



**PALM BEACH COUNTY  
ZONING COMMISSION PUBLIC HEARING  
RESULT LIST  
January 8, 2026**

<u>Agenda &amp; Application #'s</u>	<u>Applicant &amp; Request</u>	<u>Vote</u>
<b>CONSENT AGENDA - ZONING APPLICATIONS</b>		
1. DOA/CA/W-2025-00727 <b>Drexel Apartments</b> Control#: 1982-00073	Spectra HTG, LTD - Matthew Reiger DOA: to modify the Meads/Classic PUD master plan by adding 88 units to the east parcel (Pod 1). <b>Board Decision:</b> Recommended Approval of a Development Order Amendment by a vote of 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 <b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.  W: to reduce the number of parking spaces for an Affordable Housing Program project in Pod 1 on 10 acres <b>Board Decision:</b> Recommended Approval of a Type 2 Waiver by a vote of 7-0-0.	7-0-0
2. Z/CA-2025-00966 <b>Hibiscus Gardens</b> Control#: 2024-00140	Hibiscus Development LLC - Darryn Dunn Z: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.  CA: to allow Townhouse dwelling units on 5.55 acres <b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 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 <b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0
<b>REGULAR AGENDA - ZONING APPLICATIONS</b>		
3. Z/CA-2025-01317 <b>Hagen Ranch Assemblage</b> Control#: 2019-00052	Pulte Home Company - Aimee Carlson Z: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single-Family Residential (RS) Zoning District on 9.61 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.  CA: to allow Townhouse dwelling units on 9.61 acres <b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0
4. ZV-2025-00959 <b>Palm Beach Park of Commerce Plat 35 G</b> Control#: 1981-00190	DMR Properties, LLC - Ron Glazer 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 <b>Board Decision:</b> Approved a Type 2 Variance (with conditions) by a vote of 7-0-0.	7-0-0
<b>REGULAR AGENDA - ULDC REVISIONS</b>		
5. <b>TITLE:</b> Freestanding Emergency Department (FSED) – Privately Proposed Revision Phase 2 <b>MOTION</b>	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.  <b>Board Decision:</b> 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 7-0-0

**END OF RESULT LIST**