

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**



**DEVELOPMENT REVIEW OFFICER AGENDA**

**DECEMBER 14, 2021**

**9:00 A.M.**

**Zoom Meeting**

**Online**

**ANNOUNCEMENTS**

1. **Title:** 2022 Zoning Calendar - explain changes to the 2022 Zoning Calendar

**WORKSHOP**

**PRE - APPLICATION CONFERENCE - WITH QUESTIONS**

**SUFFICIENT APPLICATIONS**

**- DEVELOPMENT REVIEW OFFICER (DRO)**

2. **Control No:** 2021-00019

**Application No:** DRO-2021-01700 (**Application Name:** **W.E. Schlechter & Sons**)  
application of J Schlechter by Schmidt Nichols

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a Heavy Vehicle and Equipment Sales and Rental

**General Location:** East side of State Road 715, approx. 1,750' north of intersection of SR 715 & NW Avenue P.

**Project Manager:** Brenya Martinez, Site Planner II

**BCC District:** 6

3. **Control No:** 1992-00023

**Application No:** DRO-2021-01730 (**Application Name:** **Military Belvedere Shopping Center - Car Wash**) application of 1098 No Military Llc, M&M N MILITARY LLC by Dunay Miskel and Backman LLP, Bowman Consulting Group

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a Car Wash

**General Location:** Northeast corner of Military Trail and Belvedere Road.

**Project Manager:** Cody Sisk, Site Planner I

**BCC District:** 7

4. **Control No:** 1981-00139  
**Application No:** DRO-2021-01959 (**Application Name:** **Avalon Trails at Villages of Oriole PUD, Pod K**) application of Avalon MF LP by Urban Design Studio

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow Multifamily Residential for 74 units.

**General Location:** North of Atlantic Avenue between Hagen Ranch Road and Jog Road.

**Project Manager:** Zubida Persaud, Site Planner II

**BCC District:** 5

5. **Control No:** 2005-00081  
**Application No:** W-2021-01953 (**Application Name:** **Addison Professional Center**) application of Azure Jog Road LLC by Urban Design Studio

**Title:** a Type 1 Waiver

**Request:** to allow the relocation of a canopy tree within an interior landscaping island due to conflict with an underground easement.

**General Location:** West side of Jog Rd, approx 600' south of Jog Rd and Linton Blvd.

**Project Manager:** Zubida Persaud, Site Planner II

**BCC District:** 5

**- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3**

6. **Control No:** 2005-00394  
**Application No:** DRO2/DRO-2021-01872 (**Application Name:** **Arden PUD Pod D Northwest**) application of Highland Dunes Associates Property LLC by Urban Design Studio

**Title:** a Development Review Officer (DRO) Concurrent Type 2

**Request:** to allow a Type 2 Concurrent Review (Zoning and Land Development).

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow the subdivision of 80 Townhouse lots within Pod D.

**General Location:** Approximately 2.5 miles west of Seminole Prat Whitney Road on the north side of Southern Boulevard.

**Project Manager:** Zubida Persaud, Site Planner II

**BCC District:** 6

**- DRO EXPEDITED (DROE)**

7. **Control No:** 1970-00009  
**Application No:** DROE-2021-02049 (**Application Name:** **Forest Oaks Residential**) application of Grillo Golf Management LLC, Mattamy Homes by Design and Entitlement Consultants LLC.

**Title:** a Development Review Officer Expedited (DROE)

**Request:** to finalize the plans approved by the Board of County Commissioners (BCC), for the Development Order Amendment modifying the Master Plan; adding units; and, adding an access point.

**General Location:** South side of Lake Worth Road, approximately 0.75 miles east of Florida Turnpike. Affected area includes all existing Golf Course lands within the Lucerne Lakes PUD.

**Project Manager:** Donna Adelsperger, Site Planner II

**BCC District:** 2

8. **Control No:** 1985-00069  
**Application No:** DROE-2021-02120 (**Application Name:** **Woods Walk Plaza**) application of RTCM 2101 North State Road 7 LLC by Insite Studio

**Title:** a Development Review Officer Expedited (DROE)

**Request:** to finalize the plans approved by the Board of County Commissioners (BCC), for the Development Order Amendment to modify the Site Plan, and add a new building, square footage and uses.

