

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



DEVELOPMENT REVIEW OFFICER AGENDA

JUNE 8, 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 PRE-CERTIFICATION REVIEW

1. **Control No:** 1996-00081

Application No: ABN/DOA/CA-2021-02125 (**Application Name:** **Villages of Windsor - SE Residential**) application of Civic Hypoluxo Holding Llc by JMorton Planning & Landscape Architecture

Title: a Development Order Abandonment

Request: to abandon a Type 3 Congregate Living Facility

Title: a Development Order Amendment

Request: to allow a modification to a previously approved Planned Unit Development (PUD)

Title: a Class A Conditional Use

Request: to allow 96 Transfer of Development Rights (TDRs)

Title: a Class A Conditional Use

Request: to allow 80% Density Bonus (Workforce Housing Program)

General Location: Southeast corner of Hypoluxo Road and Lyons Road

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 6

2. **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 Special Exception for an Educational Institution
Title: a Development Order Amendment
Request: to modify and delete Conditions of Approval; to reconfigure the Site Plan;
and to add, delete, and 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, Senior Site Planner **BCC District:** 2

3. **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

4. **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: On the west side of South Congress Avenue, approximately .08
miles south of Lantana Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2

5. **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

6. **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 units Transfer of Development Right (TDR)
General Location: west side of Davis Road, south of Lake Worth Road.
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 3
7. **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
8. **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 allow modifications to the URAO Property Development Regulations (PDRs)
General Location: West side of Military Trail approximately 70 feet north of Summit Boulevard
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2
9. **Control No:** 1976-00139
Application No: DOA-2021-00418 (**Application Name:** Sherbrooke Estates PUD)
 application of Mattamy Palm Beach, LLC by Urban Design Studio
- Title:** a Development Order Amendment
Request: to modify the Master Plan; add units; and, add access points
General Location: Located at the southwest corner of Lyons Road and Lantana Road, and continues south, on the east and west sides, approximately 1,900 feet north of Hypoluxo Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 6
10. **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 (a portion of Preserve 1); to reconfigure the Master Plan and Regulating Plan; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1
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

11. **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 allow the Full Release of the Conservation Easement for Parcel 1
General Location: Between Lyons Road and SR7/US441, South of Boynton Beach Boulevard
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
12. **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 allow the Full Release of the Conservation Easement for Parcel 2
General Location: South of Boynton Beach Boulevard, east of and adjacent to Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
13. **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 allow the Full Release of the Conservation Easement for Parcel 2
General Location: S. Boynton Beach Boulevard, east of and adjacent to Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
14. **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 allow the Full Release of the Conservation Easement for Parcel 5
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
15. **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) Zoning District
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

16. **Control No:** 2022-00005
Application No: ZV/W/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 Variance
Request: to allow the perimeter buffer to not be located on the perimeter of the development
Title: a Type 2 Waiver
Request: to allow more than 40-percent of the streets to terminate in a cul-de-sac or dead-end
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
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
17. **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
18. **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
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 or delete 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:** 1981-00190
Application No: EAC-2022-00343 (**Application Name:** **Palm Beach Park of Commerce PIPD Surf House**) application of SR II LLC by Urban Design Studio
Title: a Development Order Amendment
Request: to modify and/or delete Conditions of Approval; to reconfigure site plan, to add and/or delete square footage; to add, delete, or modify uses
General Location: On the east side of Pratt Whitney Road, approximately 3,720 Feet north of BeeLine Highway
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1

21. **Control No:** 2021-00083
Application No: PDD/CAW-2021-01361 (**Application Name:** **Atlantic AGR Commercial and Self Storage**) application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning 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 783 feet east of Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
22. **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, to add and delete land area
Title: a Development Order Amendment
Request: Partial release of Conservation Easement
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
23. **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; to modify or delete Conditions of Approval; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1; to allow the Full Release of the Conservation Easement for Parcel 2; and to allow the Full Release of the Conservation Easement for Parcel 20
General Location: West side of Lyons Road south of Flavorpict Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5,6
24. **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

25. **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
26. **Control No:** 2021-00031
Application No: PDD/DOA-2022-00213 (**Application Name:** **Whitworth AGR-PUD**) application of Stables At Paradise Palms LLC, GI Homes Of Palm Beach Associates LTD, 156th Court South Associates LLC, John Whitworth, Jma Farms LLC, 9231 155th Lane LLC, 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 Conditions of Approval; to reconfigure the Master Plan; to add and delete land area; to add units; and to add access points
General Location: West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
27. **Control No:** 2008-00296
Application No: PDD/W-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) Zoning District
Title: a Type 2 Waiver
Request: to allow 24-hour operations for business within 250 LF of residential use
General Location: Southwest corner of Lake Worth Road and Hooks Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6
28. **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: Cody Sisk, Site Planner II **BCC District:** 5

