



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

DEVELOPMENT REVIEW OFFICER AGENDA

Wednesday, April 10, 2024 9:00 AM

**Vista Center, Hearing Room VC-1E-60
2300 N Jog Rd, West Palm Beach, 33411**

- A. ANNOUNCEMENTS**
- B. FUTURE LAND USE AMENDMENTS –**
- C. RESUBMITTED ZONING APPLICATIONS WITH COMPANION FLUA APPLICATIONS**

1. PDD/W/CA-2023-00843 West End Crossing MUPD (2023-00043)

FLUA Amendment LGA 2024-00002 PLC Hearing July 12, 2024 and BCC Transmittal August 28, 2024

Application of Northlake Seminole Property LLC, PB-Rez, LLC, Northlake Seminole Prop LLC by Cotleur & Hearing Inc.

- a. 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) Zoning District on 5.93 acres
- b. Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Landscape Buffer along the east property line on 5.93 acre
- c. Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with accessory car wash on 5.93 acres
- d. Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 5.93 acres

General Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: District 06 Commissioner Sara Baxter

Sufficiency: 08/02/2023 **120 Decision/Ext.:** 09/18/2024 **180 Decision/Ext.:** 11/21/2024

Open Issues: Land Development, Traffic, ITID, Planning Zoning,

2. PDD/CA-2022-01922 Boynton Beach Place (2022-00112)

FLUA Amendment SCA-2023-00020 PLC Hearing PLC Hearing- pending and BCC - pending

Application of Carl Jobson, Job-Man Development LLC - Daniel Mancini by Schmidt Nichols

- a. Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Single Family Residential (RS) Zoning to the Multiple Use Planned Development (MUPD) Zoning District on 8.89 acres
- b. Title:** a Class A Conditional Use **Request:** to allow a Type I Restaurant with drive-through on 8.89 acres
- c. Title:** a Class A Conditional Use **Request:** to allow Light Vehicle Sales and Rental on 8.89 acres
- d. Title:** a Class A Conditional Use **Request:** to allow an Automatic Car Wash on 8.89 acres
- e. Title:** a Class A Conditional Use **Request:** to allow a Self-Service Storage Facility on 8.89 acres

General Location: North side of Boynton Beach Blvd, approximately 600 feet East of Jog Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: District 05 Vice Mayor Maria Sachs

Sufficiency: 02/01/2023 **120 Decision/Ext.:** 03/20/2024 **180 Decision/Ext.:** 05/23/2024

Open Issues: Traffic, Zoning,

D. RESUBMITTED ZONING APPLICATIONS

3. DOA-2023-00520 Windsor Place MXPD (2003-00079)

Application of Hatzlacha Wp Holdings LLC by WGINC; AJP Consulting Services LLC

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan and Site Plan; add and delete square footage; add units; and modify uses.

General Location: Northwest corner of Hypoluxo Road and Lyons Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: District 06 Commissioner Sara Baxter

Sufficiency: 05/31/2023 **120 Decision/Ext.:** 03/20/2024 **180 Decision/Ext.:**05/23/2024

Open Issues: Zoning, Land Development, Traffic

4. DOA-2023-00952 The Salvation Army (1997-00088)

Application of The Salvation Army - Philip Swyers by Insite Studio

- a. **Title:** a Development Order Amendment **Request:** to allow a reconfiguration of the Final Site Plan; and to modify Conditions of Approval on 9.04 acres

General Location: West Side of N Military Trail, approximately 0.25 mile south of Elmhurst Ave

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: District 02 Mayor Gregg K Weiss

Sufficiency: 08/02/2023 **120 Decision/Ext.:** 03/20/2024 **180 Decision/Ext.:**05/23/2024

Open Issues: Zoning, ERM, Traffic

5. DOA-2023-01335 Palm Beach Logistics Center (1988-00019)

Application of Paris Del Rio by Schmidt Nichols

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to add land area (5.43 acres) to an existing 23.99 acre; add square footage and to delete Conditions of Approval on 29.42 acres

