

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



DEVELOPMENT REVIEW OFFICER AGENDA

OCTOBER 12, 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

1. **Control No:** 1984-00099
Application No: PAC-2022-01189 (**Application Name:** **Mission Bay**) application of Mission Bay R2g Owner LLC by Urban Design Studio

Title: a Pre-Application Conference

Request: Pre-Application Conference with Questions

General Location: Northwest corner of Glades Road and U.S. 441

Project Manager: Monica Cantor, Principal Site Planner

BCC District: 5

PUBLIC HEARING (PH) PRE-CERTIFICATION REVIEW

2. **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; add square footage; add use on 37.99 acres
General Location: Southwest corner of Glades Road and 95th Avenue South
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

3. **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, relocate square footage; and modify phasing on 16.85 acres
General Location: Southeast corner of Haverhill Road and Summit Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 3

4. **Control No:** 1973-00215
Application No: DOA-2022-01119 (**Application Name:** Southampton PUD)
application of Southampton A Condominium Association, Inc., KL Reflection Bay LLC, Southampton B Condominium Association, Inc., Southampton C Condominium Association, Inc., Benenson Capital Co by WGINC
Title: a Development Order Amendment
Request: to modify Conditions of Approval; to reconfigure the Master Plan and Site Plan, add land area, add units, and add access points on 80.98 acres
General Location: Northwest corner of Okeechobee Boulevard and Haverhill Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

5. **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 105.98 acres
General Location: West side of State Road 7 approximately 2,000 feet south of Hypoluxo Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 6

6. **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 the Special Exception for a horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant on 105.58 acres
General Location: West side of State Road 7 approximately 2,000 feet south of Hypoluxo Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 6
7. **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 9.78 acres
Title: a Class A Conditional Use
Request: to allow Zero Lot Line (ZLL) dwelling units on 9.78 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 9.78 acres
General Location: North side of Coconut Lane, approximately 1,700 feet east of the Military Trail
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 4
8. **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 1.00 acre
General Location: South side of Wallis Road, approximately 260 feet west of Tall Pines Road
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 2

9. **Control No:** 2022-00018
Application No: Z-2022-00370 (**Application Name:** Ribar Property Rezoning)
 application of James Ribar by H&L Planning & Development Consultants LLC
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Residential Estate (RE) Zoning District the Residential Transitional (RT) Zoning District on 1.47 acres
General Location: Southeast corner of Square Lake Drive and South Virginia Avenue
Project Manager: Alex Biray, Site Planner II **BCC District:** 1
10. **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 Class A Conditional Use to allow a Type 3 Congregate Living Facility on 12.12 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 543.59 acres
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
11. **Control No:** 2016-00159
Application No: Z-2022-01116 (**Application Name:** Morin/Connolly Commerce) application of Morin Robert Tr & Carol, Howard Connolly by JMorton Planning & Landscape Architecture
- Title:** an Official Zoning Map Amendment
Request: to rezone from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District on 3.41 acres
General Location: West side of State Road 7, approximately 0.2 mile north of Boynton Beach Boulevard
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 5

12. **Control No:** 1983-00115
Application No: ZV/DOA-2022-00119 (**Application Name:** Palm Beach Memorial Park) application of Northstar Palm Beach Llc by Covelli Design Associates Inc.
- Title:** a Type 2 Variance
Request: to delete a portion of the Incompatibility Buffer on the south property line on 25.89 acres
Title: a Development Order Amendment
Request: to reconfigure the Site Plan; delete land area, and square footage on 25.89 acres
General Location: West Side of Seacrest Boulevard, 2000 feet south of Hypoluxo Road
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 7
13. **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, Palm Beach West Associates I LLLP, 156th Court South Associates LLC, John Whitworth, Jma Farms LLC, 9231 155th Lane LLC 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 on 143.90 acres
Title: a Development Order Amendment
Request: to modify Conditions of Approval; reconfigure the Master Plan; add and delete land area; add units; and, add access points on 722.51 acres
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
14. **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 width on the west property line; eliminate the wall and plant material in Type 3 Incompatibility Buffer on the west property line on 2.55 acres
Title: a Development Order Abandonment
Request: to abandon a Class A Conditional Use for a Convenience Store with Gas Sales on 2.55 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 2.55 acres
General Location: Southwest corner of Old Belvedere Road and Jog Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

