



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

July 2, 2024

Agenda & Application #'s Applicant & Request Vote

CONSENT AGENDA -ZONING APPLICATIONS

- | | | | |
|----|--|---|---------------------------------|
| 1. | Z-2024-00162
NorWest Pointe

Control#: 2023-00047 | CH76 Investment LLC
Z: to allow a rezoning from the Commercial Neighborhood (CN) Zoning District on 0.27 acres and Residential High Density (RH) Zoning District on 0.27 acres to the Residential Multifamily (RM) Zoning District on 0.54 acres.
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0. | 6-0-0 |
| 2. | DOA-2023-01761
Adolph & Rose Levis JCC

Control#: 1984-00139 | Jewish Community Facilities Corporation
DOA: to modify the overall Master Plan and to modify Conditions of Approval on 115.77 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0.

DOA: to reconfigure the Site Plan to add and delete uses and to modify Conditions of Approval on 40.22 acres
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0. | 6-0-0

6-0-0 |
| 3. | DOA-2023-00520
Windsor Place MXPD

Control#: 2003-00079 | Hatzlacha-WP Holdings, LLC
DOA: to modify the overall Master Plan and Site Plan for the Commercial Pod to add a building, reduce square footage, reconfigure the site layout, and modify uses and Conditions of Approval on 40.0 acres.
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0.

DOA: to modify the Class A Conditional Use Type I Restaurant with drive-through to reduce square footage, relocate to a single building, and modify Conditions of Approval on 40.0 acres.
Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0. | 6-0-0

6-0-0 |
| 4. | ABN/PDD/CA-2023-00832
Spring Haven MUPD

Control#: 1973-00033 | West Palm Beach Lodge # 1352
ABN: to abandon a Special Exception for a Fraternal Organization approved by Resolution R-73-401 on 11.22 acres
Board Decision: No action required.

PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 11.22 acres
Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.

CA: to allow a combined density increase through the Workforce Housing Program (WHP) (+71) and Transfer of Development Rights (TDR) (+34) in excess of 2 units per acre (a combined total increase of 105 WHP and TDR units) 11.22 acres
Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-0-0. | 0-0-0

6-0-0

6-0-0 |

REGULAR AGENDA -ZONING APPLICATIONS

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|----|----------------|---|--------------------|
| 5. | PIA-2024-00290 | PK Beach Sound LLC
PIA: a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to approve Staff recommendation to establish a Type 2 Waiver process for applicants to request a reduction in front setback and the additional height setback in order to allow for redevelopment of Multifamily residential properties abutting the Atlantic Ocean
Board Decision: Recommended Approval of a Privately Proposed Revision by a vote of 5-1-0.

PIA: The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., to approve Staff recommendation
Board Decision: Recommended Approval of a Privately Proposed Revision by a vote of 5-1-0. | 5-1-0

5-1-0 |
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6. ABN/PDD/CA-2023-00996 Cypress Creek PUD Control#: 1977-00052	Alex Martin, True Shot LLC - William Marcacci, True Shot ABN: to abandon Special Exception to allow a Golf Course, Clubhouse and accessory facilities on 130.30 acres Board Decision: No action required.	0-0-0
	PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District and the Single Family Residential (RS) Zoning District to the Planned Unit Development (PUD) Zoning District on 122.56 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 4-2-0.	4-2-0
	CA: to allow Type 2 Excavation with removal of more than ten percent of the extracted material from the site on 122.56 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 4-2-0.	4-2-0

END OF RESULT LIST