

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



DEVELOPMENT REVIEW OFFICER AGENDA

SEPTEMBER 14, 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) SUFFICIENCY REVIEW

1. **Control No:** 2014-00217
Application No: Z/CA-2022-00895 (**Application Name:** **Soma Medical/State Road 7**) application of Soma Investors LLC by 2GHO Inc.

Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District on 1.66 acres
Title: a Class A Conditional Use
Request: to allow a Medical Office on 1.66 acres
General Location: West side of State Road 7, north of Lantana Road.
Project Manager: Alex Biray, Site Planner II **BCC District:** 6

2. **Control No:** 2007-00288
Application No: ABN/Z-2022-00681 (**Application Name:** **Thomas Property**) application of Toll Brothrs, Inc., 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio
Title: a Development Order Abandonment
Request: to abandon a Type 1 Restaurant; 4 Type 2 Restaurants; and a Congregate Living Facility Type 3 on 37.399 acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Single Family Residential (RS) Zoning District on 37.399 acres
General Location: Northeast corner of Clint Moore Road and State Road 7/US 441
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 5

3. **Control No:** 2013-00360
Application No: Z/CA-2022-00844 (**Application Name: Hunter's Crossing**)
application of DiVosta Homes L.P., C Hendrix by Urban Design Studio

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 on 36.9 acres
Title: a Class A Conditional Use
Request: to allow Zero Lot Line (ZLL) dwelling units on 36.9 acres
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

4. **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 an Excavation and removal of muck, sand, rock, soil or other extractive materials on x acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) Zoning District on 43.64 acres
Title: a Class A Conditional Use
Request: to allow Zero Lot Line (ZLL) dwelling units on 43.64 acres
Title: a Class A Conditional Use
Request: to allow the Workforce Housing Program units
General Location: West side of Lyons Road approximately 1/4 miles south of intersection with Hypoluxo Road
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 6

5. **Control No:** 2010-00028
Application No: Z-2022-00948 (**Application Name: LTG Sports Turf**)
application of LTG Boynton Beach LLC by Urban Design Studio

Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District on 5.01 acres
General Location: North side of 100th Street S (aka Boynton Beach Boulevard), approx. 0.13 miles west of 441 (SR-7)
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 5

6. **Control No:** 1985-00069
Application No: DOA-2022-00814 (**Application Name: Woods Walk Plaza**)
application of Woods Walk Joint Venture by Insite Studio

Title: a Development Order Amendment
Request: to modify the Site Plan; add new building and square footage for a 20.41 acre DO
General Location: Northeast corner of Lake Worth Road and State Road 7
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

7. **Control No:** 2022-00016
Application No: Z-2022-00675 (**Application Name:** George Parker Rezoning) application of George Parker by CWB Associates
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District on 1.0 acre
General Location: Wallis Road and Tall Pines Road
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 2
8. **Control No:** 1982-00129
Application No: ABN/DOA/CA-2022-01020 (**Application Name:** Sykes PCD) application of Okee 704 LLC by Schmidt Nichols
- Title:** a Development Order Abandonment
Request: to abandon Hotel Use on 7.225 acres
Title: a Development Order Amendment
Request: to modify Conditions of Approval; to reconfigure the Site Plan; to add/delete square footage; to add, delete, or modify uses for a 7.225 acre DO
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive Thru on 7.225 acres
General Location: South side of Okeechobee Blvd. approx. 200' west of Okeechobee Blvd. & Turnpike entrance intersection.
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 2
9. **Control No:** 1981-00214
Application No: ZV-2022-01021 (**Application Name:** Tile World) application of Cranston Chung by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the lot size and depth for 0.616 acres
General Location: Southeast corner of Scott Avenue and Gardenia Street
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 7
10. **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; reduce landscape buffer on the west property line; remove the wall along the west Type 3 Incompatibility buffer and eliminate plant material of the Type 3 Incompatibility buffer on 2.559 acres
Title: a Development Order Abandonment
Request: to abandon a Convenience Store with Gas Sales on 2.559 acres
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 on 2.559 acres
General Location: Southwest corner of Old Belvedere Road and Jog Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

11. **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 on 1.19 acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the Community Commercial (CC) Zoning District on 1.19 acres
General Location: North of Lillian Avenue, West of N Military Trail
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 1

12. **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 a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District on 9.779 acres
Title: a Class A Conditional Use
Request: to allow Zero Lot Line (ZLL) dwelling units on 9.779 acres
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 on 9.779 acres
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

13. **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 on a 16.851 acre DC
General Location: Southeast corner of Haverhill Road and Summit Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 3

