



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
APRIL 2, 2026**

REGULAR AGENDA

B. Zoning Applications

5. ZV-2025-02051 Johns PUD (2021-00073)

AMEND – To modify the Staff Report – Staff Assessment as shown with the deleted text struck out and added underlined text:

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B, and determined that the requests does ~~not~~ meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

AMEND – To modify the Type 2 Variance Conditions of Approval in Exhibit C as shown with the added text underlined and the deleted text struck out as follows:

ALL PETITIONS

5. Prior to the issuance of the first Certificate of Occupancy for a residential unit within the a-Plat for Pod H, the Property Owner shall revise and include in the Property Owners Association (POA) Documents, the POA's responsibilities for Maintenance of the County's Retention area and the associated landscaping, as described in the Maintenance Agreement. A copy of the recorded POA documents shall be submitted to the Zoning Division. (CO:MONITORING – Zoning) (~~PLAT: ZONING – Zoning~~)

ADD – To modify the Staff Report Exhibits to include public correspondence (letter in support from the West Boca Community Council) provided at this [link](#).

6. PDD-2025-01102 Walmart Neighborhood Market (1988-00109)

AMEND – To modify the Application Summary to correct the square footages as shown with the deleted text struck out and added underlined text:

Application Summary: The application is for the existing Walmart Neighborhood development. The site was last before the Board of County Commissioners on July 22, 2010, to allow a rezoning from the Specialized Commercial (CS) and Residential Single Family (RS) Zoning Districts to the General Commercial (CG) Zoning District. The site has approval for the development of three buildings with a total of ~~49,331~~ 49,255 square feet (sq. ft.). Two of the three buildings have been constructed, and the site is operating as a commercial plaza.

This request proposes to rezone the site from Commercial General (CG) to the Multiple Use Planned Development (MUPD) Zoning District. With the requested rezoning, the proposal would increase square footage (+~~3,824~~ 3,900 sq. ft.) for a proposed total of 53,155 sq. ft. The Preliminary Site Plan indicates two existing buildings (46,355 sq. ft) and one proposed building (~~6,500~~ 6,800 sq. ft.) with a mix of retail and restaurant uses. The other plan elements include 246 parking spaces, water management tracts, and landscape buffering. Access remains from S. Military Trail and Coconut Lane

AMEND – To modify the Official Zoning Map Amendment Engineering Conditions of Approval in Exhibit C as shown with the deleted text struck out and added text underlined:

ENGINEERING

2. Add Flexible Delineator Poles (FDP) at the western entrance throat on Coconut Ln, as depicted on the site plan for this application. This must be completed prior to the issuance of the first Certificate of Occupancy for ~~the new retail building~~ Building D. (CO: MONITORING - Engineering)

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION PUBLIC HEARING

Thursday, April 2, 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
PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
Thursday, April 2, 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 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 March 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

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-3

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

b. **Title:** a Class A Conditional Use **Request:** to allow Limited Access Self Storage Facility Use on 50.99 acres

c. **Title:** a Class A Conditional Use **Request:** to allow Manufacturing and Processing Use (with Brewery Taproom) on 50.99 acres

d. **Title:** a Type 2 Variance **Request:** to allow a 100 percent landscape buffer overlap within a Preserve area on 50.99 acres

MOTION: No motion necessary. Item administratively postponed to June 4, 2026.

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

BCC District: 5

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

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Agriculture Reserve (AGR) Zoning District to the Light industrial (IL) Zoning District with a Conditional Overlay Zone on 9.59 acres

b. **Title:** a Class A Conditional Use **Request:** to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use on 9.59 acres

b. **Title:** a Type 2 Variance **Request:** to allow an increase in the spacing of interior landscape islands from 80 feet to 140 feet on 9.59 acres

MOTION: No motion necessary. Item administratively postponed to June 4, 2026.

B. Withdrawals

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Requests to pull items from Consent

C. Zoning Applications

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled from Consent

B. Zoning Applications

3. [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

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 recommend approval of item 3.a.

4. [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

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 recommend approval of item 4.a.

5. [ZV-2025-02051 Johns PUD \(2021-00073\)](#)

Zoning Application of Boca Raton Associates XI, LLLP - Kevin Ratterree by Boca Raton Associates XI LLLP

Location: East of Lyons Road, approximately 0.26 miles north of Glades Road

Project Manager: Katiana Myrthil, Site Planner II

BCC District: 5

DISCLOSURES

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

- a. **Title:** a Type 2 Variance **Request:** to allow the elimination of a 25-foot Type 2 Incompatibility Buffer (and associated planting material) on Pod H (70.35 acres) of a 329.87 acre PUD

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

6. [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

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: To recommend approval of item 6.a

- END OF REGULAR AGENDA -

COMMENTS

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