General Location: West of N Benoist Farms Road, approximately 0.11 miles south of Belvedere Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: District 02 Mayor Gregg K Weiss

Sufficiency: 10/04/2023 **120 Decision/Ext.:** 05/15/2024 **180 Decision/Ext.:**07/18/2024

Open Issues: Zoning, Survey, Land Development, ERM

6. ZV/DOA-2023-01093 Lake Worth Self-Storage (1996-00004)

Application of SST II 8135 Lake Worth Rd LLC, Smartstop Storage Advisors, LLC - Alex Giangrande by BOHLER Engineering

- a. **Title:** a Type 2 Variance **Request:** to allow an increase in building coverage on 17.25 acres
b. **Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan to add square footage on 17.25 acres

General Location: North side of Lake Worth Road, approx. 455 feet west of The Florida's Turnpike

Project Manager: Larry Damato, Site Planner II

BCC District: District 06 Commissioner Sara Baxter

Sufficiency: 11/01/2023 **120 Decision/Ext.:** 02/29/2024 **180 Decision/Ext.:**04/29/2024

Open Issues: County Attorney, Zoning, Survey, Planning, Health Department, Land Development, Traffic

7. DOA/CA-2023-01741 H.I.D Plaza (1993-00003)

Application of Boca Center Inc - Jonas Steinberg, Shree Ashapuri Mataji Donut Corporation - Hitesh Patel by Insite Studio

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to delete and add use
b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with a drive-through on 3.33 acres

General Location: West side of South State Road 7, approximately 1.5 miles south of West Palmetto Park Road

Project Manager: Lorraine Fuster Santana, Site Planner II

BCC District: District 05 Vice Mayor Maria Sachs

Sufficiency: 01/31/2024 **120 Decision/Ext.:** 05/15/2024 **180 Decision/Ext.:** 07/18/2024

Open Issues: County Atty, Planning, Traffic, WUD, Zoning

8. **CA-2024-00219 Waste Pro of Florida** (Control No. 1994-00036)

Application of Waste Pro of Florida by Schmidt Nichols, Agent

a. **Title:** a Class A Conditional Use **Request:** to allow a Recycling Plant on 14.29 acres

General Location: East side of Pike Road, South of Belvedere Road

Project Manager: Michael Birchland, Site Planner I

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 03/06/2024 **120 Decision/Ext.:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

Open Issues: Planning, WUD, Zoning

9. **ABN/Z/DOA-2024-00312 Chabad Lubavitch Synagogue** (Control No: 1997-00068)

Application of Chabad Lubavitch of Boynton Inc. by Urban Design Studio, Agent

a. **Title:** a Development Order Abandonment **Request:** to abandon a Place of Worship on 2.37 acres

b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family (RS) Zoning District on 2.37 acres

c. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add square footage, and to add an access point on 4.75 acres

General Location: West side of El Clair Ranch Road, approximately 0.3 miles north of Woolbright Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 5, Mayor Maria Sachs

Sufficiency: 03/06/2024 **120 Decision/Ext.:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

Open Issues: County Atty, Planning, Traffic, WUD, Zoning

10. **SV-2023-00796 Camp Lane Subdivision** (2021-00116)

Application of Sylvia Camp by Cotleur & Hearing Inc.

a. **Title:** a Subdivision Variance **Request:** to allow access from the existing 30-foot right-of-way on 1.58 acres.

General Location: 1.5 miles north of Center Street and east of Loxahatchee River Road

Project Manager: Werner Vaughan, Senior Professional Engineer

BCC District: District 01 Commissioner Maria G Marino

Sufficiency: 08/02/2023 **120 Decision/Ext.:** 07/17/2024 **180 Decision/Ext.:** 09/05/2024

Open Issues: County Attorney, Zoning, Survey, Land Development

11. **SV-2022-01269 Poinsettia Duplexes** (2021-00099)

Application of CH76 Investment LLC by Schmidt Nichols

a. **Title:** a Subdivision Variance **Request:** to allow access from a 20-foot right-of-way on 1.58 acres

