



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

January 8, 2026

Agenda & Application #'s Applicant & Request Vote

CONSENT AGENDA -ZONING APPLICATIONS

1. **DOA/CA/W-2025-00727** **Spectra HTG, LTD - Matthew Reiger**
Drexel Apartments **DOA:** to modify the Meads/Classic PUD master plan by adding 88 units to the east parcel (Pod 1).
Control#: 1982-00073 **Board Decision:** Recommended Approval of a Development Order Amendment by a vote of 7-0-0. 7-0-0

CA: to allow a combined increase in density greater than two units per acre through the Affordable Housing Program (+68 units) for a total 188 units in Pod 1 on 10 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. 7-0-0

W: to reduce the number of parking spaces for an Affordable Housing Program project in Pod 1 on 10 acres
Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 7-0-0. 7-0-0

2. **Z/CA-2025-00966** **Hibiscus Development LLC - Darryn Dunn**
Hibiscus Gardens **Z:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 acres
Control#: 2024-00140 **Board Decision:** Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0. 7-0-0

CA: to allow Townhouse dwelling units on 5.55 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. 7-0-0

CA: to allow a combined increase in density greater than two units per acre through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDRs) on 5.55 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. 7-0-0

REGULAR AGENDA -ZONING APPLICATIONS

3. **Z/CA-2025-01317** **Pulte Home Company - Aimee Carlson**
Hagen Ranch Assemblage **Z:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 9.61 acres
Control#: 2019-00052 **Board Decision:** Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0. 7-0-0

CA: to allow Townhouse dwelling units on 9.61 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. 7-0-0

4. **ZV-2025-00959** **DMR Properties, LLC - Ron Glazer**
Palm Beach Park of Commerce Plat 35 G **ZV:** to allow more than five feet easement overlap in a Right-of-Way Buffer and to relocate the number of required shrubs within a portion of the same Right-of-Way Buffer on 5.62 acres
Control#: 1981-00190 **Board Decision:** Approved a Type 2 Variance (with conditions) by a vote of 7-0-0. 7-0-0

REGULAR AGENDA - ULDC REVISIONS

5. **TITLE: Freestanding Emergency Department (FSED) – Privately Proposed Revision Phase 2**
MOTION
 - a. To recommend approval of the proposed ULDC revision.
 - b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommends that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.**Board Decision:** 7-0-0
 - a. Recommended approval of the proposed ULDC revision by a vote of 7-0-0.
 - b. Recommended the proposed ULDC revision is consistent with the Comprehensive Plan by a vote of 7-0-0. 7-0-0

END OF RESULT LIST