



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

February 6, 2025

Agenda & Application #'s Applicant & Request Vote

CONSENT AGENDA - ZONING APPLICATIONS

- | | | | |
|----|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. | Z/DOA-2024-01026 | Palms West Hospital Ltd. Partnership - Todd Maxwell | |
| | 2. | Palms West Hospital Expansion Z: to allow a rezoning from the Agricultural Residential (AR) Zoning District in part and the Rural Services (RSER) Zoning District in part to the Institutional Public Facilities (IPF) Zoning District on 18.84 acres | |
| | Control#: 1984-00054 | Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0. | 7-0-0 |
| | | DOA: to modify the Overall Site Plan for a previously approved Special Exception for a Medical Center to add land area (18.84 acres), square footage, and access points, and to modify Conditions of Approval on 65.79 acres | |
| | | Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. | 7-0-0 |
| 2. | ZV/PDD-2024-01280 | El Car Wash, LLC, Christ Fellowship Church, Inc. | |
| | El Carwash Boca | ZV: to allow a reduction in minimum lot size for an MUPD on 4.21 acres | |
| | Control#: 1974-00122 | Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 6-0-1. | 6-0-1 |
| | | PDD: to allow a rezoning from General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.21 acres | |
| | | Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0. | 6-0-1 |
| 3. | ABN/DOA-2024-00774 | Main Associated, Shadowwood Edens, LLC, Rafael Peri, LLC | |
| | Shadowwood MUPD | ABN: to abandon a Requested Use for an Indoor Theater under Resolution R-95-0523 and R-96-124 | |
| | Control#: 1973-00043 | Board Decision: No action required. | 0-0-0 |
| | | DOA: to modify the Overall Site Plan; to add uses, square footage and to modify Conditions of Approval on 39.46 acres | |
| | | Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. | 7-0-0 |
| 4. | DOA-2024-01424 | MG WPB LLC, WPB J Automotive Management LLC | |
| | Arrigo MUPD | DOA: to reconfigure the Site Plan, and Sign Plan, add and delete uses, add square footage, and to modify Conditions of Approval on 44.02-acres | |
| | Control#: 1995-00022 | Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. | 7-0-0 |
| 5. | CA-2024-00609 | Housing Partnership, Inc. | |
| | Celtic Multifamily | CA: to allow a combined density increase greater than 2 units per acre through the Workforce Housing (17 units) and Transfer of Development Rights (10 units) programs (total increase of 26 units) on 2.46 acres | |
| | Control#: 2017-00009 | Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. | 7-0-0 |
| 6. | SV/CA-2024-00760 | Constru American, LLC | |
| | Constru American 4160 | SV: to allow access from the existing 30-foot Right-of-Way on 0.91 acre | |
| | Control#: 2023-00029 | Board Decision: Approved a Subdivision Variance (with conditions) by a vote of 7-0-0. | 7-0-0 |
| | | CA: to allow the Transfer of Development Rights in excess of 2 units per acre (5 TDRs) on 0.91 acre | |
| | | Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. | 7-0-0 |



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

February 6, 2025

| <u>Agenda & Application #'s</u> | <u>Applicant & Request</u> | <u>Vote</u> |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 7. ZV/ABN/CA-2024-01219 Sunspire Health Control#: 2014-00206 | Gain Holdings Group, LLC, Diamond Behavioral Health Center PBG, LLC - Bradley Miller ZV: to allow for vehicular backing into the right of way; eliminate a 15-foot right of way buffer; and a reduction in the side setbacks (north and south) on 1.28 acres Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 7-0-0. ABN: to abandon a Class A Conditional Use approval to allow a Type 3 Congregate Living Facility by Resolution R-2016-0002 on 1.28 acres Board Decision: No action required. CA: to allow a Skilled Nursing or Residential Treatment Facility on 1.28 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. | 7-0-0 7-0-0 |
| 8. Z-2024-01037 Reserve at Eagles Landing Control#: 2024-00099 | Lantana Farm Associates, Inc. - Gary D Smigiel, Lantana Farm Associates, Inc. - Thomas Mecca Z: to allow a rezoning from the Agriculture Residential (AR) Zoning District to Single Family Residential (RS) Zoning with a Conditional Overlay Zone District on 2.24 acres Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0. | 7-0-0 |

REGULAR AGENDA - ZONING APPLICATIONS

| | | |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 9. CA-2024-00746 Rawlings Estates Subdivision Control#: 1996-30143 | Beverly Rawlings, Rawlings Estates, LLC CA: to allow a Single Family Subdivision; a residential project with more than 50 acres pursuant to the Unified Land Development Code (ULDC), Table 4.A.9.B - Thresholds for Projects Requiring Board of County Commissioners Approval on 104.07 acres Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0. | 7-0-0 |
| 10. ABN/Z-2024-00519 Haverhill Recovery Facility Control#: 2017-00059 | Haverhill ALF, LLC, Michael Silverman ABN: to abandon a Class A Conditional Use for a Type 3 Congregate Living Facility approved by Resolution R-2018-1842 on 3.97 acres Board Decision: No action required. Z: to allow a rezoning from the Planned Unit Development (PUD) Zoning District Institutional and Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) on 3.97 acres Board Decision: Recommended Denial of an Official Zoning Map Amendment by a vote of 7-0-0. | 0-0-0 7-0-0 |

END OF RESULT LIST