General Location: West side of Poinsettia Drive, approximately 0.09 mile north of Melaleuca Lane

Project Manager: Werner Vaughan, Professional Engineer

BCC District: 3 Commissioner Michael A. Barnett

Sufficiency: 11/02/2022 **120 Decision/Ext.:** 04/17/2024 **180 Decision/Ext.:** 06/06/2024

Open Issues: Survey, Land Development, Zoning

12. **AV-2024-0111 Bridgewater PUD/Addison Place** (Control No. 1983-00076)

Application of JRK Investors Inc by Joseph Verdone, Agent

- a. **Title:** a Type 1 Variance **Request:** to allow a reduction in minimum separation requirements and allow a reduction in the side setback

General Location: West on Mizner Way, approximately 100 feet north of the intersection of Palmetto Park Road and Mizner Way

Project Manager: Michael Birchland, Site Planner II

BCC District: 5, Mayor Maria Sachs

Sufficiency: 12/27/2023 **90 Decision/Ext:** 03/28/2024 **120 Decision/Ext.:** 04/27/2024

E. FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS

13. **ABN/Z-2024-00519 Haverhill Recovery Facility** (2017-00059)

Application of Haverhill Alf LLC by RDG Development Group

- a. **Title:** a Development Order Abandonment **Request:** to abandon resolution R-2018-1842 approving a Class A Conditional Use for a Type III Congregate Living Facility on 3.97 acres

- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Use Development (PUD) Zoning District to the Institutional and Public Facilities (IPF) Zoning District on 3.97 acres

General Location: Southwest corner of North Haverhill Road and Horseshoe Circle South

Project Manager: Jerome Smalls, Senior Site Planner

BCC District: 2 Commissioner Gregg K. Weiss

Sufficiency: 04/03/2024 **120 Decision/Ext:** 07/17/2024 **180 Decision/Ext:** 09/26/2024

14. **DOA/CA-2024-00499 Boca Raton Commerce Center III** (1997-00032)

Application of 8230 210 St S LLC by Schmidt Nichols

- a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add uses (Residential units) on 4.79 acres

- b. **Title:** a Class A Conditional Use **Request:** to allow combined WFH and TDR density greater than 2 units to the acre on 4.79 acres

General Location: West side 210th Street S., approx. 580 feet west of Boca Rio Road right-of-way

Project Manager: Matthew Boyd, Site Planner II

BCC District: 5 Mayor Maria Sachs

Sufficiency: 04/03/2024 **120 Decision/Ext:** 07/17/2024 **180 Decision/Ext:** 09/26/2024

15. **ABN/CA-2024-00490 Pollo Campero Restaurant** (1984-00053)

Application of 600 N 4th St Associates LP by Urban Design Studio

- a. **Title:** a Development Order Abandonment **Request:** to abandon a resolution approving a Special Exception to allow Gasoline Pump Island Facilities and Self Service Carwash on 0.74 acres

- b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 0.74 acres

General Location: Northeast corner of Okeechobee Blvd and Haverhill Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2 Commissioner Gregg K. Weiss

Sufficiency: 04/03/2024 **120 Decision/Ext:** 07/17/2024 **180 Decision/Ext:** 09/26/2024

16. **ABN-2024-00417 Security and Investment Corporation** (1979-00128)

Application of Aaron Cocuzzo by Schmidt Nichols

- a. **Title:** an Development Order Abandonment **Request:** to abandon resolution R-1979-0918 approving a Special Exception to allow a Planned Industrial Park Development on 5.00 acres

General Location: North of Southern Blvd, west of N Cleary Road

Project Manager: Brenya Martinez, Site Planner II

BCC District: 2 Commissioner Gregg K. Weiss

Sufficiency: 04/03/2024 **120 Decision/Ext:** 07/17/2024 **180 Decision/Ext:** 09/26/2024

17. **DOA-2024-00407 Katz Yeshiva High School** (1997-00056)

