



PALM BEACH COUNTY  
ZONING COMMISSION PUBLIC HEARING  
RESULT LIST

September 4, 2025

Agenda & Application #'s	Applicant & Request	Vote
POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS		
1. DOA-2024-00254 934 Pike LLC  Control#: 2010-00352	Power Diesel Truck Parts II Corporation - Rafael Leyva DOA: to modify and delete Conditional Overlay Zone Conditions of Approval on 1.91 acres Board Decision: Item administratively postponed to October 3,2025	0-0-0
CONSENT AGENDA - ZONING APPLICATIONS		
2. ABN/Z-2025-00299 El Toro Meat Market Control#: 1982-00029	1489 North Military, LLC ABN: to abandon a Special Exception for a Financial Institution Board Decision: No action required.	0-0-0
	Z: to allow a rezoning from the Specialized Commercial (CS) Zoning District to the General Commercial (CG) Zoning District Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.	9-0-0
3. DOA-2024-01893 Great Expectations  Control#: 1985-00051	Great Expectations Childcare Corp. DOA: to reconfigure the Site Plan to add land area (0.28 acres), add square footage, and to modify Conditions of Approval to allow additional daycare children on a 0.87 acre Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0.	9-0-0
4. DOA/CA-2025-00415 Somerset Shoppes Control#: 1984-00132	Somerset Shoppes Fla LLC DOA: to modify the overall Site Plan on 19.17 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0.	9-0-0
	CA: to allow Vehicle Sales and Rental on 19.17 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.	9-0-0
REGULAR AGENDA - ULDC REVISIONS		
5.	TITLE: Townhouse Regulations, Privately Proposed Revision Phase 2 LDRC MOTION: a. To approve Staff recommendation of item 5.a. b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 5.b. Board Decision: Recommended Approval of items 5.a and 5.b by a vote of 9-0-0.	9-0-0
REGULAR AGENDA - ZONING APPLICATIONS		
6. SV/ZV/Z/CA-2025-00428 Neighborlee Living Westgate  Control#: 2025-00030	Neighborlee Development LLC SV: to allow a reduction of minimum pavement width and sidewalks, to be improved to local commercial roadway standards on 0.66 acres Board Decision: Approved a Subdivision Variance (with conditions) by a vote of 9-0-0.	9-0-0
	ZV: to allow a reduction from 53 to 50 parking spaces on 0.66 acres Board Decision: Denied (without prejudice) a Type 2 Variance by a vote of 8-1-0.	8-1-0
	Z: to allow a rezoning from Residential High (RH) and Commercial Neighborhood (CN) Zoning District to the General Commercial (CG) Zoning District on 0.66 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.	9-0-0
	CA: to allow for a mixed-use development incorporating 38 Multifamily residential units (33 units from the WCRA Density Bonus Pool, and 5 units from the future land use designation) on 0.66 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.	9-0-0



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7. ABN/ZV/PDD/CA-2025-00406 Westgate Village MUPD  Control#: 1983-00050	Investment Corporation Of Palm Beach  ABN: to abandon a Special Exception for an Open Air Flea Market approved by Resolution R-1983-00803 on 47.06 acres Board Decision: No action required.  ZV: to exceed the maximum setback for the build to line on 16.05 acres of the 42.06 acres Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 9-0-0.  PDD: to allow a rezoning from General Commercial (CG) and Residential High (RH) to the Multiple Use Planned Development (MUPD) Zoning District on 42.06 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.  CA: to allow WCRA Density Pool Bonus Request on 16.05 acres of the 42.06 acre Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.	0-0-0
8. DOA/CA-2024-00499 Boca Raton Commerce Center I  Control#: 1997-00032	8230 210 St S, LLC DOA: to modify the overall MUPD Site Plan to add a Multifamily Residential use and buildings, and to delete Conditions of Approval on 4.79 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 8-1-0.  CA: to allow a combined density increase greater than two units per acre through the Workforce Housing (WHP) (+22 units) and Transfer of Development Rights (TDR) programs (+10 units) for a total of 32 additional units) on 4.79 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 8-1-0.	8-1-0
9. Z-2025-00316 Natural Areas Rezoning  Control#: 2025-00019	Palm Beach County Z: to allow a rezoning from the Agricultural Residential (AR), Light Industrial (IL) General Commercial (CG), Multi-Family Residential High Density (RH), Single Family Residential (RS), and Public Ownership (PO) Zoning Districts to the Preservation/Conversation (PC) Zoning District on 13,264.52 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.	9-0-0
END OF RESULT LIST		