29. **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 a reduction in the front setback
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 the 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**
30. **Control No:** 2005-00593
Application No: ZV/DOA/CA/W-2022-00485 (**Application Name: Southern Blvd Industrial Center**) application of Duke Realty Land LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the width of the Type 3 Incompatibility Buffer along the east property line adjacent to residential use
Title: a Development Order Amendment
Request: to reconfigure the site plan to add square footage, add a use, and add access points; and to modify/or delete Conditions of Approval
Title: a Class A Conditional Use
Request: to exceed 100,000 square feet in the Industrial FLU designation
Title: a Type 2 Waiver
Request: to allow 24-hour operational hours
General Location: North side of Southern Blvd, South side of Wallis Road, about a half mile west of Jog Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District: 2**
31. **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**

32. **Control No:** 1994-00038
Application No: ZV/PDD-2021-01531 (**Application Name:** **Okeechobee Commerce Park**) application of 2154 Zip Code Property LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to allow side and rear setback reduction; to eliminate a pedestrian amenity; a continuous non-vehicular circulation; and to eliminate 10 percent parking requirement towards the side or rear of a building.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the General Commercial to the Multiple Use Planned Development Zoning District.
General Location: East side of Military Trail, approximately 670 feet north of Okeechobee Boulevard.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7
33. **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 Carlson, 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)
General Location: Approximately 0.3 mile north of the intersection of Military Trail & Hypoluxo Road, on the east side of Military Trail
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 2
34. **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, Senior Site Planner **BCC District:** 5
35. **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

36. **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; reduce the side and rear setbacks; 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

SUFFICIENT APPLICATIONS

DEVELOPMENT REVIEW OFFICER (DRO)

37. **Control No:** 2022-00033
Application No: DRO-2022-00682 (**Application Name:** Davis Commons) application of CP 4489 Davis LLC, Community Land Trust Of Palm Bch Cnty, Housing Partnership Inc by PLACE Planning & Design
Title: a Full Development Review Officer (DRO)
Request: to allow 20 Multifamily units and 5 units of the total to be Workforce Housing Program (WHP) units
General Location: Davis Road, approx 1/4 mile north of Melaleuca Lane
Project Manager: Matthew Boyd, Site Planner I **BCC District:** 3
38. **Control No:** 2022-00013
Application No: DRO-2022-00701 (**Application Name:** Loxahatchee Tower) application of Free Bird Communications, Lester Galloway by Doty Solik Law
- Title:** a Full Development Review Officer (DRO)
Request: to allow a Stealth Commercial Communication Tower
General Location: NW of 140th Ave. N & 72nd Ct N Loxahatchee.
Project Manager: Matthew Boyd, Site Planner I **BCC District:** 6
39. **Control No:** 1986-00038
Application No: DRO-2022-00762 (**Application Name:** Greene Industrial) application of 1501 N. Florida Mango Road LLC - Sarah Nilsen by JMorton Planning & Landscape Architecture Inc.
Title: a Development Review Officer (DRO) Modification
Request: to amend the Site Plan and allow a Warehouse use
General Location: +/- 0.52 miles north of the intersection of N Florida Mango Road and Belvedere Road
Project Manager: Alex Biray, Site Planner II **BCC District:** 7
40. **Control No:** 1981-00190
Application No: DRO-2022-00818 (**Application Name:** Warrens Concrete Mercantile) application of James Warren by Cotleur & Hearing Inc.
- Title:** a Full Development Review Officer (DRO)
Request: to allow a Warehouse and a Contractor Storage Yard
General Location: 0.5 miles east of Pratt Whitney Road and 2 miles south of Indiantown Road.
Project Manager: Nancy Frontany, Site Planner II **BCC District:** 1

41. **Control No:** 1981-00190
Application No: DRO-2022-00820 (**Application Name:** **Warrens Concrete Assembly Loop**) application of Joseph Warren by Cotleur & Hearing Inc.
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse and a Contractor Storage Yard
General Location: 0.5 miles east of Pratt Whitney Road and 2 miles south of Indiantown Road.
Project Manager: Nancy Frontany, Site Planner II **BCC District:** 1
42. **Control No:** 1988-00049
Application No: DRO-2022-00817 (**Application Name:** **Palm Beach National Golf Club**) application of Palm Beach National Golf and County Club, Inc. by Cotleur & Hearing Inc.
Title: a Development Review Officer (DRO) Modification
Request: to allow a Clubhouse in a Recreation Pod
General Location: 0.5 miles north of Lake Worth Road
Project Manager: Alex Biray, Site Planner II **BCC District:** 3
43. **Control No:** 2005-00014
Application No: DRO-2022-00763 (**Application Name:** **Palm Beach County Fire Station No. 49**) application of Palm Beach County by Gentile Glas Holloway O'Mahoney & Assoc Inc., Palm Beach County
Title: a Full Development Review Officer (DRO)
Request: to allow a Government Service (Fire Station)
General Location: Southwest corner of the intersection of Flavor Pict Road and Lyons Road
Project Manager: Albert Jacob, Senior Site Planner **BCC District:** 5
44. **Control No:** 1981-00190
Application No: DRO-2022-00795 (**Application Name:** **Palm Beach Park of Commerce PIPD Plat 4-Parcel B**) application of Wpb Parcel B Owner Llc by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse.
General Location: West side of Distribution Way, south of Corporate Rd. North.
Project Manager: Nancy Frontany, Site Planner II **BCC District:** 1
45. **Control No:** 1981-00190
Application No: DRO/W-2022-00835 (**Application Name:** **Palm Beach Park of Commerce Plat 23**) application of Wpb Parcel E Owner Llc by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse
Title: a Type 1 Waiver
Request: to allow relocation of trees
General Location: North of and adjacent to the Beeline Highway, and east of Park of Commerce Blvd.
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 1

