



Board of County Commissioners  
County Administrator Joseph Abruzzo

Department of Planning, Zoning and Building  
2300 North Jog Road  
West Palm Beach, Florida 33411  
Phone: (561) 233-5200

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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING  
AMENDMENTS TO THE AGENDA  
MAY 28, 2026**

**CONSENT AGENDA**

**B. Zoning Applications**

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

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

ENGINEERING

6. The existing southern driveway connection on Military Trail shall be repaired and repaved, including any necessary milling, resurfacing, pavement restoration, and associated improvements, as determined by the County Engineer. Any and all costs associated with the construction shall be paid by the Property Owner. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (CO: MONITORING – Eng)

**REGULAR AGENDA**

**B. Previously Postponed Zoning Applications**

**4. PDD-2025-01102 Walmart Neighborhood Market (1988-00109)**

**AMEND – To modify the Official Zoning Map Amendment Engineering Conditions of Approval in Exhibit C as shown with the deleted text struck out and added text underlined:**

ENGINEERING

2. The Property Owner shall install~~Add~~ Flexible Delineator Poles (FDP) at the western entrance throat on Coconut Ln, as depicted on the site plan for this application. This must be completed prior to the issuance of the first Certificate of Occupancy for Building D, unless otherwise determined by the County Engineer. (CO: MONITORING - Engineering)

4. ~~The Property Owner shall construct a right turn lane east approach on Coconut Lane at Military Trail. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right of way. This improvement will be impact fee creditable.~~

~~a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer. (BLDGPMT: MONITORING – Engineering)~~

~~b. Construction~~ of a right turn lane on the east approach of Coconut Lane at Military Trail shall be completed prior to issuance of the ~~first~~ Certificate of Occupancy for Building D, unless otherwise approved by the County Engineer. (BLDGPMT/CO: MONITORING - Engineering)

**E. Land Development Abandonment Application**

**9. AB72289 Forest Oaks Pod B DE Abandonment**

**ADD – To modify the Report to include public correspondence provided at this [link](#).**

**F. Large Scale Comprehensive Plan Amendment**

**10. LGA-2025-00012 West Boynton Ranches**

**AMEND – To modify the Agenda** to correct acreage as shown with the deleted text struck out and added text underlined:

**Acres:** 32.35 ~~75.43~~

**WORKSHOP AGENDA**

**A. Other Departments**

**11. Palm Tran FY2027 Budget Overview & Unique Ridership Analysis**

**AMEND – To modify the Agenda** to change this item to time certain at 1:30pm and to reiterate this is a workshop item.



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**BOARD OF COUNTY COMMISSIONERS**

**ZONING PUBLIC HEARING**

**Thursday May 28, 2026**

**9:30 A.M.**

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers  
301 N. Olive Avenue, West Palm Beach, FL 33401**

**CALL TO ORDER**

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

**AGENDA APPROVAL**

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

**POSTPONEMENTS/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.**

**ZONING PUBLIC HEARING AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
May 28, 2026**

**CALL TO ORDER**

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. 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 requirements:

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 Mayor, 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.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

**AGENDA APPROVAL**

- A. Additions, Deletions Substitutions
- B. Request to Pull Items from Consent and/or request to reorganize Agenda
- C. Adoption of the Agenda – **Motion** to adopt the Agenda

## POSTPONEMENTS/WITHDRAWALS AGENDA

### A. Postponements

#### 1. [DOA/W-2025-00967 Seminole Orange Plaza \(2006-00012\)](#)

**Zoning Application of** Palms West Hospital Limited Partnership by Insite Studio, Inc.

**Location:** Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

#### DISCLOSURES

**Project Manager:** Matthew Boyd, Senior Site Planner

**BCC District:** 6

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

a. **Title:** a Development Order Amendment **Request:** to postpone to the June 17, 2026 hearing

**MOTION:** No motion required,

b. **Title:** a Type 2 Waiver **Request:** to postpone to the June 17, 2026 hearing

**MOTION:** No motion required.

### B. Withdrawals

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

## CONSENT AGENDA

### A. Requests to pull items 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

#### DISCLOSURES

**Project Manager:** Vismary Dorta, Senior Site Planner I

**BCC District:** 2

**Zoning Commission:** Recommended approval by a vote of 9-0-0

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

**MOTION:** To adopt a resolution approving item 2.a.

b. **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:** To adopt a resolution approving item 2.b.

c. **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 adopt a resolution approving item 2.c.

#### 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

#### DISCLOSURES

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

**BCC District:** 2

**Zoning Commission:** Recommended approval by a vote of 9-0-0

**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 adopt a resolution approving 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 adopt a resolution approving item 3.b.

**- END OF CONSENT AGENDA -**

## REGULAR AGENDA

### A. Items Pulled from Consent

### B. Previously Postponed Zoning Applications

#### 4. [PDD-2025-01102 Walmart Neighborhood Market \(1988-00109\)](#)

**Zoning Application of** Carretta II, LLC - Joseph Carretta by Urban Design Studio

**Location:** Northeast corner of South Military Trail and Coconut Lane

#### DISCLOSURES

**Project Manager:** Emelia Fischer, Senior Site Planner

**BCC District:** 4

**Zoning Commission:** Recommended approval by a vote of 8-0-0

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.24 acres

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

### C. Zoning Applications

#### 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 Road and Atlantic Avenue

#### DISCLOSURES

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

**BCC District:** 5

**Zoning Commission:** Recommended approval by a vote of 9-0-0

**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 adopt a resolution approving item 5.a

#### 6. [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

#### DISCLOSURES

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

**BCC District:** 5

**Zoning Commission:** Recommended approval by a vote of 9-0-0

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

- 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 adopt a resolution approving item 6.a.

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

**MOTION:** To adopt a resolution approving item 6.b.

**D. Small Scale Comprehensive Plan Amendment with Concurrent Zoning Applications**

7. [SCA-2025-00016 East Coast MUPD \(1979-00202\)](#)

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

**Location:** South side of Belvedere Road, approximately 0.4 miles west of N Jog Road

**Project Manager:** Dorian Bellosa, Site Planner I

**BCC District:** 2

**Staff Recommendation:** Approval of the proposed amendment to change a future land use designation from Low Residential, 2 units per acre (LR-2) to Commerce with an underlying 2 units per acre (CMR/LR-2) with conditions

- a. **Title:** a Small Scale Future Land Use Amendment **Request:** to change a future land use designation from Low Residential, 2 units per acre (LR-2) to Commerce with an underlying 2 units per acre (CMR/LR-2) with conditions.

**MOTION:** To adopt an Ordinance for the East Coast MUPD amendment

8. [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

**DISCLOSURES**

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

**BCC District:** 2

**Zoning Commission:** Recommended approval by a vote of 9-0-0

**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 adopt a resolution approving item 8.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 adopt a resolution approving item 8.b.

**E. Land Development Abandonment Application**

9. [AB72289 Forest Oaks Pod B DE Abandonment](#)

**Land Development Application of** Mattamy Palm Beach, LLC

**Location:** south of Lake Worth Road and east of Florida's Turnpike

**DISCLOSURES**

**Project Manager:** Scott B. Cantor, Director, Land Development Division

**BCC District:** 3

**Staff Recommendation:** Staff recommends approval of the request.

- a. **Title:** Drainage Easement Abandonment **Request:** to abandon any public interest in a portion of a public drainage easement, lying in Tracts B7 and OST17, as shown in the Forest Oaks Residential PUD, recorded in Plat Book 137, Pages 152 through 173 (Abandonment Site), Public Records of Palm Beach County

**MOTION:** To adopt a resolution approving item 9.a.

