



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

**January 5, 2023**

**Agenda & Application #'s      Applicant & Request      Vote**

**CONSENT AGENDA - ZONING APPLICATIONS**

- |  |   |   |
|--|---|---|
| <p>1. ZV/DOA-2022-00119<br/>Palm Beach Memorial Park<br/><br/>Control#: 1983-00115</p>             | <p>Northstar Palm Beach LLC<br/>ZV: to eliminate a portion of the Incompatibility Buffer on the south property line on 25.89 acres<br/><b>Board Decision:</b> Approved a Type 2 Variance (with conditions) by a vote of 6-0-0.</p> <p>DOA: to modify the Site Plan; delete land area; modify and delete Conditions of Approvals; and, relocate square footage on 25.89 acres<br/><b>Board Decision:</b> Recommended Approval of a Development Order Amendment by a vote of 6-0-0.</p>   | <p>6-0-0</p> <p>6-0-0</p>                           |
| <p>4. SV-2022-01014<br/>Adam's Fiveplex<br/><br/>Control#: 2022-00044</p>                          | <p>Adam Kharbech<br/>SV: to allow access from a 30-foot Right-of-Way with no swales or gutters on 0.55 acres.<br/><b>Board Decision:</b> Approved a Subdivision Variance (with conditions) by a vote of 6-0-0.</p>  | <p>6-0-0</p>  |
| <p>5. SV-2022-01104<br/>Le Reve on Davis<br/>Control#: 2022-00064</p>                              | <p>Brian Berman<br/>SV: to allow access from a 30-foot Right-of-Way on 0.94 acres.<br/><b>Board Decision:</b> Approved a Subdivision Variance (with conditions) by a vote of 6-0-0.</p>   | <p>6-0-0</p>  |
| <p>6. SV-2022-00637<br/><br/>Davis Commons<br/><br/>Control#: 2022-00033</p>                       | <p>Community Land Trust of Palm Beach County, CP 4489 Davis LLC, Housing Partnership Inc<br/>SV: to allow access from the existing 30-foot Right-of-Way and to exceed the maximum allowable Average Daily Trips on 1.89 acres<br/><b>Board Decision:</b> Approved a Subdivision Variance (with conditions) by a vote of 6-0-0.</p>  | <p>6-0-0</p>  |
| <p>8. ABN /DOA/CA-2021-02125<br/>Villages of Windsor - SE Residential<br/>Control#: 1996-00081</p> | <p>Civic Hypoluxo Holding LLC<br/>ABN: to abandon a Class A Conditional Use to allow a Type 3 Congregate Living Facility on 12.12 acres<br/><b>Board Decision:</b> No Motion required.</p> <p>DOA: to reconfigure the Master Plan; add units; re-designate land use from a Civic Pod to a Residential Pod; and, modify and delete Conditions of Approval on 543.59 acres<br/><b>Board Decision:</b> Recommended Approval of a Development Order Amendment by a vote of 5-0-1.</p> <p>CA: to allow a Transfer of Development Rights (TDRs) on 11.84 acres<br/><b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 5-0-1.</p> <p>CA: to allow Workforce Housing density bonus greater than 50 percent on 11.84 acres<br/><b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 5-0-1.</p> | <p>0-0-0</p> <p>5-0-1</p> <p>5-0-1</p> <p>5-0-1</p> |

**REGULAR AGENDA - ZONING APPLICATIONS**

- |  |   |              |
|--|---|--------------|
| <p>2. ZV-2022-01243<br/>Palm Beach Park of Commerce PIPD Plat 23<br/><br/>Control#: 1981-00190</p> | <p>WPB Parcel E Owner, LLC<br/>ZV: to substitute the six-foot-high opaque wall with a four-foot-high chain link fence; to substitute required Canopy trees with existing native pine trees; and to substitute required small and medium shrubs with one row of large shrubs within a Type 3 Incompatibility Buffer on 23.13 acres<br/><b>Board Decision:</b> Approved a Type 2 Variance, as amended (with conditions) by a vote of 7-0-0.</p> | <p>7-0-0</p> |
| <p>3. ZV-2022-01244<br/>Palm Beach Park of Commerce PIPD Plat 24<br/><br/>Control#: 1981-00190</p> | <p>WPB Parcel G Owner, LLC<br/>ZV: to substitute the six-foot-high opaque wall with a four-foot-high chain link fence; to substitute required Canopy trees with existing native pine trees; and to substitute required small and medium shrubs with one row of large shrubs within a Type 3 Incompatibility Buffer on 5.09 acres<br/><b>Board Decision:</b> Approved a Type 2 Variance, as amended (with conditions) by a vote of 7-0-0.</p>  | <p>7-0-0</p> |



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7. **Z/CA-2022-00488**      **Willis Family Trust, The Colony Estates at Boynton LLC**  
**Colony Estates at Boynton**      **Z:** an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District on 9.78 acres  
**Board Decision:** Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.      **7-0-0**
- CA:** a Class A Conditional Use to allow Zero Lot Line (ZLL) dwelling units on 9.78 acres  
**Board Decision:** Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.      **7-0-0**
- CA:** a Class A Conditional Use to allow a combined density increase of Workforce Housing Program and Transfer of Development Rights in excess of two units per acre on 9.78 acres  
**Board Decision:** Recommended Approval of a Class A Conditional Use, as amended, by a vote of 7-0-0.      **7-0-0**
9. **DOA/CA/W-2022-00466**      **Kanela Enterprise WPB, LLC - Nelson Tiburicio**  
**Diamond Plaza**      **DOA:** to modify uses on 2.07 acres  
**Control#: 1986-00004**      **Board Decision:** Recommended Approval of a Development Order Amendment by a vote of 6-1-0.      **6-1-0**
- CA:** to allow a Cocktail Lounge within 250 feet of a parcel of land with a residential future land use designation or use on 2.07 acres  
**Board Decision:** Recommended Approval of a Class A Conditional Use, as amended, by a vote of 5-2-0.      **5-2-0**
- W:** to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential future land use designation or use on 2.07 acres  
**Board Decision:** Recommended Approval of a Type 2 Waiver, as amended, by a vote of 5-2-0.      **5-2-0**

**END OF RESULT LIST**