

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



DEVELOPMENT REVIEW OFFICER AGENDA

APRIL 13, 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

PH PRE-CERTIFICATION REVIEW

1. **Control No:** 1984-00139
Application No: DOA-2021-01763 (**Application Name:** Rainberry PUD Pods A & B) application of Jewish Community Facilities Corp Lessor by WGINC

Title: a Development Order Amendment
Request: to add building square footage
General Location: Southeast corner of the intersection of 95th Ave South and Ruth and Baron Coleman Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

2. **Control No:** 2001-00015
Application No: ABN-2021-01713 (**Application Name:** State Road 7 Comfe Church) application of Hillsboro Office Building, LLC by JMorton Planning & Landscape Architecture
Title: a Development Order Abandonment
Request: to abandon a Private School.
General Location: Southwest corner of State Road 7 and Boca Entrada Boulevard
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5

3. **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: South side of Connors Hwy, approximately 1.6 miles east of the intersection of Connors Highway and US 441
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6

4. **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: Southwest corner of Northlake Boulevard and Coconut Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

5. **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 Day Care
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

6. **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 rezone from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
General Location: Southwest corner of Lake Worth Road and Hooks Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6

7. **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 South Congress Avenue
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

8. **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 delete and 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

9. **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 II LLC & by WGINC
Title: an Official Zoning Map Amendment
Request: to rezone from the Agricultural Reserve Planned Unit Development (AGR-PUD) 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
10. **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
11. **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) Zoning District
General Location: North of Boynton Beach Boulevard, west of Lyons Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
12. **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 side of Acme Dairy Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5

13. **Control No:** 2021-00058
Application No: ZV/PDD/CA-2022-00192 (**Application Name:** **Reserve at Atlantic**) application of Taheri Grandchildrens Trust, Mina Property Group LLC by JMorton Planning & Landscape Architecture
Title: a Type 2 Variance
Request: to reduce the width of the landscape islands in front of residential buildings and garages; and, to eliminate a Type 2 Incompatibility Buffer between the recreation use and the Multi-family buildings
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Class A Conditional Use
Request: to allow a General Daycare
General Location: Southeast corner of Atlantic Avenue and Half Mile Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 5
14. **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 landscape islands
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Residential Multifamily (RM), Neighborhood Commercial (CN), 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 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
15. **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 a Type 1 Restaurant with drive-through
Title: a Class A Conditional Use
Request: to allow a Car Wash
Title: a Class A Conditional Use
Request: to allow a Fitness Center
General Location: Northeast corner of Adonis Drive and Hypoluxo Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2

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) Zoning District
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:** 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 North Elizabeth Avenue
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1
18. **Control No:** 1997-00048
Application No: Z/CA-2021-01817 (**Application Name:** **Encompass Health Rehabilitation Hospital of Lake Worth**) application of Eastwood Lantana LLC, Stan Crooks, Encompass Health Rehabilitation Hospital 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
19. **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 allow 15 feet front setback reduction
Title: a Development Order Abandonment
Request: to abandon a Convenience Store with Gas Sales
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

20. **Control No:** 1977-00048
Application No: ZV/DOA-2021-01932 (**Application Name:** Chick-fil-A at Western Plaza) application of Chick Fil A Inc. by Interplan LLC
- Title:** a Type 2 Variance
Request: to increase and reduce required foundation planting
Title: a Development Order Amendment
Request: to reconfigure the Site Plan and add building square footage
Title: a Development Order Amendment
Request: to reconfigure the site plan and add square footage for a Type 1 Restaurant
General Location: Southeast corner of Southern Boulevard and SR 7/US 441
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6
21. **Control No:** 1993-00040
Application No: ZV/DOA-2021-02186 (**Application Name:** Century Village Resident Service Center) application of Cv Medical Llc by WGINC
- Title:** a Type 2 Variance
Request: to reduce the number of parking spaces and width of a Type 2 Incompatibility Buffer; and, to eliminate a Compatibility Buffer
Title: a Development Order Amendment
Request: to reconfigure the site plan and modify the Conditions of Approval
General Location: Northwest corner of the intersection of East Drive and Century Boulevard
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 2
22. **Control No:** 1994-00038
Application No: ZV-2021-01547 (**Application Name:** Okeechobee Commerce Park) application of 2154 Zip Code Property LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the minimum lot frontage width requirements for a proposed Multiple Use Planned Development (MUPD) District
General Location: East side of North Military Trail, approximately 0.1 miles north of Okeechobee Boulevard
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7
23. **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 reduce the front setback
General Location: North along Woolbright Road and approximately 680 feet east of Lawrence Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 4
24. **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 the front setback
General Location: South along Woolbright Road and approximately 0.32 miles east of S Military Trail
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 4

