



**PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
RESULT LIST**

April 2, 2026

Agenda & Application #'s Applicant & Request Vote

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS

- | | | | |
|----|---|---|--|
| 1. | PDD/CA/ZV-2025-00293
Park West Commerce North

Control#: 1985-50131 | Morningstar Nursery, Inc.
PDD: to allow a rezoning from the Agriculture Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 50.99 acres
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026.

CA: to allow Limited Access Self Storage Facility on 50.99 acres
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026.

CA: to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026.

ZV: to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026. |

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| 2. | Z/CA/ZV-2025-00300
Park West Commerce South

Control#: 2024-00132 | Morningstar Nursery, Inc.
Z: 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
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026.

CA: to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026.

ZV: to allow an increase in the spacing of interior landscape islands from 80 feet to 140 feet on 9.59 acres
Board Decision: No motion necessary. Item administratively postponed to June 4, 2026. |

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REGULAR AGENDA - ZONING APPLICATIONS

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| 3. | DOA-2024-00254
934 Pike LLC

Control#: 2010-00352 | Power Diesel Truck Parts II Corporation - Rafael Leyva
DOA: to modify and delete the Conditional Overlay Zone Conditions of Approval on 1.91 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 8-0-0. | <div style="border: 1px solid black; background-color: #f0f0f0; padding: 2px; display: inline-block;">8-0-0</div> |
| 4. | DOA-2025-01483
Sandalfoot Square

Control#: 1980-00103 | Sandalfoot Plaza Boca, LLC
DOA: 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
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 8-0-0. | <div style="border: 1px solid black; background-color: #f0f0f0; padding: 2px; display: inline-block;">8-0-0</div> |
| 5. | ZV-2025-02051
Johns PUD

Control#: 2021-00073 | Boca Raton Associates XI, LLLP - Kevin Ratterree
ZV: 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
Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 8-0-0. | <div style="border: 1px solid black; background-color: #f0f0f0; padding: 2px; display: inline-block;">8-0-0</div> |
| 6. | PDD-2025-01102
Walmart Neighborhood Market

Control#: 1988-00109 | Carretta II, LLC - Joseph Carretta
PDD: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.24 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0. | <div style="border: 1px solid black; background-color: #f0f0f0; padding: 2px; display: inline-block;">8-0-0</div> |

END OF RESULT LIST