



PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
RESULT LIST

July 2, 2026

Agenda & Application #'s Applicant & Request Vote

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS

1.	PDD/CA/ZV-2025-00293 Park West Commerce North Control#: 1985-50131	Morningstar Nursery, Inc. 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 Board Decision: Item administratively postponed to August 6, 2026 CA: to allow Limited Access Self Storage Facility on 50.99 acres Board Decision: Item administratively postponed to August 6, 2026 CA: to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres Board Decision: Item administratively postponed to August 6, 2026 ZV: to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres Board Decision: Item administratively postponed to August 6, 2026	0-0-0 0-0-0 0-0-0 0-0-0
2.	Z/CA/ZV-2025-00300 Park West Commerce South Control#: 2024-00132	Morningstar Nursery, Inc. 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 Board Decision: Item administratively postponed to August 6, 2026 CA: to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use Board Decision: Item administratively postponed to August 6, 2026 ZV: to allow an increase in the spacing of interior landscape islands from 80 feet to 140 feet on 9.59 acres Board Decision: Item administratively postponed to August 6, 2026	0-0-0 0-0-0 0-0-0

CONSENT AGENDA - ZONING APPLICATIONS

3.	ABN/DOA-2026-00566 Palm Beach Park of Commerce Averitt Express Inc. Control#: 1981-00190	Averitt Express, Inc. ABN: to abandon a Retail Gas and Fuel Sales with a Convenience Store on 1.99 acres Board Decision: No action required. DOA: to modify the overall Master Plan to designate 1.99 acres of the General Commercial Pod to a Light Industrial Pod and to modify Conditions of Approval on 1,322.19 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	0-0-0 7-0-0
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REGULAR AGENDA - ZONING APPLICATIONS

4.	DOA-2025-00313 Pipers Glen PUD Control#: 1980-00212	Palm Cove Builders, LLC DOA: to modify the overall Planned Unit Development to delete land area (2.39 acres) from the overall 645.19-acre development and to modify Conditions of Approval for a remaining total of 642.80 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0
5.	Z-2025-00315 Palm Cove Subdivision Control#: 2025-00018	Palm Cove Builders, LLC Z: to allow a rezoning from the Residential Transition (RT) Zoning District with a Special Exception for a Planned Unit Development (PUD) to the Single Family Residential (RS) Zoning District with a Conditional Overlay Zone (COZ) on 2.39 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0



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REGULAR AGENDA - ULDC REVISIONS

6.
- TITLE: Fitness Center – Privately Proposed Revision Phase 2 Request for Permission to Advertise

MOTION:

a. To recommend approval of the proposed ULDC revision

b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULD revision is found to be consistent with the Comprehensive Plan.

Board Decision:

a. Recommended approval of the proposed ULDC revision by a vote of 7-0-0.

b. Recommended the proposed ULDC revision is consistent with the Comprehensive Plan by a vote of 7-0-0
- 7-0-0

7-0-0

REGULAR AGENDA - ZONING APPLICATIONS

7. ZV/DOA-2025-01602

PBA Holdings, Inc. - Enrique Tomeu
- Project Tango

ZV: to allow a reduction in parking for Data Information and Processing Use on 202.67 acres

Control#: 2015-00085

Board Decision: No action required.
- 0-0-0
- DOA: to amend the previously approved the Master Plan the overall Economic Development Center MUPD to add square footage and modify phasing on 202.67 acres

Board Decision: Recommended Denial of a Development Order Amendment by a vote of 6-0-0.
- 6-0-0

END OF RESULT LIST