** Conditions of Approval as indicated in Exhibit C-2 and shown with the deleted text struck out and the added text underlined:

#### ARCHITECTURAL

1. Prior to Final approval by the Development Review Officer, Architectural Elevations and the Site Plan shall be revised to include the listed modifications and architectural elements:

a. ~~provide a roof for the 4<sup>th</sup> floor balconies;~~

b. modify the width of the parking garage; and

be. provide Perimeter Planters in accordance with Article 7.C.4.F – Parking Structures. (DRO: ZONING - Zoning)



Board of County Commissioners  
County Administrator, Joseph Abruzzo  
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**BOARD OF COUNTY COMMISSIONERS  
ZONING PUBLIC HEARING**

**Wednesday, June 17, 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  
June 17, 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
- B. Withdrawals

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

## CONSENT AGENDA

- A. DISCLOSURES for Consent Items
- B. Requests to pull items from Consent
- C. Zoning Applications
- 1. [ABN/Z/DEV-2026-00617 Fire Rescue Station No. 16B \(1974-00065\)](#)

### DISCLOSURES

**Zoning Application of** Palm Beach County by Palm Beach County

**Location:** Approximately 275 feet south of Florida Boulevard on the east side of Alternate A1A

**Project Manager:** Vismary Dorta, Senior Site Planner I

**BCC District:** 1

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

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District on 0.47 acres

**MOTION:** To adopt a resolution approving item 1.a.

- b. **Title:** a Development Order Abandonment **Request:** to allow abandonment of a Fire Station approved by Resolution R-1974-0346 on 0.47 acres

**MOTION:** To adopt a resolution approving item 1.b.

- c. **Title:** DEV - Public Ownership Deviation **Request:** to allow Deviations from landscape standards (landscape buffer) on 0.47 acres

**MOTION:** To approve item 1.c.

**D. Other Department**

**1.5 [Amendment to Declarations of Restrictive Covenant Template for Workforce Housing Program Rental Units](#)**

**Summary:** The Master Declaration of Restrictive Covenants used for Workforce Housing Program rental units contains provisions requiring that the County be provided with Notice of Pending Foreclosure and the Right of First Refusal and extinguishing the affordability requirements upon foreclosure or deed in lieu. These provisions have been unacceptable to lenders financing or refinancing some of these projects in recent years. The Board has agreed to modify the Covenants for several projects by eliminating these provisions, and in exchange modifying the covenants to ensure that any foreclosure, transfer by deed in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD would not terminate, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units. The request before the Board today is to approve the same modifications for the covenant template, as depicted in the attachment, to apply to all future rental projects with workforce housing units.

**Project Manager:** Darren Leiser, Assistant County Attorney

**Staff Recommendation:** Staff recommends approval of the modification of the Workforce Housing Program Declaration of Restrictive Covenants for rental units as indicated in the attached

**Motion:** To approve item 1.5

**- END OF CONSENT AGENDA -**

## REGULAR AGENDA

### A. Items Pulled from Consent

### B. ULDC Revisions

#### 2. [Workforce Housing Program On-Site Construction Option - Privately Proposed Revision Phase 1](#)

**Zoning Application of** Lake Worth Associates I, LLLP – Ryan Vandenburg by G.L. Homes

**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:** Jerome Ottey, Principal Site Planner

**Zoning Commission:** At the June 4, 2026 the ZC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0.

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

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

#### 3. [Fitness Center – Privately Proposed Revision Phase 2 Request for Permission to Advertise](#)

**Zoning Application of** BC Boynton Industrial LLC - Jon Channing, by JMorton Planning & Landscape Architecture, Inc.

**Summary:** The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to remove the square footage restriction for a Fitness Center occupying the industrial space of a development with Commerce (CMR) Future Land Use designation.

**Project Manager:** Jerome Ottey, Principal Site Planner

**Zoning Commission Phase 1 Initiation Recommendation:** At the February 5, 2026 Hearing, the Zoning Commission recommended approval of Phase 1 and Initiation of Phase 2 by a vote of 7-0.

**Board of County Commissioners Phase 1 Initiation:** This item was scheduled for February 26, 2026 Hearing, however, the Applicant requested a postponement to the March 26, BCC Hearing to allow for further discussion on the proposed changes. The postponement request was approved by the BCC by a vote of 7-0. At the March 26, 2026 Hearing, the BCC approved Phase 1 and Initiation of Phase 2 by a vote of 7-0. Board discussion included direction for staff to analyze allowing Fitness Center to occupy 100 percent of the square footage of an industrial building in CMR FLU. Commissioners also expressed concern with pedestrian safety for the public accessing these industrial sites with industrial activities such as circulation of commercial vehicles and the proposed location of Fitness Center uses within the site.

