



**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING
RESULT LIST**

April 25, 2024

Agenda & Application #'s Applicant & Request Vote

CONSENT AGENDA -ZONING APPLICATIONS

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| 1. | CA-2023-00656
RCRU Investments TDR

Control#: 1982-00157 | RCRU Investments LLC
CA: to allow the Transfer of Development Rights in excess of 2 units per acre (4 TDRs) on 1.18 acres
Board Decision: Adopted a Resolution approving a Class A Conditional Use by a vote of 7-0-0. | 7-0-0 |
| 2. | DOA-2023-01160
Costco at Boca Congress Center

Control#: 1995-00063 | Costco Wholesale Corporation - Beth Schrantz
DOA: to modify the overall MUPD Site Plan, Uses, and Conditions of Approval on 27.77 acres
Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 7-0-0.

DOA: to modify the Site Plan for the Class A Conditional Use for Retail Gas and Fuel use to add pumps and fueling positions, and to modify Conditions of Approval on 27.77 acres
Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 7-0-0. | 7-0-0

7-0-0 |
| 3. | ABN/Z/CA-2023-00657
Eternal Gospel Church
Control#: 1997-00062 | Gods Church Of Faith Inc
ABN: to abandon a Class A Conditional Use for a Place of Worship on 1.77 acres
Board Decision: Adopted a Resolution approving a Development Order Abandonment by a vote of 7-0-0.

Z: to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Single-Family Residential (RS) Zoning District on 0.67 acres
Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 7-0-0.

CA: to allow a General Daycare on 2.44 acres
Board Decision: Adopted a Resolution approving a Class A Conditional Use by a vote of 7-0-0. | 7-0-0

7-0-0

7-0-0 |
| 4. | DOA-2023-01450
Heritage Park

Control#: 1984-00085 | VS Delray Beach East LLC
DOA: to modify the overall PUD Site Plan to add residents/beds to an existing Congregate Living Facility and modify Conditions of Approval on 16.53 acres
Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 7-0-0. | 7-0-0 |
| 5. | EAC-2024-00108
Villages of Windsor - SE Residential

Control#: 1996-00081 | Civic Hypoluxo Holding LLC - Alexander Akel
EAC: to modify Engineering Condition 23 in Resolution No. R-2023-0107 to delete the requirement to construct a right turn lane at the northern project entrance from Hypoluxo Road on 543.60 acres
Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 7-0-0. | 7-0-0 |

REGULAR AGENDA -ZONING APPLICATIONS

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| 6. | LGA-2023-00009

Lakehaven

Control#: 2022-00058 | Lornco Farms LLC - Donald Stevenson, Robin Fleming, Fleming Properties LLC - John Christopher Fleming
LGA: To change a future land use designation from Rural Residential, 1 unit per 1 acres (RR-10) to Low Residential, 2 units per acre (LR-2) and to revise the Future Land Use Element and the Map Series of the Comprehensive Plan to expand the Glades Area Protection Overlay (GAPO) eastward to include the subject site and designate the site as a Limited Urban Service Area (LUSA).
Board Decision: Adopted an Ordinance approving a Large Scale Future Land Use Amendment & Text Amendment by a vote of 7-0-0. | 7-0-0 |
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REGULAR AGENDA - ULDC REVISIONS

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| 7. | PIA-2023-00595 | Kolter Group Acquisitions, LLC
PIA: a Privately Initiated Amendment (PIA) to the Unified Land Development Code (ULDC) requesting to modify language regarding Commercial Pods of Planned Unit Developments (PUDs) as summarized below: • Increase the allowable percentage of a Commercial Pod of a PUD from a maximum of 1% of the total acreage to 2%; and, • Limit the 1,000 foot separation requirement for a Commercial Pod from an Arterial or Collector Roadway to only those Commercial Pods created through a Development Order Amendment.
Board Decision: Approved First Reading and Adopted an Ordinance amending the ULDC by a vote of 7-0-0. | 7-0-0 |
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REGULAR AGENDA - ZONING APPLICATIONS		
8. PDD-2022-01134	Lornco Farms LLC, Robin Fleming, Fleming Properties LLC, Kolter Group Acquisitions, LLC	
Lakehaven PUD	PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 446.14 acres	
Control#: 2022-00058	Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
9. ABN/DOA/CA-2023-01491	Elan Polo Gardens Owner LLC, Konover South LLC - David Coppa	
Polo Gardens MUPD	ABN: to abandon a Class A Conditional Use for a Hospital on 25.04 acres	
Control#: 2013-00296	Board Decision: Adopted an Resolution approving a Development Order Abandonment by a vote of 7-0-0.	7-0-0
	DOA: to modify the overall MUPD and the Site Plan to add and delete uses on 25.79 acres	
	Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 7-0-0.	7-0-0
	CA: to allow a Type 1 Restaurant with a drive-through on 25.79 acres	
	Board Decision: Adopted a Resolution approving a Class A Conditional Use by a vote of 7-0-0.	7-0-0
10. Z/CA-2023-01470	C & M Farm LLC and F & C Farm LLC - Terri Campbell	
CMFC Farm	Z: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District on 10 acres	
Control#: 2021-00147	Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
	CA: to allow Zero Lot Line Homes on 10 acres	
	Board Decision: Adopted a Resolution approving a Class A Conditional Use by a vote of 7-0-0.	7-0-0
	CA: to allow Workforce Housing density increase greater than 50 percent (13 additional units) on 10 acres	
	Board Decision: Adopted a Resolution approving a Class A Conditional Use by a vote of 7-0-0.	7-0-0
REGULAR AGENDA - ULDC REVISIONS		
11. PIA-2024-00290	PIA: a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) as summarized below. • To establish a Type 2 Waiver process to allow reductions in minimum property development regulations to accommodate the movement of the Coastal Construction Control Line (CCCL) since existing structures were built in order to allow the redevelopment of coastal properties.	
	Board Decision: Approved Phase 1 and Initiation of Phase 2 by a vote of 7-0-0.	7-0-0
COMMENTS - COMMISSIONERS		
12. TITLE:	Initiation of ULDC Amendment to reduce parking	
MOTION:	To Initiate a ULDC Amendment to reduce parking and to propose Flex Regulations such as a Waiver process.	
	Board Decision: Approved an Initiation of an ULDC Amendment for Parking Reduction by a vote of 7-0-0.	7-0-0

END OF RESULT LIST