



PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
RESULT LIST

October 3, 2025

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
CONSENT AGENDA -ZONING APPLICATIONS		
1. DOA-2024-01618 Tropical Lakes PUD Control#: 1992-00026	Palm Beach Bath & Tennis Homeowners Assn DOA: to modify the overall Planned Unit Development (PUD) to delete land area from the overall PUD, the Recreation and Civic Pods, to reduce the open space and to modify a Condition of Approval on 27.19 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0
2. Z-2024-01620 Little Tropical Lakes Control#: 2024-00138	Palm Beach Bath & Tennis Homeowners Assn Z: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District on 0.36 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
3. DOA-2025-00292 Lyons Glades Center Control#: 1979-00106	Glades Road West Investments LLC, Boca Pier Assoc Ltd DOA: to reconfigure the site, to modify site elements, to add and delete uses, and to delete square footage on 4.86 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0
REGULAR AGENDA -ZONING APPLICATIONS		
4. DOA/CA-2024-01790 Shoppes at Southern Palms Control#: 2007-00018	Shoppes At Southern Palms LLC DOA: to modify the Overall site plan of an MUPD to reconfigure the building and site elements, add a use, building and square footage, and amend Condition of Approval, on 24.35 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0
	CA: to allow a Type 1 Restaurant with drive-through on 24.35 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0
5. Z/CA-2024-01593 Nash Trail Control#: 1978-00229	Melodye S. Abell Revocable Trust, Norman Speier, Laura Fountain Z: to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7- 0-0
	CA: to allow Townhomes on 7.57 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-1-0.	6-1-0
REGULAR AGENDA - ULDC REVISIONS		
6.	TITLE: Westgate Community Redevelopment Area Overlay (WCRAO) Revisions – ZC/LDRC MOTION: a. To approve staff recommendation for item 6.a. b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation for item 6.b. Board Decision: Recommended Approval of items 6.a and 6.b. by a vote of 7-0-0.	7-0-0
7.	TITLE: Freestanding Emergency Department - Privately Proposed Revision Phase 1 Initiation MOTION: To recommend initiation of item 7 Board Decision: Recommended initiation of the ULDC revision by a vote of 7-0-0.	7-0-0
END OF RESULT LIST		