

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



DEVELOPMENT REVIEW OFFICER AGENDA

FEBRUARY 9, 2022

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room
2300 N Jog Rd, West Palm Beach, 33411**

A. ANNOUNCEMENTS

B. WORKSHOP

**C. PRE - APPLICATION CONFERENCE - WITH QUESTIONS
SUFFICIENCY REVIEW**

D. PUBLIC HEARING (PH) PRE-CERTIFICATION

1. **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; add, delete and modify uses; and, modify Conditions of Approval

General Location: North side of Bee Line Highway, approximately 1 mile west of Pratt Whitney Road

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 1

2. **Control No:** 1979-00268
Application No: ZV/SV/ABN/PDD/CA-2021-00533 (**Application Name:** **Fount MUPD**) application of Town of Palm Beach, CRE Fund at Okeechobee Boulevard, LLC - Carlos Gonzales by Schmidt Nichols
Title: a Type 2 Variance
Request: to allow a reduction in the number of parking spaces; the width of the Right-of-Way buffer and an Incompatibility buffer, and to allow a 15' overlap of an easement into a 20' R-O-W landscape buffer
Title: a Subdivision Variance
Request: To allow and increase in 2,232 Projected Daily Trips from the 1,500 ADT threshold for a 60' ROW (Elmhurst Road)
Title: a Development Order Abandonment
Request: to abandon a Special Exception to allow a Fraternal Organization and Club Facilities; and, a Special Exception for a Governmental Service and Accessory Buildings and structures, including Recreation and Club facilities
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Class A Conditional Use
Request: to allow a Transfer of Development Rights (TDR)
Title: a Class A Conditional Use
Request: to allow a Workforce Housing Program (WHP) Density Bonus greater than 50 percent
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive-through
General Location: South side of Okeechobee Boulevard, approximately 0.38 miles west of Haverhill Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2
3. **Control No:** 1997-00068
Application No: DOA-2021-01031 (**Application Name:** **Chabad Lubavitch Temple**) application of Chabad Lubavitch of Boynton, Inc. by Land Research Management Inc.
Title: a Development Order Amendment
Request: to modify the site plan, modify uses and, to modify the Conditions of Approval
General Location: West side of El Clair Ranch Road, approximately 0.3 miles north of Woolbright Road
Project Manager: James Borsos, Site Planner II **BCC District:** 5
4. **Control No:** 2004-00325
Application No: DOA/CA-2021-01577 (**Application Name:** **Central Baptist Church**) application of Central Baptist Church of WPB FL, Inc. by Land Research Management Inc.
Title: a Development Order Amendment
Request: to modify the Site Plan and, modify Conditions of Approval
Title: a Class A Conditional Use
Request: to allow an Elementary or Secondary School (Private)
General Location: South side of Gun Club Road, approximately 600 feet east of Military Trail
Project Manager: James Borsos, Site Planner II **BCC District:** 3

5. **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:** 6
6. **Control No:** 1984-00159
Application No: PDD/DOA/CA-2021-01612 (**Application Name:** **PGA Waterfront Residential PUD**) application of Nicholas Smith, PGA Partners 100 LLC, Cameron Ferris, Michael Ferris, Betty Ferris, PGA Waterway Condos LLC - Dan Catalfumo by Gentile Glas Holloway O'Mahoney & Associates Inc.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from a Multifamily Residential (RM) Zoning District to a Planned Unit Development (PUD)
Title: a Development Order Amendment
Request: to modify the Site Plan; add land area, units and uses; and, modify Conditions of Approval
Title: a Class A Conditional Use
Request: to allow a Marina
General Location: Southwest corner of PGA Boulevard and Ellison Wilson Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1
7. **Control No:** 1987-00006
Application No: ZV/ABN/DOA-2021-00997 (**Application Name:** **Broward Motorsports of Palm Beach**) application of Broward Motorsports of Palm Beach, LLC by Gentile Glas Holloway O'Mahoney & Associates Inc., Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Type 2 Variance
Request: to eliminate the build to line setbacks
Title: a Development Order Abandonment
Request: a Development Order Abandonment to R-2009-1046
Title: a Development Order Amendment
Request: to modify the Site Plan; and, add building square footage
General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue
Project Manager: James Borsos, Site Planner II **BCC District:** 7
8. **Control No:** 2005-00014
Application No: PDD/DOA-2021-00122 (**Application Name:** **Monticello AGR-PUD**) application of Lake Worth Drainage District by G.L. Homes
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District
Title: a Development Order Amendment
Request: to add and delete land area; release of preserve parcels; and modify Conditions of Approval.
General Location: West side of Lyons Road south of Flavorpict Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5,6

