



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

ZONING COMMISSION PUBLIC HEARING

Thursday, August 6, 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, August 6, 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 July 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

DISCLOSURES

a. **Title:** an Official Zoning Map Amendment **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

b. **Title:** a Class A Conditional Use **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

c. **Title:** a Class A Conditional Use **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

d. **Title:** a Type 2 Variance **Request:** to postpone to the September 3, 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

BCC District: 5

DISCLOSURES

a. **Title:** an Official Zoning Map Amendment **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

b. **Title:** a Class A Conditional Use **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

c. **Title:** a Type 2 Variance **Request:** to postpone to the September 3, 2026 hearing

MOTION: No motion required.

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Zoning Applications

3. [Z-2026-00725 Palmwood Rezoning \(2026-00031\)](#)

Zoning Application of 14860 Palmwood Drive, LLC by Cotleur & Hearing, Inc.

Location: East side of Palmwood Road, approximately 800 feet south of Frederick Small Road

Project Manager: Santiago Zamora, Site Planner II

BCC District: 1

Staff Recommendation: Staff recommends approval of this 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 Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 0.45 acres

MOTION: To recommend approval of item 3.a.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled from Consent

B. Zoning Applications

4. [DOA-2025-01903 Military Belvedere Shopping Center – Mavis Tire \(1992-00023\)](#)

DISCLOSURES

Zoning Application of M&M N Military, LLC, Mavis Southeast LLC - James Micik by Kimley Horn and Associates, Inc.

Location: Northeast corner of Military Trail and Belvedere Road

Project Manager: Joyce Lawrence, Senior Site Planner I

BCC District: 2

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 MUPD Site Plan to add square footage, modify uses and site elements, and amend Conditions of Approval on 22.4 acres

MOTION: To recommend approval of item 4.a.

C. ULDC Revisions

5. [Self-Service Storage Facilities \(SSSFs\)](#)

Summary: The item before the Board are proposed revisions to Self-Service Storage Facility (SSSF) Use Regulations in the Palm Beach County Unified Land Development Code ("ULDC" or "the Code"). Specifically, the revisions addressed in this report correct that SSSFs are allowed in zoning districts with a Commercial Low Office (CL-O) or Commercial High Office (CH-O) Future Land Use (FLU) designation.

Project Manager: Alex Biray, Senior Site Planner I

Board of County Commissioners - Request for Permission to Advertise: At the July 14, 2026 Hearing, the BCC approved Request for Permission to Advertise for First Reading at the August 27, 2026 Zoning Hearing by a vote of 7-0.

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.

6. Large-Scale Data Centers Moratorium

Summary: The item before the Board are proposed revisions to add the Large-Scale Data Center use to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”). Specifically, the revisions add a definition for a Large-Scale Data Center use and include language establishing a Moratorium for facilities that fall under the definition of the use. The proposed revisions implement direction to staff by the Board of County Commissioners at the July 7, 2026 BCC Hearing.

Project Manager: Darren Leiser, Assistant County Attorney III

Board of County Commissioners - Request for Permission to Advertise: At the July 14, 2026 Hearing, the BCC approved Request for Permission to Advertise for First Reading at the August 27, 2026 BCC Zoning Hearing by a vote of 7-0.

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.

- 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.