

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



DEVELOPMENT REVIEW OFFICER AGENDA

MARCH 9, 2022

9:00 A.M.

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

ANNOUNCEMENTS

WORKSHOP

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

- PUBLIC HEARING (PH) PRE-CERTIFICATION REVIEW

1. **Control No:** 1994-00013

Application No: ZV/W/ABN/DOA/CA-2021-02151 (**Application Name:** **Chimu MUPD**) application of Chimu Inc, PreLux, LLC by Urban Design Studio

Title: a Type 2 Variance

Request: to reduce the width of the foundation planting for Building B

Title: a Type 2 Waiver

Request: to modify hours of operations

Title: a Development Order Abandonment

Request: to abandon a Financial Institution with drive-through

Title: a Development Order Amendment

Request: to modify the Site Plan; add uses; add buildings; delete footage; and, amend Conditions of Approval

Title: a Class A Conditional Use

Request: to allow two Type 1 Restaurants with drive-through; a Car Wash; and, a Fitness Center

General Location: Northeast corner of Adonis Drive and Hypoluxo Road

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 2

2. **Control No:** 1973-00079
Application No: Z-2021-02038 (**Application Name:** Elizabeth Street at Square Lake) application of Neil Hannon by AJ Entitlements & Plannings LLC

Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District
General Location: Approximately 0.67 miles south of Northlake Blvd and 0.39 miles west of N Military Trail
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 1

3. **Control No:** 2009-02399
Application No: Z/CA-2021-00466 (**Application Name:** Americo Center) application of Americo Development Group Llc by Cotleur & Hearing Inc.

Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Residential Estate (RE) Zoning District to Commercial Low Office (CLO) Zoning District
Title: a Class A Conditional Use
Request: to allow a Medical Office
General Location: South side of Northlake Boulevard, approximately 0.04 miles west of N. Elizabeth Avenue
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1

4. **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) Zoning District
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

5. **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 increase the setback from the east and west sides
Title: a Development Order Abandonment
Request: to abandon a Vehicle Sales and Rental, and Repair and Maintenance
Title: a Development Order Amendment
Request: to modify the Site Plan; add building square footage; and, modify the Conditions of Approval
General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue
Project Manager: James Borsos, Site Planner II **BCC District:** 7

6. **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
7. **Control No:** 1984-00130
Application No: ZV/ABN/DOA-2021-02048 (**Application Name:** **Vista Center Parcel 6**) application of Vcp6 Acquisition Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Type 2 Variance
Request: to eliminate a Type 1 Compatibility Buffer
Title: a Development Order Abandonment
Request: to abandon a Type 3 Congregate Living Facility
Title: a Development Order Amendment
Request: to amend the Master Plan and modify uses and pods
General Location: South end of Vista Parkway, approx. 0.63 miles east of the intersection of Okeechobee Boulevard and N. Jog Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 7
8. **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 reduce the number of parking spaces, the width of the Right-of-Way buffer, and an Incompatibility buffer; and, to allow an easement overlap in a R-O-W landscape buffer
Title: a Subdivision Variance
Request: to allow an 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

9. **Control No:** 2003-00020
Application No: ZV/ABN/Z-2021-01863 (**Application Name:** Windsor Industrial)
application of Shawn Chemtov, 6562 Belvedere LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce to 25' the front setback
Title: a Development Order Abandonment
Request: to abandon a Class A Conditional Use
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Community Commercial (CC) Zoning District to the Light Industrial (IL) Zoning District
General Location: Southwest corner of Old Belvedere Road and Jog Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2
10. **Control No:** 1976-00252
Application No: ZV-2021-01152 (**Application Name:** U-haul 4371 Okeechobee Blvd.) application of Cook Family Trust &, U-Haul Co of Eastern Florida - Randal Studer by Gunster Yoakley & Stewart PA
Title: a Type 2 Variance
Request: to eliminate a landscape island
- General Location:** Approximately 685 feet east of Military Trail on the north side of Okeechobee Boulevard
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7
11. **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 over 24 Multifamily Residential Units in the RM Zoning District
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus of 80 percent
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
12. **Control No:** 2014-00014
Application No: Z/CA-2021-02123 (**Application Name:** Towns at Tidewater)
application of Medjool Nurseries 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 Single Family Residential (RS) Zoning District
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus of 60 percent
Title: a Class A Conditional Use
Request: to allow Townhouse units
General Location: South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 2