25. **Control No:** 2005-00191
Application No: Z-2022-00226 (**Application Name: Paradise Point**) application of Paradise Point Homes, LLC by Schmidt Nichols
- 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
26. **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
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District
Title: a Class A Conditional Use
Request: to allow 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
27. **Control No:** 2004-00459
Application No: ZV-2021-01942 (**Application Name: Johns Glades West MXP**) application of Glades 95th Owner LLC by Dunay Miskel and Backman LLP
- Title:** a Type 2 Variance
Request: to increase wall signage and window signafe 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
28. **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

29. **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
30. **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
31. **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
32. **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
33. **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

34. **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, Gl 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 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:** 5
35. **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 the Agricultural Reserve Planned Unit Development (AGR-PUD) Preserve Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD)
General Location: West side of State Road 7 approximately 1.5 mile south of Atlantic Avenue
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
36. **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, Gl 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: West side of State Road 7 approximately 0.6 miles north of Clint Moore Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

37. **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: east side of Pratt Whitney Road, approximately two miles south of Indiantown Road
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1

38. **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 84 Townhouse units in Pod C

General Location: Southwest corner of Via Delray and Via Flora intersection, approximately 0.6 miles west of Military Trail

Project Manager: Brenya Martinez, Site Planner II

BCC District: 5

39. **Control No:** 2016-00107

Application No: DRO-2022-00475 (**Application Name:** Garden Central) application of Terrence Dalton by JMorton Planning & Landscape Architecture

Title: a Full Development Review Officer (DRO)

Request: to allow Wholesale Nursery

General Location: South side of Hypoluxo Road, approximately 0.52 miles east of Jog Road

Project Manager: Zubida Persaud, Site Planner II

BCC District: 2

40. **Control No:** 2008-00360

Application No: DRO-2022-00479 (**Application Name:** Flight Club) application of Eretz Or Llc by Schmidt Nichols

Title: a Full Development Review Officer (DRO)

Request: to allow an Adult Entertainment

General Location: Southeast corner of South Congress Avenue and Ranch House Road

Project Manager: Jordan Jafar, Site Planner II

BCC District: 3

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

41. **Control No:** 1981-00190

Application No: DRO2/DRO-2022-00471 (**Application Name:** Palm Beach Park of Commerce PIPD Plat 31) application of Frp Developers Ltd, PB Park of Commerce JV, LLC by Urban Design Studio

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

Request: to allow a Type 2 Concurrent application (Zoning and Land Development)

Title: a Development Review Officer (DRO) Modification

Request: to allow a Warehouse and modify the Master Plan to correct site data

General Location: Northeast corner of Walgreens Drive and Corporate Road North approximately 1.4 miles east of Pratt Whitney Road

Project Manager: Brenya Martinez, Site Planner II

BCC District: 1

- DRO EXPEDITED (DROE)

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

- PUBLIC HEARING (PH)

42. **Control No:** 1973-00216
Application No: ABN/DOA/CA-2022-00187 (**Application Name:** Journey Church)
application of Journey Church Lake Worth Inc by Cotleur & Hearing Inc.
- Title:** a Development Order Abandonment
Request: to abandon a School
Title: a Development Order Amendment
Request: to modify and/or delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, or modify Uses
Title: a Class A Conditional Use
Request: to allow a Daycare General
General Location: .17 miles south of Lantana Road and 1 mile north of Hypoluxo Road
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 2
43. **Control No:** 1995-00022
Application No: ABN/DOA-2022-00507 (**Application Name:** Arrigo MUPD)
application of MG WPB LLC by Dunay Miskel and Backman LLP
- Title:** a Development Order Abandonment
Request: to abandon a Type 1 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Hotel
Title: a Development Order Amendment
Request: to reconfigure the site plan, add square footage, modify/delete conditions of approval, and modify phasing
General Location: Southwest corner of Okeechobee Boulevard and the Florida Turnpike
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 2
44. **Control No:** 1979-00132
Application No: ABN-2022-00496 (**Application Name:** Chevra Kadisha Cemetery) application of Congregation Chevra Kadisha Inc by Urban Design Studio
- Title:** a Development Order Abandonment
Request: to abandon a Place of Worship
General Location: Southwest corner of Congress Avenue and Lantana Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2
45. **Control No:** 1986-00004
Application No: CA/W-2022-00466 (**Application Name:** Diamond Plaza)
application of Kanela Enterprise WPB, LLC - Nelson Tiburicio by Urban Design Studio
- Title:** a Class A Conditional Use
Request: to allow a Cocktail Lounge
Title: a Type 2 Waiver
Request: to allow for an extension of the hours of operation for a Non-Residential Use located within 250 feet of a Residential Use or Future Land Use designation
General Location: Southeast corner of S. Military Trail and Diamond Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 3

