



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION
DEVELOPMENT REVIEW OFFICER AGENDA
JANUARY 10, 2023
9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room
2300 N Jog Rd, West Palm Beach, 33411**

**ANNOUNCEMENTS
PRE - APPLICATION CONFERENCE**

PUBLIC HEARING APPLICATION – Resubmittal Dec 28, 2022

1. DOA/CAW-2022-00995 Tropical World Nursery (Control 2005-00452)

Title: Development Order Amendment

Request: to modify Conditions of Approval; and to add, delete, or modify Uses on 8.94 acres

Title: Class A Conditional Use

Request: to allow a Congregate Living Facility on 8.94 acres

Title: Type 2 Waiver

Request: to reduce the minimum separation requirement between Congregate Living Facility on 8.94 acres

Applicant: KT Boynton Tropical LLC

Agent: Melissa Kostelia and Don Hearing Cotleur & Hearing Inc.

Acres: 8.94

BCC District: 4

General Location: West side of Hagen Ranch Road, approximately 0.5 miles south of Woolbright Road

Project Manager: Barbara Pinkston

2. Z-2022-00948 LGT Sports Turf (Control 2010-00028)

Title: 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

Applicant: KT Boynton Tropical LLC

Agent: Bradley Miller and Aillish Villalobos: Urban Design Studio

Acres: 5.01

BCC District: 5

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

3. W-2022-01656 Pine Trail Shopping Center (Control 1978-00273)

Title: Type 2 Waiver

Request: to extend the hours of operation for business within 250 feet of a parcel of land with a residential use on 28.06 acres

Applicant: Pine Trail Square LLC

Agent: Beth Schrantz and Bonnie Miskel of Dunay, Miskel and Backman, LLP

Acres: 28.06

BCC District: 2

General Location: West side of Military Trail, south of Okeechobee Boulevard to Elmhurst Road

Project Manager: Imene Haddad

4. **SV/ZV/ABN/DOAW-2022-01312 Posh Hospitality No. 3** (Control 1977-00031)

Title: Subdivision Variance

Request: to allow access from a R-O-W less than 80 feet on 2.49 acres

Title: Type 2 Variance

Request: to allow access on a non-arterial/non-collector street, to reduce the minimum lot size, to reduce the lot width and frontage, to reduce the front and side street setbacks, and to reduce parking on 2.49 acres

Title: Development Order Abandonment

Request: to abandon a Hotel use on 2.48 acres

Title: Development Order Amendment

Request: to reconfigure the Site Plan, to add land area, to delete square footage and add access points on 2.49 acres

Title: Type 2 Waiver

Request: to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential future land use designation or use on 2.49 acres

Applicant: Restoration Property Holdings Inc. and Posh Hospitality No. 3, Congress Avenue LLC

Agent: Beth Schrantz and Ele Zachariades of Dunay, Miskel and Backman, LLP

Acres: 2.49

BCC District: 3

General Location: Southeast corner of Kentucky Street and S. Congress Avenue

Project Manager: Jerome Ottey

5. **DOA-2022-00814 Woods Walk Plaza** (Control 1985-00069)

Title: Development Order Amendment

Request: to modify the Site Plan and add buildings and square footage on 20.41 acres

Applicant: Woods Walk Joint Venture

Agent: Brian Terry, Insite Studio

Acres: 20.41

BCC District: 6

General Location: Northeast corner of Lake Worth Road and State Road 7

Project Manager: Timothy Haynes (Cody Sisk)

6. **ABN/Z/CA-2022-00218 Brentwood of Wellington** (Control 2005-00454)

Title: Development Order Abandonment

Request: for a Class A Conditional Use for a Type 3 Congregate Living Facility on 9.17 acres

Title: 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: 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

Applicant: Palm Beach Recovery 2016, LLC; HRS Palm Beach, LLC; AHC Acquisition, LLC

Agent: Brian Terry, Insite Studio

Acres: 10.22

BCC District: 6

General Location: West side of State Road 7, approximately 0.5 miles north of Lantana Road

Project Manager: Jerome Ottey

7. **ABN/DOA/CA-2022-01397 Polo Gardens MUPD** (Control 2013-00296)

Title: Development Order Abandonment

Request: to abandon the Type 1 Restaurant on 25.04 acres

Title: Development Order Amendment

Request: to reconfigure site plan and modify uses; and a Class A to allow a Retail Gas and Fuel Sales on 25.04 acres

Title: Class A Conditional Use

Request: to allow a Retail Gas and Fuel Sales on 25.04 acres

Applicant: Elan Polo Gardens Owner LLC, The Ferber Company, Cardiovascular Centers of America

Agent: Lauren McClellan and Jennifer Morton, JMorton Planning & Landscape Architecture

Acres: 25.04 **BCC District:** 6
General Location: Southeast corner of Lake Worth Road and Polo Club Road
Project Manager: Jordan Jafar

8. **PDD/W/CA-2021-01526 Lake Worth Crossing MUPD** (Control 2008-00296)

Title: 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 9.34 acre

Title: Type 2 Waiver
Request: to allow 24-hour operations for business within 250 feet of a parcel of land with a residential use on 9.34 acres