13. **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 reduce to 20' the front setback
General Location: North of Golf Road and South of Woolbright Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 4
14. **Control No:** 2021-00083
Application No: PDD/CA/W-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
Title: a Class A Conditional Use
Request: to allow a Car Wash
Title: a Type 2 Waiver
Request: to allow an alternative Type 3 Incompatible 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
15. **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 conservation easements; 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
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:** 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 divider medians and relocate foundation planting
Title: a Development Order Abandonment
Request: to abandon a Type 1 Restaurant with drive-through
Title: a Development Order Amendment
Request: to modify the Site Plan; add square footage; delete and modify uses
General Location: Northwest corner of Atlantic Avenue and Hagen Ranch Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
18. **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
19. **Control No:** 1975-00069
Application No: EAC-2021-01590 (**Application Name:** Home Depot Lantana) application of Home Depot USA, Inc. by Corporate Property Services
Title: an Expedited Application Consideration
Request: to modify Conditions of Approval
General Location: Southwest corner of Hypoluxo Road and North Seacrest Boulevard
Project Manager: Cody Sisk, Site Planner II **BCC District:** 7
20. **Control No:** 1974-00122
Application No: ABN-2021-01941 (**Application Name:** Christ Fellowship Boca (fka) Boca West United Meth. Church) application of Christ Fellowship Church Inc by Cotleur & Hearing Inc.
Title: a Development Order Abandonment - Class B concurrent
Request: to abandon a Class B Conditional Use for a Daycare
Title: a Development Order Abandonment
Request: to abandon a Special Exception for a Church (Place of Worship) including sanctuary facilities, educational building and administrative offices
General Location: Northwest corner of the intersection of Glades Road and Lyons Road
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 5
21. **Control No:** 2007-00427
Application No: Z-2021-01551 (**Application Name:** Sinai Missionary Baptist Church) application of Sinai Missionary Baptist Church Inc by RamosMartinez Architects
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Agricultural Residential (AR) Zoning District to Residential Single Family (RS) Zoning District
General Location: North side of Lantana Road approximately 0.23 miles west of Military Trail
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 3

22. **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 General Day Care
General Location: South west corner of Northlake Boulevard and Coconut Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
23. **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 building coverage
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 Limited Access Self-Service Storage Facility
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
24. **Control No:** 2004-00459
Application No: ZV-2021-01942 (**Application Name:** **Johns Glades West MXPD**) application of Glades 95th Owner LLC by Dunay Miskel and Backman LLP

Title: a Type 2 Variance
Request: to allow an increase of wall sign and window sign area on the east facade of Building C3
General Location: South side of Glades Road approximately 1,500 ft. east of State Road 7
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
25. **Control No:** 2004-00233
Application No: ABN-2021-02011 (**Application Name:** **EMedical Plaza**) application of Emedical Plaza Llc by Schmidt Nichols

Title: a Development Order Abandonment
Request: to abandon a Class A Conditional Use for a Medical Office
General Location: Approximately 0.5 miles north of Le Chalet Boulevard on the west side of Military Trail
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 2

26. **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) Zoning District

General Location: North of Boynton Beach Boulevard and West of Acme Dairy Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5

27. **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

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

1. **Control No:** 2021-00031
Application No: DRO-2022-00363 (**Application Name:** **Whitworth AGR-PUD Recreation Pod**) application of John Whitworth by G.L. Homes

Title: a Full Development Review Officer (DRO)

Request: to finalize Subdivision Plans - Recreation Pod

General Location: South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road

Project Manager: Zubida Persaud, Site Planner II

BCC District: 5

2. **Control No:** 1995-00067
Application No: DRO-2021-02153 (**Application Name:** **GLMC Warehouse**)
application of GLMC Group, LLC - Les Grzanka by NV5 Inc.

Title: a Full Development Review Officer (DRO)

Request: to allow a Warehouse

General Location: SW of intersection of Hypoluxo Rd and Thompson Rd

Project Manager: Alex Biray, Site Planner II

BCC District: 2

3. **Control No:** 1981-00019
Application No: DRO-2022-00364 (**Application Name:** **Boca Raton Golf Course PUD - Recreation Pod**) application of Boca Raton City Of by G.L. Homes

Title: a Full Development Review Officer (DRO)

Request: to allow a subdivision of the Recreation Pod

General Location: Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

1. **Control No:** 1970-00009
Application No: DRO2/DRO-2022-00128 (**Application Name:** **Forest Oaks Residential PUD - POD A Subdivision**) application of Mattamy Palm Beach - Tony Palumbo, Lake Worth Drainage Dist, Grillo Golf Management Llc by Design and Entitlement Consultants LLC.
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 a Subdivision of 63 Townhouse units in Pod A
General Location: South side of Lake Worth Road, approximately 3/4 mile east of Florida's Turnpike
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 3