9. **Control No:** 2005-00323
Application No: Z-2021-00120 (**Application Name:** **Swaney Rezoning**)
 application of Boynton Beach Associates XXV LLLP by G.L. Homes
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) District.
General Location: North of Boynton Beach Boulevard and West of Acme Dairy Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
10. **Control No:** 2005-00162
Application No: Z-2021-00121 (**Application Name:** **Amestoy Rezoning**)
 application of Delray Beach Associates II LLLP by G.L. Homes
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) District.
General Location: North of Boynton Beach Boulevard, west of Lyons Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
11. **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 reduce the side and rear setbacks for Buildings B and C and the outdoor storage area
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
12. **Control No:** 2003-00830
Application No: PDD-2021-01322 (**Application Name:** **Mountain Business Center MUPD**) application of Butters SA, LLC. - Malcolm Butters, Southeast Investments of Palm Beach County, Inc. by JMorton Planning & Landscape Architecture
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District.
General Location: Southeast corner of Atlantic Avenue and US 441/SR 7.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
13. **Control No:** 2006-00147
Application No: DOA/CA-2021-01006 (**Application Name:** **Shops at Indian Trails**) application of Coconut Northlake Llc by JMorton Planning & Landscape Architecture
- Title:** a Development Order Amendment
Request: to modify the Site Plan; add and delete uses and square footage; add access points; and, modify Conditions of Approval
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive-Through in Building F
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive-Through in Building H
Title: a Class A Conditional Use
Request: to allow a Day Care, General
General Location: South west corner of Northlake Boulevard and Coconut Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

14. **Control No:** 2008-00296
Application No: PDD-2021-01526 (**Application Name:** Lake Worth Crossing MUPD) application of KS Lake Worth, LLC. by JMorton Planning & Landscape Architecture
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District.
General Location: Southwest corner of Lake Worth Road and Hooks Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6
15. **Control No:** 1995-50007
Application No: Z-2021-02124 (**Application Name:** Las Farms Landscape) application of Las Farms Of The Palm Beaches Lc by JMorton Planning & Landscape Architecture
Title: an Official Zoning Map Amendment
Request: To allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District
General Location: West of State Road 7, approximately 0.5 miles north of Boynton Beach Blvd.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5
16. **Control No:** 2000-00032
Application No: PDD/DOA-2021-01373 (**Application Name:** Sussman AGR-PUD) application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD)
Title: a Development Order Amendment
Request: to modify the Master Plan; and, add and delete land area
General Location: East side of State Road 7, approximately 700 feet south of W Atlantic Avenue.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
17. **Control No:** 2021-00083
Application No: PDD/CAW-2021-01361 (**Application Name:** Atlantic AGR Commercial and Self Storage) application of JDR Development, LLC - Jason Sher, Pebb Atlantic li Llc & by WGINC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to Multiple Use Planned Development (MUPD) Zoning District
Title: a Class A Conditional Use
Request: to allow a Multi-Access Self-Service Storage Facility- Multi-access
Title: a Class A Conditional Use
Request: to allow a Car Wash
Title: a Type 2 Waiver
Request: to allow for the elimination of the wall within a portion of the Type 3 Incompatibility Buffer
General Location: South side of Atlantic Avenue, approximately 777 feet east of Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