14. **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 on 11.84 acres
Title: a Development Order Amendment
Request: to reconfigure the Master Plan; add units; re-designate land use from civic to residential; and delete Conditions of Approval on a 543.593 acre DO
Title: a Class A Conditional Use
Request: to allow a Transfer of Development Rights (TDRs) on 11.84 acres
Title: a Class A Conditional Use
Request: to allow a Density Bonus (Workforce Housing Program) greater than 50 percent on 11.84 acres
General Location: Southeast corner of Hypoluxo Road and Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

15. **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 on 9.24 acres
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus greater than 50 percent on 9.24 acres
Title: a Class A Conditional Use
Request: to allow Townhouse (TH) dwelling units on 9.24 acres
General Location: South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.
Project Manager: Donna Adelsperger, Senior Site Planner **BCC District:** 2
16. **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 and a Hotel on 44.14 acres
Title: a Development Order Amendment
Request: to reconfigure the site plan, add square footage, modify/delete conditions of approval, and modify phasing on a 44.18 acres
General Location: Southwest corner of Okeechobee Boulevard and the Florida Turnpike
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 2
17. **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; to reduce square footage; and, to reduce parking on a 9.31 acres
Title: a Type 2 Waiver
Request: to reduce minimum Fenestration for Building J on 9.31 acres
General Location: West side of Military Trail, approximately 600 feet north of Summit Boulevard
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2
18. **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 on 13.581 acres
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 on a 13.581 acre DO
Title: a Class A Conditional Use
Request: to allow a General Daycare on 13.581 acres
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

19. **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

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

20. **Control No:** 2001-00075
Application No: DRO2/DRO-2022-01292 (**Application Name:** **Coconut Palm Plaza**) application of Cornerstone PBG LLC, BASM 11, LLC/ BASM III, LLC by Cotleur & Hearing Inc.
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: to allow a Type 2 Concurrent Review (Zoning & Land Development)
Title: a Full Development Review Officer (DRO)
Request: to finalized the plans approved by the BCC to allow a Retail Gas and Fuel Sales with a Convenience Store
General Location: 3.5 miles east of Seminole Pratt Whitney Road on Northlake Blvd.
Project Manager: Adrien Osias, Site Planner I **BCC District:** 6

21. **Control No:** 1981-00019
Application No: DRO2/DRO-2022-01296 (**Application Name:** **Boca Raton Golf Course PUD - Plat Six**) application of Boca Raton Associates IX LLLP by Boca Raton Associates X LLLP
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: to allow a Type 2 Concurrent Review (Zoning & Land Development)
Title: a Full Development Review Officer (DRO)
Request: to allow a subdivision with 167 Zero Lot Line (ZLL) units
General Location: Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike
Project Manager: Matthew Boyd, Site Planner II **BCC District:** 5

- DRO EXPEDITED (DROE)

22. **Control No:** 2004-00457
Application No: W/DROE-2022-01336 (**Application Name:** **Terra Nova MUPD**) application of Principal Commercial Group LLC, Principal Development Group LLC by AJP Consulting Services LLC, WGINC
Title: a Type 1 Waiver DROE
Request: to reduce foundation planting
Title: a Development Review Officer Expedited (DROE)
Request: to finalize the plans approved by the Board of County Commissioners
General Location: Northwest corner of Atlantic Avenue and Hagen Ranch Road
Project Manager: Imene Haddad, Senior Site Planner

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

- PUBLIC HEARING (PH)

23. **Control No:** 1983-00017

Application No: ABN-2022-01319 (**Application Name:** Trotting Center)
application of Michael McCarty by WGINC

Title: a Development Order Abandonment

Request: to abandon a special exception to allow horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant on 105.597 acres

General Location: Westside of State Road 7 approximately 2,000 feet south of Hypoluxo Road.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 6

24. **Control No:** 1983-00017

Application No: PDD-2022-01281 (**Application Name:** Trotting Center)
application of Zuckerman Homes by WGINC

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 105.597 acres

General Location: Westside of State Road 7 approximately 2,000 feet south of Hypoluxo Road.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 6

25. **Control No:** 2002-00027

Application No: DOA-2022-01120 (**Application Name:** 441 Lantana Self Storage) application of 441 Lantana Storage Limited Partnership by Schmidt Nichols

Title: a Development Order Amendment

Request: to reconfigure the Site Plan; to add square footage; and modify or delete Conditions of Approval for a 12.63 acre DO

General Location: 800 feet north of Lantana Road on the west side of State Road 7/US 44

Project Manager: Jordan Jafar, Senior Site Planner

BCC District: 6

26. **Control No:** 2002-00032

Application No: DOA-2022-01140 (**Application Name:** 7-Eleven Inc 40459) application of 7 Eleven Inc by Gunster Yoakley & Stewart PA, Common Oak Engineering

Title: a Development Order Amendment

Request: to reconfigure the Site Plan; to modify uses; to add pumps, and to modify or delete Conditions of Approval on a 4.62 acre DO