15. **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 on 2.00 acres
General Location: Southeast corner of Westgate Avenue and Seminole Boulevard
Project Manager: Scott Cantor, Division Director IV **BCC District:** 7
16. **Control No:** 2001-40113
Application No: SV-2022-01013 (**Application Name: Chabad of Lake Worth**) application of Chabad of Lake Worth Inc by Schmidt Nichols
Title: a Subdivision Variance
Request: to allow access from a 40-foot Right-of-Way with no swales or gutters on 3.03 acres
General Location: Northwest corner of Lantana Road and Colbright Road
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3
17. **Control No:** 2022-00044
Application No: SV-2022-01014 (**Application Name: Adam's Fiveplex**) application of Adam Kharbech by
Title: a Subdivision Variance
Request: to allow access from a 30-foot Right-of-Way with no swales or gutters on 0.55 acres
General Location: Northwest corner of Gardenette Street and Mango Drive
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3
18. **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 a Requested Use for a second Hotel Use on 7.23 acres
Title: a Development Order Amendment
Request: to modify Conditions of Approval; reconfigure the Site Plan; add/delete square footage; and add, delete, or modify uses on 7.23 acres
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive Through on 7.23 acres
General Location: South side of Okeechobee Boulevard, approximately 200 feet west of the Florida Turnpike.
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 2

19. **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: West side of Military Trail, approximately 200 feet north of Lillian Avenue.
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 1
20. **Control No:** 2005-00454
Application No: ABN/Z/CA-2022-00218 (**Application Name: Brentwood of Wellington**) application of Palm Beach Recovery 2016 LLC, AHC Acquisitions, LLC - Charlie Scardina, HRS Palm Beach LLC by Insite Studio
Title: a Development Order Abandonment
Request: for a Class A Conditional Use for a Type 3 Congregate Living Facility on 9.17 acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Community Commercial (CC) Zoning District on 1.05 acres and Planned Unit Development (PUD) on 9.17 acres to the Residential Multifamily (RM) Zoning District on 10.22 acres
Title: a Class A Conditional Use
Request: to approve a combined density bonus through the Workforce Housing Program and Transfer of Development Rights Program that exceeds two units per acre on 10.22 acres
General Location: West side of State Road 7, approximately 0.5 miles north of Lantana Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 6
21. **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

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

22. **Control No:** 1981-00006
Application No: DRO-2022-01283 (**Application Name:** **Bocaire Golf & Country Club PUD**) application of Bocaire Country Club Inc by JMorton Planning & Landscape Architecture
Title: a Full Development Review Officer (DRO)
Request: to modify the Master Plan and Subdivision Plan
General Location: West side of Bocaire Boulevard approximately 0.4 miles east of South Military Trail
Project Manager: Larry Damato, Site Planner II **BCC District:** 4
23. **Control No:** 2002-00021
Application No: DRO-2022-01191 (**Application Name:** **StorQuest Self Storage**) application of Clark Porter, AP, 6738 Wallis SP, LLC, Everglades Botanical, LLC by Schmidt Nichols
Title: a Full Development Review Officer (DRO)
Request: to allow a Self-Service Storage Facility
General Location: North side of Southern Boulevard approximately 0.5 miles west of Jog Road
Project Manager: Vincent Stark, Site Planner I **BCC District:** 2
24. **Control No:** 1994-00094
Application No: DRO/W-2022-01521 (**Application Name:** **Westgate Terrace**) application of Belvedere Westgate, Danza Of Westgate Llc by Arc Development Global LLC
Title: a Full Development Review Officer (DRO)
Request: to allow Mixed-Use (Commercial & 46 Multifamily Residential)
Title: a Type 1 Waiver
Request: to reduce number of required parking spaces
General Location: Southeast corner of Westgate Avenue and Seminole Boulevard
Project Manager: Larry Damato, Site Planner II **BCC District:** 7