18. **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
19. **Control No:** 1979-00161
Application No: ZV/DOA-2021-00440 (**Application Name:** Abbey Park PUD - Section 3) application of Pine Glen At Abbey Park I HOA Inc. by WGINC
Title: a Type 2 Variance
Request: to allow overlap of easements exceeding five feet along 285 feet of the Right-of-Way buffer along Abbey Road East and Abbey Road; and to reduce the number of required trees and shrubs along the ROW buffers
Title: a Development Order Amendment
Request: to modify the Master Plan; and, delete a Condition of Approval.
General Location: Southwest corner of Forest Hill Boulevard and Haverhill Road
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 3
20. **Control No:** 1982-00040
Application No: DOA/CA-2021-01576 (**Application Name:** Melrose PUD Commercial) application of Melrose Center Boynton Llc by WGINC
Title: a Development Order Amendment
Request: to modify the Site Plan and Regulating plan; and, add uses
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive-through
General Location: Northeast corner of State Road 7/US 441 and Armone Place.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
21. **Control No:** 2019-00177
Application No: CA-2020-02103 (**Application Name:** Evergreen Townhouse) application of Evergreen 1 LLC. by Brahm Development LLC
Title: a Class A Conditional Use
Request: to allow more than 24 Multifamily Residential Units in the RM Zoning District
Title: a Class A Conditional Use
Request: to allow Workforce Housing units (WHP) more than 50% in a Standard Zoning District
General Location: West side of Old Military Trail, Approximately 600 feet north of Orlando Avenue
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 2

22. **Control No:** 1988-00019
Application No: SV/DOA-2021-00921 (**Application Name:** **Palm Beach Logistics Center**) application of Duke Realty LP - Richard Swindasz, Duke Realty Land LLC by Schmidt Nichols
Title: a Subdivision Variance
Request: to allow access to a street with a lower classification (Benoist Farms Road)
Title: a Development Order Amendment
Request: to modify site plan; to add land area; to modify use; and, modify Conditions of Approval
General Location: West side of Benoist Farms Road, approximately 0.12 miles south of Belvedere Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2
23. **Control No:** 2012-00424
Application No: ZV/PDD/CA/W-2021-00460 (**Application Name:** **All Seasons Delray Beach**) application of Greg Jacob, All Seasons of Delray Beach LLC - Peter L Odorico, Palm Beach County by WGINC
Title: a Type 2 Variance
Request: to allow for the elimination of the required Type 2 Incompatibility Buffer between recreational areas and the proposed Type 3 CLF
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Multiple Use Planned Development (AGR/MUPD) Zoning District
Title: a Class A Conditional Use
Request: to allow a Type 3 Congregate Living Facility (CLF)
Title: a Type 2 Waiver
Request: to substitute a 6 foot high wall for a 6 foot high opaque hedge
General Location: East side of Lyons Road, approximately 0.76 miles north of Linton Boulevard.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

24. **Control No:** 1981-00190
Application No: DRO/W-2022-00169 (**Application Name:** **Professional Concessions Inc**) application of Professional Concessions Inc by Cotleur & Hearing Inc.
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse and Self-Service Storage
Title: a Type 1 Waiver
Request: to allow relocation of 50% of the foundation planting from the north façade to the south façade
General Location: 0.5 miles east of Pratt Whitney Road and 2 miles south of Indiantown Road.
Project Manager: Nancy Frontany, Site Planner I **BCC District:** 1
25. **Control No:** 2014-00216
Application No: DRO-2021-02155 (**Application Name:** **Gospel Tabernacle of Faith**) application of Gospel Tabernacle Of Faith Inc by Gospel Tabernacle of Faith Inc.
Title: a Full Development Review Officer (DRO)
Request: to allow a Place of Worship
General Location: South side of Summit Blvd. just east of Haverhill Blvd.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 2

