



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

November 2, 2023

Agenda & Application #'s Applicant & Request Vote

CONSENT AGENDA -ZONING APPLICATIONS

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| 1. | CB-2023-00651
Big Dreams Preschool
Control#: 2001-00039 | Big Dreams Preschool LLC
CB: to allow a General Day Care on 1.01 acres
Board Decision: Adopted a resolution approving a Class B Conditional Use by a vote of 8-0-0. | 8-0-0 |
| 2. | Z/CA-2023-00660
Al Packer Fleet Services

Control#: 2012-00292 | Packer Family Limited Ptr II
Z: to allow a rezoning from the Residential Multifamily (RM) Zoning District to the Commercial General (CG) Zoning District on 1.25 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-1.

CA: to allow Heavy Repair and Maintenance on 2.14 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-1. | 7-0-1

7-0-1 |

REGULAR AGENDA -ZONING APPLICATIONS

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| 3. | ZV/DOA/W-2023-00372
Lyons Glades Center

Control#: 1979-00106 | Glades Road West Investments LLC, Boca Pier Assoc Ltd
ZV: to allow a reduction in the width of a right-of-way buffer, Type 3 Incompatibility buffer, landscape islands, divider medians, and foundation planting; reduction in the building and freestanding sign setback; to allow an easement overlap of landscape islands and right-of-way buffer; and, to eliminate landscape protection measures and trees in landscape islands; and, to eliminate a wall within a Type 3 Incompatibility buffer on 4.86 acres
Board Decision: Adopted a Resolution approving a Type 2 Variance (with conditions) by a vote of 7-0-1.

DOA: to reconfigure the site plan, add and delete uses, and add square footage on 4.86 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-1. | 7-0-1

7-0-1 |
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CONSENT AGENDA -ZONING APPLICATIONS

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| 4. | DOA-2022-01140
7-Eleven, Inc. 40459

Control#: 2002-00032 | 7 Eleven, Inc.
DOA: to reconfigure the Site Plan; add pumps,; and, to modify and delete Conditions of Approval on 4.62 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 8-0-0. | 8-0-0 |
| 5. | ABN/DOA/CA-2023-00668

Elan Palm Reserve MUPD

Control#: 2001-00005 | Elan Palm Reserve Commercial Owner LLC, Elan Palm Reserve Owner LLC, Fuqua Acquisitions II - Jeff Faqua
ABN: to abandon the Retail Gas and Fuel Sales with Convenience Store on 31.98-acres
Board Decision: No action required.

DOA: to reconfigure the Site Plan, to add and delete uses, and modify Conditions of Approval on 31.98-acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-1.

CA: to allow a Type 1 Restaurant with drive-through on 31.98-acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-1. | 0-0-0

7-0-1

7-0-1 |
| 6. | Z/W-2022-01517
Cagigas Medical Center

Control#: 1999-30103 | Cagigas Family Holding Co. LLC
Z: to allow a rezoning from the General Commercial (CG) Zoning District on 0.86 acres and Residential Multifamily (RM) Zoning District on 1.25 acres to the Urban Infill (UI) Zoning District on 2.11 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0.

W: to allow the building to be articulated so that the shortest side fronts the street, to allow a 35 percent building frontage along the primary street, and, to eliminate the pedestrian pass-through on 2.11 acres
Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 8-0-0. | 8-0-0

8-0-0 |



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7. ZV/SV/PDD/CA-2023-00374 Northlake Commercial Control#: 1973-00237	Northlake 3540 ZV: to allow a reduction of the lot size and side-street setback on 2.02 acres Board Decision: Adopted a Resolution approving a Type 2 Variance with conditions) by a vote of 8-0-0.	8-0-0
	SV: to allow secondary access from a non-plan collector road with 22-foot wide pavement and sidewalk only on one side of the street on 2.02 acres Board Decision: Adopted a Resolution approving a Subdivision Variance (with conditions) by a vote of 8-0-0.	8-0-0
	PDD: to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.02 acres. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0.	8-0-0
	CA: to allow a Type 1 Restaurant with drive-through on 2.02 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 8-0-0.	8-0-0

REGULAR AGENDA -ZONING APPLICATIONS

8. ZV-2023-00375 Chabad Chai Center Control#: 2022-00116	Alternate Educational Systems Property 4 LLC ZV: to allow a reduction in lot size, lot depth, and rear setback on 2.77 acres Board Decision: Adopted a Resolution approving a Type 2 Variance (with conditions) by a vote of 5-3-0.	5-3-0
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POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -ZONING APPLICATIONS

9. SV-2022-01890 GLMC Warehouse Control#: 2001-50052	GLMC Group LLC SV: to allow access from the existing 40-foot easement on 0.71 acres. Board Decision: Postponed to December 07, by a vote of 8-0-0.	8-0-0
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END OF RESULT LIST