Application of The Weinbaum Yeshiva High School, Inc. by JMorton Planning & Landscape Architecture

- a. **Title:** an Development Order Amendment **Request:** to modify the approved Site Plan to add square footage, to add students and to add an access point on the 5.85 acres.
- b. **Title:** an Development Order Amendment **Request:** to modify the approved Master Plan on 59.01 acres

General Location: South of Ruth and Baron Coleman Blvd., approximately 0.5 miles south of Glades Road

Project Manager: Lorraine Fuster Santana, Site Planner II

BCC District: 5 Mayor Maria Sachs

Sufficiency: 04/03/2024 **120 Decision/Ext:** 07/17/2024 **180 Decision/Ext:** 09/26/2024

18. **Z-2024-00162 NorWest Pointe** (2023-00047)

Application of Ch76 Investment LLC by PLACE Planning & Design

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Commercial Neighborhood (CN) Zoning District to the Residential Multifamily (RM) Zoning District on 0.54 acres

General Location: Northwest corner of Westgate Avenue and Tallahassee Drive

Project Manager: Jerome Small, Senior Site Planner

BCC District: 7 Commissioner Mack Bernard

Sufficiency: 04/03/2024 **120 Decision/Ext:** 07/17/2024 **180 Decision/Ext:** 09/26/2024

F. FIRST ROUND OF COMMENTS - DEVELOPMENT REVIEW OFFICER (DRO)

19. **DRO2-2024-00482 Johns PUD (West) Plat Five** (Control No: 2021-00073)

Application of Boca Raton Associates X, LLLP by Boca Raton Associates X, LLLP, Agent

- a. **Title:** a Development Review Officer (DRO) Concurrent Type 2 **Request:** to allow a Subdivision of 109 Zero Lot Line (ZLL) units

General Location: East side of State Road 7, approximately 0.5 mile north of Glades Road

Project Manager: Santiago Zamora, Site Planner I

BCC District: 5, Mayor Maria Sachs

Sufficiency: 4/3/2024 **120 Decision/Ext.:** 08/01/2024

20. **DRO-2024-00436 Logan Ranch Residential** (Control No: 2022-00117)

Application of Logan Ranch Build to Rent, LLC by JMorton Planning & Landscape Architecture, Agent

- a. **Title:** a Full Development Review Officer (DRO) **Request:** to reduce the Multifamily units, reconfigure the Site Plan, and modify the height of the building from 4 stories to 2 stories

General Location: Southeast corner of Boynton Beach Boulevard and Acme Dairy Road

Project Manager: Matthew Boyd, Site Planner II

BCC District: 5, Mayor Maria Sachs

Sufficiency: 4/3/2024 **120 Decision/Ext.:** 08/01/2024

21. **DRO2-2024-00281 GLMC Warehouse** (Control No: 2001-50052)

Application of GLMC Group, LLC by Dunay, Miskel and Backman, LLP, Agent

- a. **Title:** a Development Review Officer (DRO) Concurrent Type 2 (DRO) **Request:** to allow a Warehouse

General Location: West side of Thompson Road, approximately 200 feet south of Hypoluxo Road

Project Manager: Brenya Martinez, Site Planner II

BCC District: 2, Commissioner Gregg K. Weiss

Sufficiency: 4/3/2024 **120 Decision/Ext.:** 08/01/2024

22. **DRO/W-2024-00149 BrandX Pointe** (Control No: 2005-00370)

Application of HRC Investment Group, LLC by WGINC, Agent

a. **Title:** a Full Development Review Officer (DRO) **Request:** to allow 28 Multifamily units

b. **Title:** a Type 1 Waiver **Request:** to eliminate the Type 2 Incompatibility Buffer between the Recreation area and Residential

General Location: Southeast corner of Congress Avenue and Donnelly Drive

Project Manager: Timothy Hanes, Senior Site Planner

BCC District: 2, Commissioner Gregg K. Weiss

Sufficiency: 4/3/2024 **120 Decision/Ext.:** 08/01/2024