26. **Control No:** 1981-00190
Application No: DRO-2022-00111 (**Application Name:** **Palm Beach Park of Commerce Plat 21**) application of WPB Parcel A Owner, LLC by Urban Design Studio LLC
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse
General Location: South of Corporate Rd. North and West of Corporate Rd. North
Project Manager: Alex Biray, Site Planner II **BCC District:** 1
27. **Control No:** 1981-00190
Application No: DRO-2022-00154 (**Application Name:** **Ground Fx Equipment and Hauling**) application of H & W Envirotech Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Full Development Review Officer (DRO)
Request: to allow a Contractor Storage Yard
General Location: east side of Mercantile Court, north of Corporate Road North
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1
28. **Control No:** 1981-00190
Application No: DRO-2022-00171 (**Application Name:** **Palm Beach Park of Commerce Hardscape**) application of Trakon Company Llc by Cotleur & Hearing Inc.
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse and a Contractor Storage Yard
General Location: 0.4 miles east of Pratt Whitney Road and 2 miles south of Indiantown Road
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1
29. **Control No:** 1971-00013
Application No: DRO-2022-00201 (**Application Name:** **Delray Trails at Villa Del Ray PUD POD C**) application of 13fh Palm Beach Lp by Urban Design Studio

Title: a Full Development Review Officer (DRO)
Request: to allow a Subdivision for POD C with 84 townhouse units
General Location: 3,973 feet (0.75 miles) west of the intersection of Via Delray and S Military Trail
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3
- DRO EXPEDITED (DROE)
- DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3
- PUBLIC HEARING (PH)

30. **Control No:** 1983-00045
Application No: ABN/PDD/CA-2022-00101 (**Application Name:** **RaceTrac Southern Travel Center**) application of Jcl Management Llc, RaceTrac, Inc. - Justen Giamballvo, Credit Shelter Trust &, Credit Shelter Trust by Shutts and Bowen LLP, Bowman Consulting Group
Title: a Development Order Abandonment
Request: to abandon a Convenience Store with Gas Sales
Title: a Development Order Abandonment
Request: to abandon a Type 1 Restaurant with a drive-through
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AR) and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Class A Conditional Use
Request: to allow a Truck Stop
General Location: Northeast corner of Southern Boulevard and Benoist Farms Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2
31. **Control No:** 2008-00247
Application No: CA-2021-02177 (**Application Name:** **DS Investments 1**) application of Ds Investments 1 Llc by WGINC

Title: a Class A Conditional Use
Request: to allow Retail Gas and Fuel Sales
General Location: Northeast corner of Okeechobee Boulevard and the Florida Turnpike
Project Manager: James Borsos, Site Planner II **BCC District:** 2
32. **Control No:** 2021-00127
Application No: Z-2022-00196 (**Application Name:** **West Atlantic Industrial**) application of Roger Fina by JMorton Planning & Landscape Architecture

Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) to Light Industrial (IL)
General Location: North of Atlantic Avenue, approximately 0.5 miles west of State Road 7
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 5
33. **Control No:** 2002-00251
Application No: ZV/Z/CA-2021-01951 (**Application Name:** **More Space Storage**) application of DJM International Enterprises, Inc., National 360, LLC by WGINC

Title: a Type 2 Variance
Request: to increase the maximum building coverage in the CG Zoning District
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (GC) Zoning District
Title: a Class A Conditional Use
Request: to allow a Class A Conditional Use for a Self-Service Storage Facility, Limited Access
General Location: East side of South Military Trail approximately 600 feet north of Coconut Lane
Project Manager: James Borsos, Site Planner II **BCC District:** 4

34. **Control No:** 1973-00001

Application No: ZV-2021-01375 (**Application Name:** Quail Ridge PUD)
application of Quail Ridge Poa Inc by Urban Design Studio

Title: a Type 2 Variance

Request: to allow a reduction of setback.

General Location: North of Golf Road and South of Woolbright Road.

Project Manager: Jerome Ottey, Senior Site Planner

BCC District: 4

- TYPE 2 VARIANCE