2. **Control No:** 1970-00009
Application No: DRO2/DRO-2022-00129 (**Application Name:** **Forest Oaks Residential PUD - POD B Subdivision**) application of Mattamy Palm Beach LLC - Tony Palumbo, Lake Worth Drainage Dist, Grillo Golf Management Llc by Design and Entitlement Consultants LLC.
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 a Subdivision of 114 Townhouse units in Pod B
General Location: South side of Lake Worth Road, approximately 3/4 mile east of Florida's Turnpike
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 3

3. **Control No:** 1970-00009
Application No: DRO2/DRO-2022-00130 (**Application Name:** **Forest Oaks Residential PUD - POD C Subdivision**) application of Mattamy Palm Beach LLC - Tony Palumbo, Lake Worth Drainage Dist, Grillo Golf Management Llc by Design and Entitlement Consultants LLC.
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 a Subdivision of 102 Townhouse units and 94 Zero Lot Line units in Pod C
General Location: South side of Lake Worth Road, approximately 3/4 mile east of Florida's Turnpike
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 3

4. **Control No:** 1981-00019
Application No: DRO2/DRO-2022-00355 (**Application Name:** **Boca Raton Golf Course PUD - Plat Four**) application of Boca Raton City Of by G.L. Homes

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 a Subdivision of 99 Zero Lot Line units in Pod B, Plat 4
General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5

- DRO EXPEDITED (DROE)

1. **Control No:** 2008-00421

Application No: DROE/W-2022-00300 (**Application Name:** **Hagen Commercial MUPD**) application of William & Dorothy Mazzoni, Trustees, Boynton Beach Marketplace, LLC by Urban Design Studio

Title: a Development Review Officer Expedited (DROE)

Request: to finalize the plans approved by the Board of County Commissioners to modify the site plan, ad square footage, modify uses and amend conditions of approval

Title: a Type 1 Waiver

Request: to allow a drive aisle for loading during off- business hours

General Location: Northeast corner of Boynton Beach Blvd and Hagen Ranch Road

Project Manager: Imene Haddad, Senior Site Planner

- **DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3**

- **PUBLIC HEARING (PH)**

1. **Control No:** 1973-00039

Application No: DOA/CA-2022-00117 (**Application Name:** **Dunkin Donuts at Oriole Plaza**) application of Atlantic Avenue Realty Associates, LLC, Vesnodevi Donut Corp. - Hitesh Patel by Insite Studio

Title: a Development Order Amendment

Request: to reconfigure the Site Plan and Master Site Plan

Title: a Class A Conditional Use

Request: to allow a Type 1 Restaurant with drive-through

General Location: Northeast corner of the Atlantic Avenue and Hagen Ranch Road

Project Manager: James Borsos, Site Planner II

BCC District: 5

2. **Control No:** 1981-00082

Application No: DOA/W-2021-01652 (**Application Name:** **Public Storage - Military**) application of SSC Property Holdings, LLC by BOHLER Engineering

Title: a Development Order Amendment

Request: to reconfigure the Site Plan

Title: a Type 2 Waiver

Request: to deviate from the property development regulations

General Location: S. Military Trail & Summit Blvd.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 2

3. **Control No:** 2000-00018

Application No: DOA/CA-2021-01947 (**Application Name:** **Calvary Chapel Church of the Palm Beaches**) application of First Romanian Baptist Church of WPB, Inc., Calvary Chapel of the Palm Beaches, Inc. by Cotleur & Hearing Inc.

Title: a Development Order Amendment

Request: to modify and/or delete Conditions of Approval; to reconfigure the Site Plan; and to add square footage

Title: a Class A Conditional Use

Request: to allow a General Daycare

General Location: South side of Melaleuca Lane approximately 1,700 feet west of Haverhill Road

Project Manager: James Borsos, Site Planner II

BCC District: 2

4. **Control No:** 2003-00036

Application No: DOA-2022-00216 (**Application Name:** **South Road Office MUPD**) application of 5165 Homeland Plaza, LLC, . by Insite Studio

Title: a Development Order Amendment

Request: to reconfigure the Site Plan and to add building square footage

General Location: West side of State Road 7 approximately 1 mile south Lake Worth Road