**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 July 15, 2026 at 9:30 a.m.

**MOTION:** To approve Staff recommendation for items 3.a and 3.b.

**C. Future Land Use applications with concurrent Zoning applications**

**4. [SCA-2026-00001 Bulk Candy Store \(1995-00004\)](#)**

**Future Land Use Application of** Pops Real Estate Holdings LLC - Kenneth Shenkman by Schmidt Nichols

**Location:** Southwest corner of North Jog Road and Wallis Road

**Project Manager:** Aaron Cramer, Site Planner 1

**BCC District:** 2

**Planning Commission:** Recommended approval with conditions by a vote of 8-0-0

**Staff Recommendation:** Approval of the proposed amendment to change a future land use designation from Industrial (IND) to Commercial High with an underlying Industrial (CH/IND) with conditions.

- a. **Title:** a Small-Scale Future Land Use Amendment **Request:** to change a future land use designation from Industrial (IND) to Commercial High with an underlying Industrial (CH/IND) with conditions.

**MOTION:** To adopt an Ordinance for the Bulk Candy Store amendment

**5. [DOA-2025-01559 Bulk Candy Store \(1995-00004\)](#)**

**DISCLOSURES**

**Zoning Application of** Pops Real Estate Holdings, LLC - Kenneth Shenkman by Schmidt Nichols

**Location:** SW corner of Jog Road and Wallis Road, approx. 0.1 miles north of Southern Blvd

**Project Manager:** Nancy Frontany Bou, Senior Site Planner 1

**BCC District:** 2

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

**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 previously approved Planned Industrial Development (aka MUPD) Master and Site Plan to add a use and square footage for a Type I Restaurant without a Drive-Through on 1.28 acres

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

**6. [LGA-2025-00006 Wellington Vista Phase II](#)**

**Future Land Use Application of** Lake Worth Road Villas, LLC - Armando A Tabernilla, Lake Worth Road Commercial, LLC & - Juan C Porro by Insite Studio, Inc.

**Location:** Southeast corner of Lake Worth Road and Hooks Road

**Project Manager:** Inna Stafeychuk, Senior Site Planner 1

**Acres:** 3

**BCC District:** 6

**Planning Commission Recommendation:** PLC Recommended Approval with conditions in an 8 to 0 vote at the April 11, 2025 Public Hearing.

**BCC:** Transmitted with a vote of 6 to 0 at the May 13, 2025 public hearing.

**Staff Recommendation:** Approval of the proposed amendment to change a future land use designation from Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8) on 0.33 acres with conditions, from Commercial High with underlying Low Residential, 2 units per acre (CH/2) to High Residential, 8 units per acre (HR-8) on 3 acres and to revise conditions in Ordinance No. 2018-027 on 30.02 acres.

**a. Title:** a Large Scale Future Land Use Amendment **Request:** to change a future land use designation from Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8) on 0.33 acres with conditions, from Commercial High with underlying Low Residential, 2 units per acre (CH/2) to High Residential, 8 units per acre (HR-8) on 3 acres and to revise conditions in Ordinance No. 2018-027 on 30.02 acres.

**MOTION:** To adopt an Ordinance for the Wellington Vista Phase II amendment

7. [ABN-2024-01876 Allie Polo Estates \(2018-00189\)](#)

**DISCLOSURES**

**Zoning Application of** Lake Worth Road Commercial, LLC by Insite Studio Inc.

**Location:** South side of Lake Worth Road, west of the Florida Turnpike and east of Hooks Road

**Project Manager:** Matthew Boyd, Senior Site Planner 1

**BCC District:** 6

**Zoning Commission:** ZC recommendation is not applicable.

**Staff Recommendation:** Staff recommends approval of the request.

- a. **Title:** a Development Order Abandonment **Request:** to abandon Class A Conditional Use approval for a General Daycare on 3 acres

**MOTION:** To adopt a resolution approving item 7.a

- b. **Title:** a Development Order Abandonment **Request:** to abandon Class A Conditional Use approval for a Type 1 Restaurant w/Drive-Thru on 3 acres