**General Location:** Northeast corner of Lake Worth Road and State Road 7.

**Project Manager:** Timothy Haynes, Senior Site Planner

9. **Control No:** 1992-00023  
**Application No:** DROE-2021-02136 (**Application Name:** **BMC/Wal-Mart**)  
 application of Military Crossing LLC, Murphy Oil USA - Kara Richards by Dunay Miskel and Backman LLP, CPH Engineers Inc.  
**Title:** a Development Review Officer Expedited (DROE)  
**Request:** to finalize the plans approved by the Board of County Commissioners (BCC), for an ABN, DOA, and CA to modify the Site Plan, add/delete square footage, modify Conditions of Approval and modify uses.  
**General Location:** Northeast corner of Military Trail and Belvedere Road.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 7
10. **Control No:** 1972-00051  
**Application No:** DROE-2021-02169 (**Application Name:** **7-Eleven at Boynton West Shopping Center**) application of KIR Boynton LP, 7-Eleven, Inc by Gunster Yoakley & Stewart PA  
**Title:** a Development Review Officer Expedited (DROE)  
**Request:** to finalize the plans approved by the Zoning Commission, for a Type 2 Variance to allow an easement overlap of a Right-of-Way buffer.  
**General Location:** Southwest corner of Military Trail and Classico Place.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 5
- DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3  
 - PUBLIC HEARING (PH)
11. **Control No:** 1997-00048  
**Application No:** ABN-2021-01816 (**Application Name:** **Eastwood Mulch**)  
 application of Eastwood Lantana Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** a Development Order Abandonment  
**Request:** to abandon a Wholesale Nursery  
**General Location:** North side of Lantana Road, approximately 0.26 miles east of State Road 7/441.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 3
12. **Control No:** 2013-00353  
**Application No:** CB-2021-01183 (**Application Name:** **Universal BioCarbon, Inc.**)  
 application of U S Sugar Corp, Universal BioCarbon, Inc. - Michael Milicevic by BSC Engineering Inc, Universal BioCarbon Inc  
**Title:** a Class B Conditional Use  
**Request:** to allow Chipping and Mulching  
**General Location:** approximately 1.6 miles east of the intersection of Conners Highway and US 441.  
**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 6
13. **Control No:** 1997-00048  
**Application No:** Z/CA-2021-01817 (**Application Name:** **Encompass Health Rehabilitation Hospital of Lake Worth**) application of Encompass Health Rehabilitation Hospital - George Gentile, Eastwood Lantana Llc, Stan Crooks by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional Public Facilities (IPF) Zoning District  
**Title:** a Class A Conditional Use  
**Request:** to allow a Hospital  
**General Location:** North side of Lantana Road , approximately 0.26 miles east of SR7/441.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 3

14. **Control No:** 2021-00112  
**Application No:** Z-2021-01910 (**Application Name:** **PBIA Parcel F Rezoning**) application of Palm Beach County Department of Airports, Palm Beach County by Urban Design Studio  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Residential Multifamily (RM) and General Commercial (CG) Zoning Districts to the Public Ownership (PO) Zoning District  
**General Location:** West of Military Trail, north and south of Wallis Road - See attached Rezoning Parcel ID Map.  
**Project Manager:** Jordan Jafar, Site Planner II **BCC District:** 7
15. **Control No:** 1997-00034  
**Application No:** ZV/ABN/DOA-2021-01529 (**Application Name:** **Portman Industrial MUPD**) application of Gilco 1 Racing, LLC, Moroso Investment Partners II Llc, Palm Beach Owner, LLC by Urban Design Studio  
**Title:** a Type 2 Variance  
**Request:** to eliminate cross access, a Compatibility Buffer, Right-of-Way Buffer, and unity of control requirements  
**Title:** a Development Order Abandonment  
**Request:** to abandon Requested Uses (Arena, Auditorium or Stadium, Indoor/Outdoor Entertainment, Auto Paint and Body, Convenience Store with Gas Sales, Manufacturing and Processing, and Vehicles Sales and Rental); an Electronic Message Center and the Alternative Sign Plan  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the site plan; and, to add, delete and modify uses  
**General Location:** Bee Line Hwy approximately 5,400 feet from Pratt Whitney Rd.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 1
16. **Control No:** 2004-00457  
**Application No:** ZV/ABN/DOA-2021-01954 (**Application Name:** **Terra Nova MUPD**) application of Principal Commercial Group Llc, Principal Development Group Llc by AJP Consulting Services LLC, WGINC  
**Title:** a Type 2 Variance  
**Request:** to reduce the width of a divider median  
**Title:** a Development Order Abandonment  
**Request:** to abandon a Type 1 Restaurant with drive-through (Building B)  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan and modify Uses  
**General Location:** Northwest corner of Atlantic Avenue and Hagen Ranch Road.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 5

**- TYPE 2 VARIANCE**

17. **Control No:** 2004-00206  
**Application No:** ZV-2021-01937 (**Application Name:** **Critchfield Holdings**) application of Richard Critchfield by Dunay Miskel and Backman LLP  
**Title:** a Type 2 Variance  
**Request:** to allow a reduction in the required side and rear setbacks for outdoor storage and Buildings B and C  
**General Location:** North side of Smith Sundry Road approximately 0.1 mile west of Lyons Road.  
**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 5