46. **Control No:** 1983-00115
Application No: DOA-2022-00119 (**Application Name:** **Palm Beach Memorial Park**) application of Northstar Palm Beach Llc by Covelli Design Associates Inc.
- Title:** a Development Order Amendment
Request: to amend a previously approved Site Plan
General Location: West Side of Seacrest Blvd. 2000 feet south of the intersection with Hypoluxo Road
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 7
47. **Control No:** 1986-00114
Application No: DOA-2022-00509 (**Application Name:** **Atlantic Christian Academy**) application of ACA Bridge Builders LLC by Arc Development Global LLC
- Title:** a Development Order Amendment
Request: to reconfigure the site plan to relocate square footage; add square footage; modify phasing and modify Conditions of Approval
General Location: Southeast corner of Haverhill Road and Summit Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 3
48. **Control No:** 1987-00150
Application No: SV/DOA/CA-2022-00478 (**Application Name:** **Florence Fuller Child Development Center**) application of Florence Fuller Child Development Center by Cotleur & Hearing Inc.
- Title:** a Subdivision Variance
Request: to allow a reduction of the right of way width from 80 feet to 30 feet
Title: a Development Order Amendment
Request: to reconfigure the site plan
Title: a Class A Conditional Use
Request: to allow an Elementary or Secondary School
General Location: South side of West 185th Street approximately 400 feet west of State Road 7
Project Manager: James Borsos, Site Planner II **BCC District:** 5
49. **Control No:** 1978-00129
Application No: Z/CA-2022-00488 (**Application Name:** **Colony Estates at Boynton**) application of Willis Family Trust, The Colony Estates at Boynton LLC by WGINC
- Title:** an Official Zoning Map Amendment
Request: to allow rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District
Title: a Class A Conditional Use
Request: to allow Zero Lot Line Homes
Title: a Class A Conditional Use
Request: to allow a combined density increase of Workforce Housing Program and Transfer of Development Rights in excess of two units to the acre
General Location: Approximately 1,700 feet east of the Military Trail on the north side of Coconut Lane
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 4
50. **Control No:** 1980-10051
Application No: SV-2022-00342 (**Application Name:** **Redbank Road**) application of Abid Mirza, Czervik Properties Inc by Wallace Surveying Inc.
- Title:** a Subdivision Variance
Request: to allow access from a 30-foot Right-of-Way.
General Location: Approximately 150 feet east of Ellison-Wilson Road and 1/4 miles north of PGA Boulevard.
Project Manager: Scott Cantor, Division Director IV **BCC District:** 1

51. **Control No:** 1985-00054
Application No: ZV-2022-00505 (**Application Name:** **Babcock PUD**) application of SCT Properties LLC, PS Florida One Inc by Government Law Group, BOHLER Engineering
Title: a Type 2 Variance
Request: to eliminate frontage
General Location: Southwest corner of Florida Turnpike and West Atlantic Avenue
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5
52. **Control No:** 1981-00139
Application No: ZV-2022-00512 (**Application Name:** **Avalon Trails at Villages of Oriole PUD**) application of Avalon Trails Homeowners Association Inc, Lennar Homes, LLC by Urban Design Studio
Title: a Type 2 Variance
Request: to allow 0.5 feet roof overhang above the 2.5 feet allowed in the rear setback
General Location: Northeast corner of Cumberland Drive and Three Ponds Trail
Project Manager: Cody Sisk, Site Planner II **BCC District:** 5