PUBLIC HEARING (PH)

46. **Control No:** 1990-00010
Application No: SV-2022-00823 (**Application Name:** Sparktacular Inc.)
application of Sparktacular Inc by Schmidt Nichols
- Title:** a Subdivision Variance
Request: to allow access from an existing dirt access drive.
General Location: North of the Bee Line Highway and west of Pratt Whitney Road
Project Manager: Scott Cantor, Division Director IV **BCC District:** 1
47. **Control No:** 1994-00094
Application No: SV-2022-00847 (**Application Name:** Westgate Terrace)
application of Westgate Belvedere Homes CRA, Danza of Westgate LLC by Arc Development Global LLC
- Title:** a Subdivision Variance
Request: to allow access from a 40-foot ROW with no swales or gutters.
General Location: Southeast corner of Westgate Avenue and Seminole Boulevard
Project Manager: Scott Cantor, Division Director IV **BCC District:** 7
48. **Control No:** 1974-00037
Application No: Z/CA-2022-00844 (**Application Name:** Hendrix Property)
application of DiVosta Homes L.P., C Hendrix by Urban Design Studio
- Title:** an Official Zoning Map Amendment
Request: from Agricultural Residential (AR) to Single-Family Residential (RS)
Title: a Class A Conditional Use
Request: to allow 102 Zero-Lot-Line (ZLL) dwelling units within the RS Zoning District
General Location: South side of Lake Worth Road approx. 900 feet east of intersection with US 441
Project Manager: Joyce Lawrence, Senior Site Planner **BCC District:** 6
49. **Control No:** 1973-00079
Application No: ZV/Z-2022-00534 (**Application Name:** Four Seasons Retail)
application of Four Seasons Military Llc by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the number of parking spaces
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Neighborhood Commercial (CN) to Community Commercial (CC) Zoning District
General Location: North of Lillian Avenue, West of N Military Trail
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 1
50. **Control No:** 2018-00080
Application No: ZV-2022-00700 (**Application Name:** Liumi West Retreat)
application of Liumi Inc. by JMorton Planning & Landscape Architecture
- Title:** a Type 2 Variance
Request: to reduce the side setback
General Location: South side of 156th Court South, approximately 0.25 miles east of Lyons Road.
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 5

51. **Control No:** 1976-00058
Application No: ABN/Z/CA-2022-00828 (**Application Name:** JackRBT Property)
 application of Plute Home Company, LLC, JackRBT Farms Inc by Urban Design Studio
Title: a Development Order Abandonment
Request: to abandon prior Special Exception
Title: an Official Zoning Map Amendment
Request: to rezone from Residential Estate (RE) to Single Family Residential (RS)
Title: a Class A Conditional Use
Request: to allow 97 ZLL units
Title: a Class A Conditional Use
Request: to allow Workforce Housing Program units
General Location: West side of Lyons Road approx. 1/4 miles south of intersection with Hypoluxo Road
Project Manager: Cody Sisk, Site Planner II **BCC District:** 6
52. **Control No:** 1997-00095
Application No: EAC-2022-00852 (**Application Name:** Green Cay Phase 2 (Pod C and portion of A)) application of Palm Beach County by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: an Expedited Application Consideration
Request: to modify Conditions of Approval
General Location: Southwest corner of Flavor Pict Road and Jog Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 5
53. **Control No:** 2004-00459
Application No: DOA-2022-00830 (**Application Name:** Johns Glades West MXPD) application of Glades 95th Owner LLC by Dunay Miskel and Backman LLP
Title: a Development Order Amendment
Request: to reconfigure the Site Plan; to add and/or delete footage; to add, delete or modify Uses
General Location: South side of Glades Road approximately 1,500 ft. east of S State Road 7 in unincorporated Palm Beach County
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5