Project Manager: James Borsos, Site Planner II

BCC District: 6

5. **Control No:** 1981-00190
Application No: DOA-2022-00343 (**Application Name:** **Palm Beach Park of Commerce PIPD Surf House**) application of Sr li Llc by Urban Design Studio
- Title:** a Development Order Amendment
Request: to modify and delete Conditions of Approval; to reconfigure site plan to add and delete square footage; and, to add, delete, or modify uses
General Location: On the east side of Pratt Whitney Road, approximately 3,370 Feet north of th BeeLine Highway
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1
6. **Control No:** 1997-00027
Application No: DOA-2022-00391 (**Application Name:** **Borluv Commercial - 6950 S. Congress Avenue**) application of BD Congress LLC by Bowman Consulting Group
- Title:** a Development Order Amendment
Request: to modify and delete Conditions of Approval
General Location: Northeast corner of Hypoluxo Road and S Congress Avenue
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2
7. **Control No:** 1997-00032
Application No: ZV/DOA/CA-2022-00373 (**Application Name:** **Boca Raton Commerce Center**) application of Boca Raton Commerce Center LLC, Pechter Community Foundation Inc. by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to eliminate the frontage requirement for an Multiple Use Planned Development
Title: a Development Order Amendment
Request: to reconfigure the site plan; modify uses; and, to add units
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus of 51 percent
Title: a Class A Conditional Use
Request: to allow a Transfer of Development Rights
General Location: Approximately 1,328 feet south of Glades Road and approximately 580 feet west of Boca Rio Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 5
8. **Control No:** 2022-00018
Application No: Z-2022-00370 (**Application Name:** **Ribar Property Rezoning**) application of James Ribar by H&L Planning & Development Consultants LLC
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Residential Estate (RE) Zoning District the Residential Transitional (RT) Zoning District
General Location: Southeast corner of Square Lake Drive and S Virginia Ave
Project Manager: Alex Biray, Site Planner II **BCC District:** 1

9. **Control No:** 2010-00049
Application No: ZV/PDD/CA-2022-00374 (**Application Name:** Hangar and Airfield Business Park MUPD) application of Hangar Bravo Llc by Urban Design Studio, Dunay Miskel and Backman LLP
Title: a Type 2 Variance
Request: to increase the distance between interior landscape islands
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Residential Multifamily (RM), Neighborhood Commercial (CN), and Commercial General (CG) Zoning Districts to Multiple Use Planned Development (MUPD) Zoning District
Title: a Class A Conditional Use
Request: to allow Light Vehicle Sales and Rental
General Location: East side of North Congress Avenue approximately 350 feet north of Belvedere Road
Project Manager: James Borsos, Site Planner II **BCC District:** 2
10. **Control No:** 2021-00123
Application No: ZV/PDD-2022-00120 (**Application Name:** Winchester Assemblage PUD) application of William Kennedy, 6690 S Military Trail Llc, Mg3 Alf Military Llc, Ray Marcinkoski, Pulte Home Company, LLC - Aimee Caarlson, George Homrich by Insite Studio
Title: a Type 2 Variance
Request: to eliminate a portion of a Type 1 Incompatibility and Compatibility Buffer **Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District
General Location: Approximately 0.3 mile north of the intersection of Military Trail & Hypoluxo Road, on the east side of Military Trail
Project Manager: Jeffrey Gagnon, Principal Site Planner **BCC District:** 2
11. **Control No:** 2021-00034
Application No: CA-2022-00372 (**Application Name:** Davis Road TDR) application of Brian Campbell by Land Research Management Inc.
Title: a Class A Conditional Use
Request: To allow purchase of 3 Transfer of Development Right (TDR) units
General Location: west side of Davis Road, south of Lake Worth Road
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 3
12. **Control No:** 2005-00454
Application No: ABN/Z/CA-2022-00218 (**Application Name:** Brentwood of Wellington) application of Palm Beach Recovery 2016 LLC, AHC Acquisitions, LLC - Charlie Scardina, HRS Palm Beach LLC by Insite Studio
Title: a Development Order Abandonment
Request: to abandon a Type 3 Congregate Living Facility
Title: an Official Zoning Map Amendment
Request: to rezone from Community Commercial (CC) Zoning District to Residential Multifamily (RM) Zoning District
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus of 100 percent
Title: a Class A Conditional Use
Request: to allow purchase of 31 Transfer of Development Right units
General Location: West along SR 7/441 and approximately 0.5 miles north of Lantana Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 6

