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## ZONING COMMISSION AMENDMENTS TO THE AGENDA JUNE 4, 2026

### POSTPONEMENT/WITHDRAWALS AGENDA

#### A. Postponement

##### 3. PDD/CA/AV-2025-00293 Park West Commerce North (1985-50131)

**AMEND – To modify the Agenda** to move Item 3 to Postponement at the request of the Applicant.

**Staff Recommendation:** Staff supports the request to postpone

**Motion:** To postpone to July 2, 2026

##### 4. Z/CA/ZV-2025-00300 Park West Commerce South (2024-00132)

**AMEND – To modify the Agenda** to move Item 4 to Postponement at the request of the Applicant.

**Staff Recommendation:** Staff supports the request to postpone

**Motion:** To postpone to July 2, 2026

### CONSENT AGENDA

#### C. Zoning Applications

##### 1. ABN/Z/DEV-2026-00617 Fire Rescue Station No. 16B (1974-00065)

**AMEND – To modify the Agenda** to amend the numbering of the requests as shown with the deleted text struck out and added text underlined:

....

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

**MOTION:** No action required.

### REGULAR AGENDA

#### B. Zoning Applications with current Future Land Use applications

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

**AMEND - - To revise the Agenda** to correct the numbering of the Title/Request as shown with the deleted text struck out and the added text underlined:

**a. Title:** a Type 2 Variance **Request:** to allow reduce the setback from 15 feet to 11 feet and to reduce the right of way buffer width along a portion (~175 ft) of the east property line on 3 acres

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

**b 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 recommend approval of item 5.b

**c.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 recommend approval of item 5.c

**d e. 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 recommend approval of item 5.d

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

ALL PETITIONS

2. Commencement of the Development Order shall be December 31, 2030 or one year before the build out date provided for ENG condition 11, whichever comes first. dated no later than a year before the buildout date stated in ENG condition 11, December 31, 2029 (ONGOING: ZONING - Zoning)

ENGINEERING

11. Prior to Final DRO approval, the Property Owner shall submit a revised traffic analysis using a desired build out date (DRO: MONITORING - Engineering)

~~11. Pursuant to the Traffic Analysis, the Buildout Date is 2030. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Wellington Vista Phase II ZV/PDD/DOA/CA-2024-01867 Page 19 Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING – Engineering)~~



PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION

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**ZONING COMMISSION PUBLIC HEARING**

**Thursday, June 4, 2026**

**9:00 a.m., 1<sup>st</sup> 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/](http://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, June 4, 2026**

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**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 May 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
- 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 \(1974-00065\)](#)

**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

### DISCLOSURES

**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 recommend approval of 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:** No action required.

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

**MOTION:** No action required.

D. **Zoning Applications with concurrent Future Land Use applications**

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

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

**Location:** Southwest corner of Jog Road and Wallis Road, approximately 0.1 miles north of Southern Boulevard

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

**BCC District:** 2

### DISCLOSURES

**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 recommend approval of item 2.a.

**- END OF CONSENT AGENDA –**

# REGULAR AGENDA

## A. Items Pulled from Consent

## B. Zoning Applications with current Future Land Use applications

### 3. [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

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

**MOTION:** To recommend approval of item 3.a

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

**MOTION:** To recommend approval of item 3.b

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

**MOTION:** To recommend approval of item 3.c

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

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

### 4. [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

**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:** 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

**MOTION:** To recommend approval of item 4.a

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

**MOTION:** To recommend approval of item 4.b

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

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

**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

**BCC District:** 6

#### DISCLOSURES

**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:** a Type 2 Variance **Request:** to allow reduce the setback from 15 feet to 11 feet and to reduce the right of way buffer width along a portion (~175 ft) of the east property line on 3 acres

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

- 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 recommend approval of item 5.b

- 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 recommend approval of item 5.c

- 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 recommend approval of item 5.d

**C. Previously Postponed Zoning Applications Zoning Applications**

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

**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

**BCC District:** 1

**DISCLOSURES**

**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 recommend **denial** of item 6.a

**D. ULDC Revisions**

**7. [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

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

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

**- 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.