



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

October 5, 2023

| <u>Agenda & Application #'s</u> | <u>Applicant & Request</u> | <u>Vote</u> |
|---|---|---------------------------------|
| CONSENT AGENDA -ZONING APPLICATIONS | | |
| 1. Z/CA-2023-00648 West Palm Dog Control#: 1987-00122 | Benjamin Probst, Margaret Hohmann Z: to allow a rezoning from Residential Transitional Suburban (RTS) Zoning District to the Agricultural Residential (AR) Zoning District on 1.09 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0. CA: to allow Limited Pet Boarding on 1.09 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0. | 9-0-0 9-0-0 |
| 2. ZV-2023-00888 Forest Oaks Residential PUD - POD A Control#: 1970-00009 | Mattamy Palm Beach LLC ZV: to allow a reduction of the front setback (lots 35 to 39), and the reduction of rear setback (lots 33 to 39), within the 9.52 acres Pod A Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 9-0-0. | 9-0-0 |
| 3. PDD/CA-2021-00829 Delray Self Service Storage Control#: 1994-00053 | West Atlantic Commercial Properties, LTD. PDD: to allow a rezoning from Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.53 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0. CA: to allow a Type 1 Restaurant with drive-through on 4.53 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0. | 9-0-0 9-0-0 |
| 4. ZV/PDD/CA-2023-00378 Erickson Boynton Beach CCRC Control#: 2018-00187 | Mazzoni A William Revocable Trust ZV: to allow 100% buffer overlap within a preserve area on 93.51 acres Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 8-0-1. PDD: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 93.51 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-1. CA: to allow a Congregate Living Facility on 55.44 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 8-0-1. | 8-0-1 8-0-1 8-0-1 |
| REGULAR AGENDA -ZONING APPLICATIONS | | |
| 5. ABN/DOA/W-2022-00155 Indian Trail Groves Control#: 2002-90045 | Palm Beach West Associates I LLLP DOA: to delete land area (5.46 acres) from a 4,871.57 prior approval, modify the Master Plan to reduce dwelling units, to modify uses and square footage, and to modify Conditions of Approval on a remaining 4,866.10 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. W: to allow more than 40% of local streets to terminate in a cul-de-sac or dead end on 4,866.10 acres Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 9-0-0. | 9-0-0 9-0-0 |
| 6. DOA-2022-00203 Hyder AGR-PUD Control#: 2005-00455 | G L Homes of Palm Beach Associates LTD DOA: to delete land area (23.84 acres) from an existing 1836.79 acre approval, and to modify the Master Plan for the remaining 1812.96 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. DOA: to allow the partial release of the Conservation Easement recorded in OR 28376, Page 1020, to release 23.84-acres from the previously approved 124.27 acre Conservation Easement, for a remaining 100.43 acres Board Decision: No action required. | 9-0-0 0-0-0 |



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| 7. DOA-2022-00204 Lyons West AGR-PUD Control#: 2005-00003 | G L Homes of Palm Beach Associates LTD DOA: to delete land area (370.01-acres) from an existing 1,043.066 acre approval; and, to modify the Master Plan for the remaining 673.06 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. DOA: to allow the full release of the Conservation Easement recorded in Book 23125, Page 1122 for 370.01 acres Board Decision: No action required. | 9-0-0 0-0-0 |
| 8. DOA-2022-00205 Canyon Isles AGR-PUD Control#: 2002-00068 | GL Homes of Palm Beach Associates LTD DOA: to delete land area (23.42 acres) from an existing 511.84 acre approval; and, to modify the Master Plan for the remaining 488.17-acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. DOA: to allow the full release of the Conservation Easement recorded in OR 25867, Page 1456 for 23.42-acres Board Decision: No action required. | 9-0-0 0-0-0 |
| 9. DOA-2022-00206 Canyon Lakes AGR-PUD Control#: 2002-00067 | GL Homes of Palm Beach Associates LTD DOA: to delete land area (19.09 acres) from an existing 517.00 acre approval; and, to modify the Master Plan for the remaining 497.92-acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. DOA: to allow the full release of the Conservation Easement recorded in OR 25867, Page 1437 for 19.09-acres Board Decision: No action required. | 9-0-0 0-0-0 |
| 10. DOA-2022-00207 Canyon Springs PUD Control#: 2002-00069 | GL Homes of Palm Beach Associates LTD DOA: to delete land area (25.76-acres) from an existing 507.57 acre approval; and to modify the Master Plan for the remaining 481.81-acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. DOA: to allow the full release of the Conservation Easement recorded in OR 28376, Page 1068 for 25.76-acres Board Decision: No action required. | 9-0-0 0-0-0 |
| 11. DOA-2023-00269 Whitworth AGR-PUD Control#: 2021-00031 | Boynton Beach Associates 30 LLLP, 156th Court South Associates LLC DOA: to delete land area on (90.44 acres) from an existing 721.51 acre approval; and, to delete units and modify the Master Plan for the remaining 631.07 acres Board Decision: Recommended Approval of a Development Order Amendment by a vote of 9-0-0. DOA: to allow the full release the Conservation Easements for Hyder West Preserve parcel #4 recorded in OR 33505, Page 1982, and Hyder West Two Preserve 11 recorded in OR 34355, Page 1203 for a total of 90.44 acres Board Decision: No action required. | 9-0-0 0-0-0 |
| 12. ZV/PDD-2022-00143 Hyder West AGR-PUD Control#: 2022-00005 | G. L. Homes of Palm Beach Associates LTD, Lake Worth Drainage District ZV: to eliminate a portion of the east and west perimeter buffers of the proposed wetlands preserve area on 581.92 acres Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 9-0-0. PDD: to allow a rezoning from the Agricultural Reserve (AGR) and the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 581.92 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0. | 9-0-0 9-0-0 |

END OF RESULT LIST