General Location: Southeast corner of N Jog Road and Wallis Road

Project Manager: Jordan Jafar, Senior Site Planner

BCC District: 2

27. **Control No:** 1988-00021

Application No: EAC-2022-01280 (**Application Name:** APEC) application of Dolphin Stations Llc by Schmidt Nichols

Title: an Expedited Application Consideration

Request: to correct the east property line dimension for a 2.78 acre DO

General Location: Northeast corner of S Congress Ave. and Summit Blvd

Project Manager: Cody Sisk, Senior Site Planner

BCC District: 3

28. **Control No:** 2022-00058
Application No: PDD-2022-01134 (**Application Name: Cresswind PUD**)
application of Fleming Properties LLC, Lornco Farms LLC, Robin Fleming, Kolter Group Acquisitions, LLC by Urban Design Studio
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 446.14 acres
General Location: North side of Southern Boulevard approximately 1.75 miles west of Seminole Pratt Whitney Road
Project Manager: Joyce Lawrence, Senior Site Planner **BCC District:** 6
29. **Control No:** 2004-00233
Application No: CA-2022-01290 (**Application Name: Shapiro Property**)
application of Nandaiah Dhanekula, MGR, Emedical Plaza LLC by Schmidt Nichols
Title: a Class A Conditional Use
Request: to allow a Medical Office on 2.01 acres
General Location: Approximately 0.5 miles north of Le Chalet Boulevard on the west side of Military Trail
Project Manager: Vincent Stark, Site Planner I **BCC District:** 2
30. **Control No:** 1995-00049
Application No: DOA-2022-01227 (**Application Name: Mt. Carmel Missionary Baptist Church**) application of Mt Carmel Baptist Church by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Development Order Amendment
Request: to reconfigure the Site Plan and delete land area from a 8.15 acre DO
General Location: North side of Church Street 673 feet west of Limestone Creek
Project Manager: Larry Damato, Site Planner II **BCC District:** 1
31. **Control No:** 1989-00066
Application No: DOA-2022-01078 (**Application Name: Tree Top Academy**)
application of Treetop Academy of Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Development Order Amendment
Request: to modify and delete Conditions of Approval; to reconfigure the Site Plan; to add land area; and to increase the number of children from 270 to 410 children
General Location: north of Church Street, approximately 0.26 miles west of N Central Boulevard
Project Manager: Nancy Frontany, Site Planner II **BCC District:** 1
32. **Control No:** 1985-00054
Application No: DOA-2022-01247 (**Application Name: Babcock PUD**)
application of Sct Properties Llc by BOHLER Engineering
Title: a Development Order Amendment
Request: to modify the Master Plan
General Location: W Atlantic Ave & Tranquility Lake Drive
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 5

33. **Control No:** 2021-00139
Application No: ZV/Z/CA-2022-01246 (**Application Name: Public Storage - Tranquility**) application of PS Florida One, Inc., Sct Properties LLC by BOHLER Engineering
Title: a Type 2 Variance
Request: to allow an increase in building coverage
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Planned Unit Development (PUD) (Single Family Residential (RS)) Zoning District to the Community Commercial (CC) Zoning District
Title: a Class A Conditional Use
Request: to allow a Limited Access Self Storage
General Location: W Atlantic Ave and W Tranquility Drive
Project Manager: Jordan Jafar, Senior Site Planner **BCC District: 5**
34. **Control No:** 2018-00034
Application No: SV-2022-01117 (**Application Name: Reserve at Jupiter - Phase II**) application of DR Horton, Inc. - Karl Albertson by WGINC
Title: a Subdivision Variance
Request: to allow an increase in the maximum allowable daily trips over the 1,500 Average Daily Trip threshold for a local residential street
General Location: Approximately 0.3 miles north of Church Street, on the west side of Limestone Creek Road
Project Manager: Scott Cantor, Division Director IV **BCC District: 1**
35. **Control No:** 1981-00190
Application No: ZV-2022-01243 (**Application Name: Palm Beach Park of Commerce Plat 23**) application of WPB Parcel E Owner, LLC by Urban Design Studio LLC
Title: a Type 2 Variance
Request: to remove the wall from a Type 3 Incompatibility Buffer
General Location: North of and adjacent to the Beeline Hwy., and east of Park of Commerce Blvd.
Project Manager: Alex Biray, Site Planner II **BCC District: 1**
36. **Control No:** 1981-00190
Application No: ZV-2022-01244 (**Application Name: Palm Beach Park of Commerce PIPD Plat 24**) application of WPB Parcel G Owner, LLC by Urban Design Studio LLC
Title: a Type 2 Variance
Request: to remove the wall from a Type 3 Incompatibility Buffer
General Location: Approximately 1,500' +/- north of the Beeline Hwy. on the east side of Park of Commerce Blvd.
Project Manager: Alex Biray, Site Planner II **BCC District: 1**

- TYPE 2 VARIANCE