



**ZONING COMMISSION  
AMENDMENTS TO THE AGENDA  
MAY 7, 2026**

**REGULAR AGENDA**

**B. Zoning Applications**

**2. ABN/DOA-2025-01653 Palm Beach Commerce Center (1999-00028)**

**AMEND – To modify the Development Order Amendment Use Limitations Conditions of Approval in Exhibit C-3 as shown with the deleted text struck out and added text underlined:**

USE LIMITATION

1. The Accessory Office use shall be limited to a maximum of 9,356 square feet. Any increase in Accessory Office square footage shall require a review of the parking layout, circulation, and function, and shall demonstrate compliance with ULDC requirements.

**3. DOA/CA-2025-00502 Del Taco West Palm Beach (1984-00079)**

**AMEND – To modify the Development Order Amendment Engineering Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:**

ENGINEERING

5. Pursuant to the Traffic Analysis, the Buildout Date is ~~2026~~ 2029. No Building Permits for the site may be issued after December 31, ~~2026~~ 2029. 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 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)

**C. Zoning Applications with current Future Land Use applications**

**6. PDD/W-2025-00960 DOA/CA-2025-00502 East Coast MUPD (1979-00202)**

**AMEND – To modify the Planned Development District Environmental Resource Management Condition of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:**

ENVIRONMENTAL RESOURCE MANAGEMENT

1. Prior to the final approval by the Development Review Officer, ~~a Phase II an~~ Environmental Site Assessment report that includes soil assessment, sampling frequency and location subject to the discretion of the environmental professional that prepares the report, for the (4) 500-gallon fuel AST system shall be provided to ERM for review and acceptance. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

**AMEND – To modify the Planned Development District Signs Condition of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:**

SIGNS

2. Wall Signage shall be limited to the north and the east façades front façade (east side) of the building, and shall be limited to 50% of the maximum length of each bay. (ONGOING/BLDGPM: BUILDING DIVISION - Zoning)

PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION



**ZONING COMMISSION PUBLIC HEARING**

**Thursday, May 7, 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, May 7, 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 April 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. [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:** No motion necessary. Item administratively postponed to June 4, 2026

### B. Withdrawals

**- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -**

## CONSENT AGENDA

### A. DISCLOSURES for Consent Items

### B. Requests to pull items from Consent

### C. Zoning Applications

**- END OF CONSENT AGENDA -**

## REGULAR AGENDA

### A. Items Pulled from Consent

### B. Zoning Applications

#### 2. [ABN/DOA-2025-01653 Palm Beach Commerce Center \(1999-00028\)](#)

**Zoning Application of** HSC West Palm Beach, LLC - Haymes Snedeker by Schmidt Nichols

**Location:** Southeast corner of Belvedere Road and Sansbury's Way

**Project Manager:** Vismary Dorta, Site Planner II

**BCC District:** 2

#### 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:** a Development Order Amendment **Request:** to modify and reconfigure the overall MUPD Site Plan to modify uses and add square footage on 8.13 acres

**MOTION:** to recommend approval of item 2.a.

- b. **Title:** a Development Order Abandonment **Request:** to allow abandonment of a General Day Care approved by Resolution R-2022-0149 on 8.13 acres

**MOTION:** No motion required.

- c. **Title:** a Development Order Abandonment **Request:** 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

**MOTION:** No motion required

3. [DOA/CA-2025-00502 Del Taco West Palm Beach \(1984-00079\)](#)

**Zoning Application of** Current Capital Realty, Inc., Coco Plum Plaza, LLC by Bowman Consulting Group

**Location:** West side of north Military Trail, approximately 0.11 miles south of Community Drive

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 2

**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:** a Development Order Amendment **Request:** 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

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

b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with a drive-through on 4.43 acres

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

4. [DOA-2024-00518 Westchester Village at Pipers Glen PUD \(1980-00212\)](#)

**Zoning Application of** New City Westchester Group, LLC, New City Westchester Development LLC by Dunay Miskel and Backman LLP

**Location:** Southeast corner of Pipers Glen Boulevard and S Jog Road

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

**BCC District:** 5

**DISCLOSURES**

**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 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

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

b. **Title:** a Development Order Amendment **Request:** to delete a Condition of Approval for Pod J on 10.81 acres

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

5. [W-2025-01909 Modern Gardens at Delray Lakes Estates \(2006-00362\)](#)

**Zoning Application of** Fury Construction & Development LLC - Guy Gil by Wantman Group Inc.

**Location:** Persimmon Avenue, approximately 0.5-mile southeast from the intersection of Lyons

**Project Manager:** Susan Goggin, Site Planner II

**BCC District:** 5

**DISCLOSURES**

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C

a. **Title:** a Type 2 Waiver **Request:** 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

**MOTION:** To recommend approval of item 5.a

C. **Zoning Applications with current Future Land Use applications**

6. [PDD/W-2025-00960 East Coast MUPD \(1979-00202\)](#)

**Zoning Application of** East Coast Mulch Corp. - Raymond Bowden by Schmidt Nichols

**Location:** South side of Belvedere Road, approximately 400 feet east of Cleary Road

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 2

**DISCLOSURES**

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 through C-2

**a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.81 acres

**MOTION:** To recommend approval of item 6.a.

**b. Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Incompatible Buffer along the western 240-feet of the south property line and the west property line on 4.81 acres

**MOTION:** To recommend approval of item 6.b.

**- 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.