



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

June 4, 2026

Agenda & Application #'s Applicant & Request Vote

CONSENT AGENDA - ZONING APPLICATIONS

1. **ABN/Z/DEV-2026-00617** Palm Beach County
Fire Rescue Station No. 16B ABN: to allow abandonment of a Fire Station approved by Resolution R-1974-0346 on 0.47 acres
Control#: 1974-00065 **Board Decision:** No action required. 0-0-0

Z: to allow a rezoning from General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District on 0.47 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0. 7-0-0

DEV: to allow Deviations from landscape standards (landscape buffer) on 0.47 acres
Board Decision: No action required. 0-0-0

2. **DOA-2025-01559** Pops Real Estate Holdings, LLC - Kenneth Shenkman
Bulk Candy Store DOA: 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
Control#: 1995-00004 **Board Decision:** Recommended Approval of a Development Order Amendment by a vote of 7-0-0. 7-0-0

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS

3. **PDD/CA/ZV-2025-00293** Morningstar Nursery, Inc.
Park West Commerce North 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
Control#: 1985-50131 **Board Decision:** Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0

CA: to allow Limited Access Self Storage Facility on 50.99 acres
Board Decision: Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0

CA: to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres
Board Decision: Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0

ZV: to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres
Board Decision: Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0

4. **Z/CA/ZV-2025-00300** Morningstar Nursery, Inc.
Park West Commerce South 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
Control#: 2024-00132 **Board Decision:** Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0

CA: to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use
Board Decision: Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0

ZV: to allow an increase in the spacing of interior landscape islands from 80 feet to 140 feet on 9.59 acres
Board Decision: Postponed to July 2, 2026 by a vote of 7-0-0. 7-0-0



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REGULAR AGENDA - ZONING APPLICATIONS

5. **ZV/PDD/DOA-2024-01867** **Lake Worth Road Commercial, LLC**
Wellington Vista Phase II **ZV:** 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
Control#: 2017-00194 **Board Decision:** Approved a Type 2 Variance (with conditions) by a vote of 7-0-0

PDD: to allow a rezoning from the General Commercial (CG) Zoning District to the Planned Unit Development (PUD) Zoning District on 3 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0

DOA: 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
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0

DOA: 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.
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0

6. **CA-2025-00956** **Calvary Chapel of Jupiter, Inc - Terry Eve**
Calvary Chapel Christian School **CA:** to allow an Elementary or Secondary School on 18.588 acres
Control#: 2009-01722 **Board Decision:** Recommended Denial of a Class A Conditional Use by a vote of 7-0-0

REGULAR AGENDA - ULDC REVISIONS

7. **TITLE:** Workforce Housing Program On-Site Construction Option - Privately Proposed Revision Phase 1
MOTION: To recommend approval of Phase 1 and initiation of Phase 2.
Board Decision: Recommended Approval of Phase 1 and initiation of Phase 2 by a vote of 7-0-0

END OF RESULT LIST