**MOTION:** To adopt a resolution approving item 7.b

8. [ZV/PDD/DOA-2024-01867 Wellington Vista Phase II \(2017-00194\)](#)

**DISCLOSURES**

**Zoning Application of** Lake Worth Road Commercial, LLC by Insite Studio, Inc.

**Location:** Southeast corner of Lake Worth Road and Hooks Road

**Project Manager:** Matthew Boyd, Senior Site Planner 1

**BCC District:** 6

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

**Staff Recommendation:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Planned Unit Development (PUD) Zoning District on 3 acres

**MOTION:** To adopt a resolution approving item 8.a

- b. **Title:** a Development Order Amendment **Request:** to modify the previously approved Planned Unit Development overall Master, Site, and Regulating Plans to add land area (3 acres), residential units (100), and an access point, and to modify Conditions of Approval on 30.36 acres

**MOTION:** To adopt a resolution approving item 8.b

- c. **Title:** a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for density bonuses contained in Resolutions R-2019-0902 and R-2019-0903, to increase the number of density bonus units through the Workforce Housing (WFH) (63 units) and Transfer of Development Right (TDR) (10 units) density bonus programs on 30.36 acres.

**MOTION:** To adopt a resolution approving item 8.c

**D. Previously Postponed Zoning Applications**

**9. [DOA/W-2025-00967 Seminole Orange Plaza \(2006-00012\)](#)**

**DISCLOSURES**

**Zoning Application of** Palms West Hospital Limited Partnership by Insite Studio Inc.

**Location:** Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

**Project Manager:** Matthew Boyd, Senior Site Planner 1

**BCC District:** 6

**Zoning Commission:** Recommended Approval of a Development Order Amendment by a vote of 7-2-0 and Recommended Approval of a Type 2 Waiver by a vote of 6-3-0.

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

**a. Title:** a Development Order Amendment **Request:** to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval on 11.89 acres

**MOTION:** To adopt a resolution approving item 9.a

**b. Title:** a Type 2 Waiver **Request:** to allow 24 hours of operation within 250-feet of residential use on 1.77 acres

**MOTION:** To adopt a resolution approving item 9.b

**10. [CA-2025-00956 Calvary Chapel Christian School \(2009-01722\)](#)**

**DISCLOSURES**

**Zoning Application of** Calvary Chapel of Jupiter, Inc - Terry Eve by Cotleur & Hearing, Inc.

**Location:** Southeast corner of Indiantown Road and Rocky Pines Road

**Project Manager:** Matthew Boyd, Senior Site Planner 1

**BCC District:** 1

**Zoning Commission:** Recommended denial with a vote of 7-0-0

**Staff Recommendation:** Staff recommends denial of the Class A Conditional Use request.

**a. Title:** a Class A Conditional Use **Request:** to allow an Elementary or Secondary School on 18.588 acres

**MOTION:** To deny item 9.a (with or without prejudice)

**E. Comprehensive Plan Amendments**

**11. [Northlake West TIM Comprehensive Plan Amendment](#)**

**Summary:** This County initiated amendment will allow the future widening of Northlake Boulevard along this segment to 8 lanes. The approved traffic impact reports for Avenir, Westlake, and Indian Trail Groves indicate that the proposed widening of Northlake Boulevard to 8 lanes is necessary to accommodate the projected future vehicular traffic demand. Northlake Boulevard is the major east-west route, along with Southern Boulevard, and Okeechobee Boulevard, that connects the Central Western Communities with eastern parts of the County and provides access to Florida's Turnpike and I-95.

**Staff Recommendation:** Approval of the proposed Comprehensive Plan amendment to modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, to widen the roadway right-

of-way segment between the western edge of the Palm Beach Gardens (Sandhill Crane) municipal golf course and future N. State Road 7, from 120 feet to 142 feet.

- a. **Title:** a Comprehensive Plan Amendment **Request:** to modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, to widen the roadway right-of-way segment between the western edge of the Palm Beach Gardens (Sandhill Crane) municipal golf course and future N. State Road 7, from 120 feet to 142 feet.

**MOTION:** To transmit the Northlake Boulevard West TIM Comprehensive Plan amendment

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. CHIEF DEPUTY COUNTY ADMINISTRATOR
- B. PZB EXECUTIVE DIRECTOR
- C. COUNTY ATTORNEY
- D. ZONING DIRECTOR
- E. PLANNING DIRECTOR
- 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.