



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

**ZONING COMMISSION PUBLIC HEARING
Thursday, October 1, 2026
9:00 a.m., 1st 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/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

AGENDA
ZONING COMMISSION PUBLIC HEARING
Thursday, October 1, 2026

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 the 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 September 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**
- B. Withdrawals**

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA –

CONSENT AGENDA

- A. DISCLOSURES for Consent Items**
- B. Previously Postponed Zoning Applications**
- C. Zoning Applications**

- END OF CONSENT AGENDA –

REGULAR AGENDA

A. Items Pulled from Consent

B. Previously Postponed Zoning Applications

1. [DOA-2025-01486 Eastpointe Country Club PUD \(1980-00028\)](#)

DISCLOSURES

Zoning Application of Atlantic Crest Homes, Inc. - Robert Brandon by Cotleur & Hearing, Inc.

Location: South side of Donald Ross Road, west of the Florida Turnpike

Project Manager: Nancy Frontany Bou, Senior Site Planner I

BCC District: 1

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

- a. **Title:** a Development Order Amendment **Request:** to modify the Overall Master Plan and Subdivision Plan to redesignate a portion of the Recreation Pod within Pod 10 to Residential; add units and modify Conditions of Approval on 664.63 acres

MOTION: to recommend approval of item 1.a.

C. Zoning Applications

2. [DOA-2026-01239 Southampton PUD \(1973-00215\)](#)

DISCLOSURES

Zoning Application of The Kolter Group, LLC - James Harvey, DR Horton, Inc. - Rafael Roca by WGINC

Location: Northwest of the corner of Haverhill Road and Okeechobee Boulevard

Project Manager: Cynthia Diaz, Site Planner I

BCC District: 2

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

- a. **Title:** a Development Order Amendment **Request:** to amend a previously approved Planned Unit Development Conditions of Approval on 80.98 acres

MOTION: to recommend approval of item 2.a.

3. [DOA-2025-02055 The King's Academy \(2002-00018\)](#)

DISCLOSURES

Zoning Application of Kings Academy, Inc. - Randal L Martin by Urban Design Studio

Location: Northeast corner of Belvedere Road and Sansbury's Way

Project Manager: Nancy Frontany Bou

BCC District: 2

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

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Master Plan to add students to Pod A on 205.95 acres and to amend the previously approved Class A Conditional Use for a Private School in Pod A to increase the number of students, modify parking calculation, modify phases, and to modify Conditions of Approval on 63.76 acres
MOTION: to recommend approval of item 3.a.

4. [Z-2026-00193 Nova Life RV Park \(2025-00053\)](#)

DISCLOSURES

Zoning Application of Potok Management, LLC - Grant Manukyan by Land Research Management, Inc.

Location: West side of State Road 715, approximately one and one-third of a mile north of Hooker Highway

Project Manager: Alex Biray, Senior Site Planner I

BCC District: 6

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

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Recreation (CRE) Zoning District on 14.99 acres

MOTION: to recommend approval of item 4.a.

5. [DOA-2025-01646 Wal-Mart Online Pickup Delivery Store Expansion \(1991-00006\)](#)

DISCLOSURES

Zoning Application of Wal-Mart Stores East, LP by LSN Law P.A.

Location: Southeast corner of State Road 7 (441) and Palmetto Park Road

Project Manager: Katiana Myrthil, Site Planner II

BCC District: 5

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 Multiple Use Planned Development (MUPD) to add square footage, reconfigure parking, and modify Conditions of Approval on 13.28 acres

MOTION: to recommend approval of item 5.a.

6. [SV-2026-00353 Limestone Creek Subdivision \(2019-00008\)](#)

DISCLOSURES

Zoning Application of Efrain Mendoza - Efrain Mendoza by Cotleur & Hearing, Inc.

Location: Northeast corner of Limestone Creek Road and 2nd Street.

Project Manager: Brenya Martinez, Site Planner II

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Subdivision Variance **Request:** to allow a proposed subdivision of three lots to have access from a 30-foot right-of-way rather than a 40-foot right-of-way on a total of 0.57 acres

MOTION: to approve item 6.a.

7. [ABN/Z/DOA/W-2025-02063 Cobblestone Square \(1971-10014\)](#)

DISCLOSURES

Zoning Application of ModWash, LLC - Karen Hutton, Pacific Land Holdings LLC - J David Page, OAG Investment 8 LLC - Ricardo Hernandez by Schmidt Nichols

Location: East side of South Military Trail, approximately 700 feet north of Melaleuca Lane

Project Manager: Alex Biray, Senior Site Planner I

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-4.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Conditional Overlay Zones (COZ) approved by Zoning Resolution No. R-2007-0080 on 1.73 acres

MOTION: No action required.

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the General Commercial Zoning District (CG) to the Urban Infill (UI) Zoning District on 1.73 acres

MOTION: to recommend approval of item 7.b.

- c. **Title:** a Development Order Amendment **Request:** to modify a Conditional Overlay Zone (COZ) to add land area (1.73 acres) and modify Conditions of Approval on 3.53 acres

MOTION: to recommend approval of item 7.c.

- d. **Title:** a Type 2 Waiver **Request:** to allow a Type 2 Waiver to exceed maximum building floors; eliminate Slip Street frontage; and allow a 24.64 percent deviation (74 feet) from average block face on 3.53 acres

MOTION: to recommend approval of item 7.d.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PZB EXECUTIVE DIRECTOR
- C. ZONING DIRECTOR
- D. PLANNING 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.