



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

May 7, 2026

Agenda & Application #'s Applicant & Request Vote

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS

1. 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: Administratively postponed to June 4,2026 0-0-0

REGULAR AGENDA - ZONING APPLICATIONS

2. ABN/DOA-2025-01653 HSC West Palm Beach, LLC - Haymes Snedeker
Palm Beach Commerce Center ABN: to allow abandonment of a General Day Care approved by Resolution
R-2022-0149 on 8.13 acres
Control#: 1999-00028 Board Decision: No action required. 0-0-0

ABN: to allow abandonment of a Retail Gas and Fuel with Convenience Store
approved by Resolution R-2022-0082 and amended by R-2022-00148 on 8.13 acres
Board Decision: No action required. 0-0-0

DOA: to modify and reconfigure the overall MUPD Site Plan to modify uses and
add square footage on 8.13 acres
Board Decision: Recommended Approval of a Development Order
Amendment by a vote of 9-0-0. 9-0-0

3. DOA/CA-2025-00502 Current Capital Realty, Inc., Coco Plum Plaza, LLC
Del Taco West Palm Beach
Control#: 1984-00079
DOA: to modify the previously approved Special Exception of a Planned
Commercial Development to add a building, square footage, and a use, with
modifications to the associated site elements on 4.43 acres
Board Decision: Recommended Approval of a Development Order
Amendment by a vote of 9-0-0. 9-0-0

CA: to allow a Type 1 Restaurant with a drive-through on 4.43 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a
vote of 9-0-0. 9-0-0

4. DOA-2024-00518 New City Westchester Group, LLC, New City Westchester Development
LLC
**Westchester Village at Pipers
Glen PUD**
Control#: 1980-00212
DOA: to modify the overall Master Plan for the Planned Unit Development to
redesignate a portion of a Recreation Pod to a Residential Pod, add units (+49), and
modify Conditions of Approval, on 645.19 acres
Board Decision: Recommended Approval of a Development Order
Amendment by a vote of 9-0-0. 9-0-0

DOA: to delete a Condition of Approval for Pod J on 10.81 acres
Board Decision: Recommended Approval of a Development Order
Amendment by a vote of 9-0-0. 9-0-0

5. W-2025-01909 Fury Construction & Development LLC - Guy Gil
**Modern Gardens at Delray
Lakes Estates**
Control#: 2006-00362
W: to allow the substitution of a 6-foot opaque wall with a 6-foot-tall hedge within
the Type 3 Incompatibility Buffer along the south property boundary on 21.53
acres
Board Decision: Recommended Approval of a Type 2 Waiver by a vote of
9-0-0. 9-0-0

6. PDD/W-2025-00960 East Coast Mulch Corp. - Raymond Bowden
East Coast MUPD
Control#: 1979-00202
PDD: to allow a rezoning from the Agriculture Residential (AR) Zoning District to
the Multiple Use Planned Development (MUPD) Zoning District on 4.81 acres
Board Decision: Recommended Approval of an Official Zoning Map
Amendment by a vote of 9-0-0. 9-0-0

W: to allow an alternative Type 3 Incompatible Buffer along the west property line
on 4.81 acres
Board Decision: Recommended Approval of a Type 2 Waiver by a vote of
9-0-0. 9-0-0

END OF RESULT LIST