



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

April 4, 2024

Agenda & Application #'s Applicant & Request Vote

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS

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| 1. | PDD/DOA-2023-00848
Valencia Cove AGR PUD Preserve

Control#: 2004-00369 | One Mile Properties LLC, Michael Crabb, Anthony Amante
PDD: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres
Board Decision: No action required. Administratively postponed to May 2, 2024.

DOA: to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,392.48 acre
Board Decision: No action required. Administratively postponed to May 2, 2024.

DOA: to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres
Board Decision: No action required. Administratively postponed to May 2, 2024. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">0-0-0</div>

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| 2. | Z-2023-00850
One Mile Property

Control#: 2023-00016 | One Mile Properties LLC
Z: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres
Board Decision: No action required. Administratively postponed to May 2, 2024. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">0-0-0</div> |

CONSENT AGENDA - ZONING APPLICATIONS

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| 3. | ZV-2022-01784
West Boca Presbyterian Church

Control#: 1983-00078 | School Property Development West Boca LLC
ZV: to allow a 12 foot easement overlap within a Type 2 Incompatibility Buffer for 100 linear feet of southwest property line on 6.07 acres
Board Decision: Adopted a resolution approving a Type 2 Variance by a vote of 7-0-0. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">7-0-0</div> |
| 4. | CA-2023-00656
RCRU Investments TDR

Control#: 1982-00157 | RCRU Investments LLC
CA: to allow the Transfer of Development Rights in excess of 2 units per acre (4 TDRs) on 1.18 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">7-0-0</div> |
| 5. | DOA-2023-01160
Costco at Boca Congress Center

Control#: 1995-00063 | Costco Wholesale Corporation - Beth Schrantz
DOA: to modify the overall MUPD Site Plan, Uses, and Conditions of Approval on 27.77 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

DOA: to modify the Site Plan for the Class A Conditional Use for Retail Gas and Fuel use to add pumps and fueling positions, and to modify Conditions of Approval on 27.77 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">7-0-0</div>

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| 6. | ABN/Z/CA-2023-00657
Eternal Gospel Church
Control#: 1997-00062 | Gods Church Of Faith Inc
ABN: to abandon a Class A Conditional Use for a Place of Worship on 1.77 acres
Board Decision: No action required.

Z: to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Single-Family Residential (RS) Zoning District on 0.67 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.

CA: to allow a General Daycare on 2.44 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">0-0-0</div>

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| 7. | DOA-2023-01450
Heritage Park

Control#: 1984-00085 | VS Delray Beach East LLC
DOA: to modify the overall PUD Site Plan to add residents/beds to an existing Congregate Living Facility and modify Conditions of Approval on 16.53 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">7-0-0</div> |



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8. PDD-2022-01134 Lakehaven PUD Control#: 2022-00058	Lornco Farms LLC, Robin Fleming, Fleming Properties LLC, Kolter Group Acquisitions, LLC PDD: to rezone from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 446.14 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0

REGULAR AGENDA - ZONING APPLICATIONS

9. Z/CA-2023-01470 CMFC Farm Control#: 2021-00147	C & M Farm LLC and F & C Farm LLC - Terri Campbell Z: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District on 10 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0. CA: to allow Zero Lot Line Homes on 10 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. CA: to allow Workforce Housing density increase greater than 50 percent (13 additional units) on 10 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0
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CONSENT AGENDA - ZONING APPLICATIONS

10. ABN/DOA/CA-2023-01491 Polo Gardens MUPD Control#: 2013-00296	Elan Polo Gardens Owner LLC, Konover South LLC - David Coppa ABN: to abandon a Class A Conditional Use for a Hospital on 25.04 acres Board Decision: No action required. DOA: to modify the overall MUPD and the Site Plan to add and delete uses on 25.79 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. CA: to allow a Type 1 Restaurant with a drive-through on 25.79 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	0-0-0
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REGULAR AGENDA - OTHER ITEMS

11. TITLE: Coastal Resiliency Waiver, Privately Proposed Revision (PPR) Phase 1 MOTION:	To approve Staff recommendation for item 11. Board Decision: Recommended Approval of by a vote of 7-0-0.	7-0-0
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END OF RESULT LIST