



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

**March 2, 2023**

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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS**

1.	W-2022-01656 <b>Pine Trail Shopping Center</b>  Control#: 1978-00273	Pine Trail Square LLC <b>W:</b> to allow extended hours of operation for business within 250 feet of a parcel of land with a Residential Future Land Use on 28.06 acres <b>Board Decision:</b> No motion required. Administratively postponement to April 6, 2023.	0-0-0
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**CONSENT AGENDA - ZONING APPLICATIONS**

2.	Z-2022-01640 <b>Howell Lane Rezoning</b>  Control#: 2022-00063	Leonard Schulz <b>Z:</b> to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District on 2.25 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
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3.	Z-2022-01116 <b>Morin/Connolly Commerce</b>  Control#: 2016-00159	Morin Robert Tr & Carol, Howard Connolly <b>Z:</b> to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District on 3.41 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-1.	6-0-1
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4.	Z-2022-01110 <b>Deleon Rezoning</b>  Control#: 2003-00073	Jose Deleon <b>Z:</b> to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 8.66 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
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5.	Z-2022-00948 <b>LTG Sports Turf</b>  Control#: 2010-00028	LTG Boynton Beach LLC <b>Z:</b> to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District on 5.01 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
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**REGULAR AGENDA - ZONING APPLICATIONS**

6.	DOA-2022-00814 <b>Woods Walk Plaza</b>  Control#: 1985-00069	Woods Walk Joint Venture <b>DOA:</b> to modify the Site Plan; and, add a building and square footage on 20.41 acres <b>Board Decision:</b> Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0
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**CONSENT AGENDA - ZONING APPLICATIONS**

7.	ABN/Z/CA-2022-00218  <b>Brentwood of Wellington</b> Control#: 2005-00454	Palm Beach Recovery 2016 LLC, AHC Acquisitions, LLC - Charlie Scardina, HRS Palm Beach LLC <b>ABN:</b> to abandon a Type 3 Congregate Living Facility on 9.17 acres <b>Board Decision:</b> No action required.	0-0-0
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	7-0-0
<b>Z:</b> to allow a rezoning from the Community Commercial (CC) Zoning District on 10.22 acres and the Planned Unit Development (PUD) Zoning District on 9.17 acres to the Residential Multifamily (RM) Zoning District on 10.22 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	

	7-0-0
<b>CA:</b> a Class A Conditional Use to allow a combined density increase with the Workforce Housing Program and Transfer of Development Rights Program in excess of two units per acre on 10.22 acres <b>Board Decision:</b> Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	



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8. ZV/Z/ABN-2021-01863 Windsor Industrial  Control#: 2003-00020	Shawn Chemtov, 6562 Belvedere LLC <b>ZV:</b> to allow a reduction of the width of a Type 3 Incompatibility buffer; the reduction in front setback; and, to replace a 12-foot wall loading area screening with an 8-foot hedge on 2.55 acres <b>Board Decision:</b> Approved a Type 2 Variance (with conditions) by a vote of 7-0-0.  <b>Z:</b> to allow a rezoning from the Community Commercial (CC) Zoning District to the Light Industrial (IL) Zoning District on 2.55 acres <b>Board Decision:</b> Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.  <b>ABN:</b> to abandon a Convenience Store with Gas Sales on 2.55 acres <b>Board Decision:</b> No action required.	7-0-0         0-0-0

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS**

9. ZV/Z-2022-00534 Four Seasons Retail  Control#: 1973-00079	Four Seasons Military LLC <b>ZV:</b> to reduce the number of parking spaces on 1.19 acres <b>Z:</b> to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the Community Commercial (CC) Zoning District on 1.19 acres <b>Board Decision:</b> Postponed to April 6, 2023 by a vote of 7-0-0.	7-0-0
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**COMMENTS - COMMISSIONERS**

10. TITLE: Election of Chair and Vice Chair

**END OF RESULT LIST**