13. **Control No:** 2005-00191
Application No: ZV/Z-2022-00226 (**Application Name:** Paradise Point)
 application of Paradise Point Homes, LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to allow a setback reduction
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Single Family Residential (RS) Zoning District
General Location: East side of Paradise Point Road approximately 500 feet north of Donald Ross Road
Project Manager: James Borsos, Site Planner II **BCC District:** 1
14. **Control No:** 1972-00051
Application No: ZV-2022-00395 (**Application Name:** Quail Ridge PUD North)
 application of Quail Ridge Country Club INC by Urban Design Studio
- Title:** a Type 2 Variance
Request: to allow a setback reduction
General Location: North along Woolbright Road and approximately 680 feet east of Lawrence Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 4
15. **Control No:** 2002-90045
Application No: ABN/ZV/DOA/W-2022-00155 (**Application Name:** Indian Trail Groves) application of Palm Beach West Associates I LLLP by G.L. Homes, Urban Design Studio
- Title:** a Development Order Abandonment
Request: to abandon 40% of local streets to terminate in a cul-de-sac or dead end
Title: a Type 2 Variance
Request: to eliminate a portion of a Type 2 Incompatibility Buffer along the North perimeter of Pod D
Title: a Development Order Amendment
Request: to modify Conditions of Approval, to add and/or delete land area; to reconfigure the master plan; to add and/or delete units; to add, delete, or modify uses; and to add and/or delete square footage
Title: a Type 2 Waiver
Request: to allow for more than 40 percent of local streets to terminate in cul-de-sac in excess of that previously approved
General Location: West of Seminole Pratt Whitney Road, south of Hamlin.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 1,6
16. **Control No:** 2005-00455
Application No: DOA-2022-00203 (**Application Name:** Hyder AGR-PUD)
 application of G L Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and, to authorize the release and termination of the Agricultural Reserve Conservation Easement
General Location: On the west side of Lyons Road approximately one mile south of Atlantic Avenue
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5

17. **Control No:** 2005-00003
Application No: DOA-2022-00204 (**Application Name:** Lyons West AGR-PUD)
application of G L Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and, to authorize the release and termination of the Agricultural Reserve Conservation Easement
General Location: Between Lyons Road and SR7/US441, South of Boynton Beach Boulevard
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
18. **Control No:** 2002-00068
Application No: DOA-2022-00205 (**Application Name:** Canyon Isles AGR-PUD)
application of GL Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and, to authorize the release and termination of the Agricultural Reserve Conservation Easement
General Location: South of Boynton Beach Boulevard, east of and adjacent to Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
19. **Control No:** 2002-00067
Application No: DOA-2022-00206 (**Application Name:** Canyon Lakes AGR-PUD)
application of GL Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and to authorize the release and termination of the Agricultural Reserve Conservation Easement
General Location: S. Boynton Beach Boulevard, east of and adjacent to Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
20. **Control No:** 2002-00069
Application No: DOA-2022-00207 (**Application Name:** Canyon Springs PUD)
application of GL Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and to authorize the release and termination of the Agricultural Reserve Conservation Easement
General Location: Approximately 1.5 miles south of Boynton Beach Boulevard on the east side of Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5

21. **Control No:** 2021-00031
Application No: PDD/DOA-2022-00213 (**Application Name:** **Whitworth AGR-PUD**) application of 156th Court South Associates Llc, Jma Farms Llc, Stables At Paradise Palms Llc, 9231 155th Lane Llc, John Whitworth, GI Homes Of Palm Beach Associates Ltd, Palm Beach West Associates I Llp by G.L. Homes
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) Zoning District
Title: a Development Order Amendment
Request: to modify and/or delete Conditions of Approval; to reconfigure the Master Plan; to add and/or delete land area; to add and/or delete units; to add access points
General Location: South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1,5,6
22. **Control No:** 2022-00004
Application No: PDD-2022-00142 (**Application Name:** **Hyder West Civic AGR-PUD**) application of G L Homes of Palm Beach Associates Ltd, Palm Beach West Associates I LLLP by G.L. Homes
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from AGR-PUD (preserve) to AGR-PUD
General Location: State Road 7 north of Atlantic Avenue (west side)
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1,5,6
23. **Control No:** 2022-00005
Application No: W/ZV/PDD-2022-00143 (**Application Name:** **Hyder West AGR-PUD**) application of G L Homes Of Palm Beach Associates Ltd, GI Homes Of Palm Beach Associates Ltd by G.L. Homes
Title: a Type 2 Waiver
Request: to allow more than 40-percent of the streets to end in dead-end
Title: a Type 2 Variance
Request: to allow the perimeter buffer to not be located on the perimeter of the development
Title: an Official Zoning Map Amendment
Request: to allow a rezoning for from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve - Planned Unit Development (AGR-PUD) Zoning District
General Location: State Road 7 north of Atlantic Avenue (west side)
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1,5,6