- DRO EXPEDITED (DROE)

25. **Control No:** 2013-00353
Application No: DROE-2022-01430 (**Application Name:** **Universal BioCarbon, Inc.**) application of U S Sugar Corp by BSC Engineering Inc, Universal BioCarbon Inc
Title: a Development Review Officer Expedited (DROE)
Request: to finalize the plans approved by the Board of County Commissioners
General Location: South side of Connors Highway approximately 1.6 miles east of US 441/ Everglades Street
Project Manager: Donna Adelsperger, Senior Site Planner **BCC District:** 6

- PUBLIC HEARING (PH)

26. **Control No:** 2013-00296
Application No: ABN/CA/DOA-2022-01397 (**Application Name: Polo Gardens MUPD**) application of Cardiovascular Centers of America, The Ferber Company, Elan Polo Gardens Owner Llc by JMorton Planning & Landscape Architecture
Title: a Development Order Abandonment
Request: to abandon the Type 1 Restaurant
Title: a Class A Conditional Use
Request: to allow Convenience Store with Gas Sales
Title: a Development Order Amendment
Request: to reconfigure site plan and modify uses; and a Class A to allow a retail gas and fuel sales
General Location: Southeast corner of Lake Worth Road & Polo Club Road
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 6
27. **Control No:** 2003-00079
Application No: EAC-2022-01559 (**Application Name: Windsor Place MXP**) application of Hatzlacha WP Holdings LLC by AJP Consulting Services LLC, WGINC
Title: an Expedited Application Consideration
Request: to modify Conditions of Approval
General Location: NW Corner of Hypoluxo Road and Lyons Road
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 6
28. **Control No:** 2022-00084
Application No: PDD-2022-01494 (**Application Name: Boynton Land Commerce**) application of 8421 Boynton Beach Land Trust by JMorton Planning & Landscape Architecture
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning to Multiple Use Planned Development (MUPD) Zoning District on 15.00 acres
General Location: West side of State Road 7, approximately 1.25 miles south of Hypoluxo Road
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 5
29. **Control No:** 2022-00073
Application No: Z-2022-01305 (**Application Name: Hezron Lopez**) application of Hezron Lopez by JC Planning Solutions LLC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District
General Location: West side of Knuth Road, approx. 623 ft south of Old Boynton Road
Project Manager: Nancy Frontany, Site Planner II **BCC District:** 2

30. **Control No:** 1973-00102
Application No: Z-2022-01497 (**Application Name: Guardian Manufacturing**)
application of Andrew Kobosko (Guardian Manufacturing LLC) by WGINC
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District
General Location: Northeast of the Intersection between Southern Boulevard and Tall Pines Rd
Project Manager: Phil Myers, Site Planner I **BCC District:** 2
31. **Control No:** 2008-00259
Application No: ZV/DOA/W-2022-01515 (**Application Name: Debris Dog**)
application of Dack Beeline LLC by WGINC
- Title:** a Type 2 Variance
Request: to eliminate the Type 3 Incompatibility Buffer along the north property line, and eliminate the 6-foot high wall within the east and west Type 3 Incompatibility buffers
Title: a Development Order Amendment
Request: to reconfigure site plan and modify Conditions of Approval
Title: a Type 2 Waiver
Request: to allow an alternative Type 3 Incompatibility Buffer along the Right-of-Way for Beeline Highway
General Location: North side of Bee Line Highway, approximately 1.14 miles south of Indiantown Road
Project Manager: Vincent Stark, Site Planner I **BCC District:** 1