



PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
RESULT LIST

August 7, 2025

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
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: No action required. Item administratively postponed to September 4, 2025.	0-0-0
2. 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 ZV: to allow a reduction from 53 to 50 parking spaces on 0.66 acres 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 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: No action required. Item administratively postponed to September 4, 2025.	0-0-0
3. DOA/CA-2024-00499 Boca Raton Commerce Center III 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: No action required. Item administratively postponed to September 4, 2025.	0-0-0
	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: No action required. Item administratively postponed to September 4, 2025	0-0-0
CONSENT AGENDA - ZONING APPLICATIONS		
4. SV-2023-00796 Camp Lane Subdivision Control#: 2021-00116	Sylvia Camp SV: to allow access from the existing 30-foot right-of-way easement with no sidewalk and to allow a reduction of 8-feet of pavement on 1.58 acres. Board Decision: Approved a Subdivision Variance (with conditions) by a vote of 9-0-0.	9-0-0
5. DOA/W-2025-00539 Elan Palm Reserve MUPD Control#: 2001-00005	Wellington Regional Medical Center LLC DOA: To reconfigure the overall MUPD site plan to add square footage on 31.53 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0.	9-0-0
	DOA: To reconfigure the Hospital Class A Conditional Use to add and modify square footage on 31.53 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0.	9-0-0
	W: to allow 24-hour operations within 250 feet of residential future land use on 31.53 acres Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 9-0-0.	9-0-0



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6. ZV/ABN/PDD/CA-2024-01273 Leder Self Storage Control#: 1979-00267	7281 LWR, LLC - Sean Leder ZV: to allow reduction of lot size of Multiple Use Planned Development MUPD on 4.09 acres Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 9-0-0. ABN: to abandon the Special Exception to allow a Financial Institution granted by Resolution R-1974-00714 and to abandon the Special Exception to allow the addition of a Bank Operations Building granted under Resolution R-1979-1767 on 4.09 acres Board Decision: No action required. PDD: to allow a rezoning from Commercial Specialized (CS) Zoning District to Multiple Use Planned Development (MUPD) Zoning District on 4.09 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0. CA: to allow Multi-access Self-Service Storage on 4.09 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0. CA: to allow a Type 1 Restaurant on 4.09 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0. CA: to allow a Type 1 Restaurant on 4.09 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.	 9-0-0 0-0-0 9-0-0 9-0-0 9-0-0
7. ABN/Z-2024-01083 Tile World Control#: 1981-00214	Cranston Chung ABN: to abandon the Special Exception for a Planned Commercial Development (PCD) on 0.97 acres Board Decision: No action required. Z: allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) on 0.62 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.	 0-0-0 9-0-0
REGULAR AGENDA - ZONING APPLICATIONS		
8. CA-2024-01606 Gardens of Pine Ridge Control#: 2003-00049	Pineridge Gardens, LLC - Kyi Yin CA: to allow a combined density increase through the Workforce Housing Program (WHP) (+14 units) and Transfer of Development Rights (TDR) (+3 units) in excess of 2 units per acre (a combined total increase of 17 WHP and TDR units) on 2.22 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.	 9-0-0
9. CA/W-2024-01800 Seventh at Haverhill Control#: 2000-00088	West Palm Beach Baptist Seventh CA: to allow the Transfer of Development Rights in excess of 2 units per acre on 3.37 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0. W: to allow an Affordable Housing Parking Waiver to reduce required parking on 3.37 acres Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 9-0-0.	 9-0-0 9-0-0

END OF RESULT LIST