Title: Class A Conditional Use
Request: to allow a Hospital on 9.34 acres

Applicant: KS Lake Worth, LLC
Agent: Lauren McClellan and Jennifer Morton, JMorton Planning & Landscape Architecture

Acres: 9.34 **BCC District:** 6
General Location: Southwest corner of Lake Worth Road and Hooks Road
Project Manager: Donna Adelsperger

9. **DOA/CA-2021-01006 Shops at Indian Trails** (Control 2006-00147)

Title: Development Order Amendment
Request: to modify the Site Plan; add and delete uses and square footage; add access points; modify Conditions of Approval and, restart the commencement date on 29.53 acres

Title: Development Order Amendment
Request: to modify the site plan, for a Type 1 Restaurant, to relocate the use from Building H to Building F, and modify the Conditions of Approval for the Type 1 Restaurant on 29.53 acres

Title: Development Order Amendment
Request: to modify the site plan, for the Retail Gas and Fuel Sales (Convenience Store), to relocate the use from Building F to Building I; to increase square footage and reduce the number of pumps, and modify the Conditions of approval for the Retail Gas and Fuel Sales (Convenience Store) on 29.53 acres

Title: Class A Conditional Use
Request: to allow a Type 2 Restaurant (exceeding 5,000 SF) (Building D) on 29.53 acres

Title: Class A Conditional Use
Request: to allow a Type 1 Restaurant with drive-through (Building E) on 29.53 acres

Title: Class A Conditional Use
Request: to allow a Type 1 Restaurant greater than 5,000 sq. ft. (no drive-through) (Building G) on 29.53 acres

Title: Class A Conditional Use
Request: to allow a General Daycare (Building J) on 29.53 acres

Title: Class A Conditional Use
Request: to allow a Carwash (Building A) on 29.53 acres

Applicant: Coconut Northlake LLC
Agent: Lauren McClellan JMorton Planning & Landscape Architecture

Acres: 29.53 **BCC District:** 6
General Location: Southwest corner of Northlake Boulevard and Coconut Boulevard
Project Manager: Timothy Hayes (Donna Adelsperger)

10. **PDD-2022-01469 State Road 7 Business Plaza** (Control 2022-00057)

Title: 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 on 40.00 acres

Applicant: Joseph Mulvehill
Agent: Lauren McClellan JMorton Planning & Landscape Architecture

Acres: 40 **BCC District:** 5
General Location: Northeast corner of State Road 7 and Happy Hollow Road
Project Manager: Cody Sisk

11. Z-2022-01116 Morin/Connolly Commerce (Control 2016-00159)

Title: 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

Applicant: Morin Robert Tr & Carol, Howard Connolly

Agent: Lauren McClellan and Heather Waldstein, JMorton Planning & Landscape Architecture

Acres: 3.41

BCC District: 5

General Location: West side of State Road 7, approximately 0.2 mile north of Boynton Beach Boulevard

Project Manager: Cody Sisk

12. DOA-2022-01140 7-Eleven Inc. 40459 (Control 2002-00032)

Title: Development Order Amendment

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

Applicant: 7 Eleven Inc

Agent: Morgan Hampton and Jeremy Anderson of Common Oak Engineering and Josh Long Gunster, Yoakley & Stewart , PA

Acres: 4.62

BCC District: 2

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

Project Manager: Jordan Jafar

13. DOA-2022-01119 South Hampton PUD (Control 1973-00215)

Title: Development Order Amendment

Request: to reconfigure the Master Plan and Site Plan; add land area, units, and access points; and to modify Conditions of Approval on 80.98 acres

Applicant: Beneson Capital Co, KL Reflection By LLC, Southampton C Condominium Association, Inc, Southampton B Condominium Association, Inc, Southampton A Condominium Association, Inc

Agent: Doug Murray, Jeff Brophy, and Arianna Hilliard of WGINC

Acres: 80.98

BCC District: 2

General Location: Northwest corner of Okeechobee Boulevard and Haverhill Road

Project Manager: Imene Haddad

14. PDD/CA-2021-00829 Delray Self Service Storage (Control 1994-00053)

Title: Official Zoning Map Amendment

Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District

Title: Class A Conditional Use

Request: to allow a Type 1 Restaurant with Drive-Through

Applicant: West Atlantic Commercial Properties, Ltd

Agent: Vincent Ubiera and Yoan Machado of WGINC

Acres: 4.53

BCC District: 5

General Location: North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.

Project Manager: Imene Haddad

15. SV-2022-01117 Reserve at Jupiter – Phase II (Control 2018-00034)

Title: 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

Applicant: DR Horton, Inc

Agent: Yoan Machado of WGINC

Acres: 24.11

BCC District: 1

General Location: West side of Limestone Creek Road, approximately 0.3 miles north of Church Street

Project Manager: Scott Cantor

16. EAC-2022-01587 Busch Wildlife Sanctuary Foundation (Control 2019-00070)

Title: Development Order Abandonment (Expedited Application Consideration)

Request: to modify a Condition of Approval, modify internal walking trails and animal exhibits on

19.46 acres

Applicant: BWS Foundation Holdings, LLC

Agent: George Gentile, Dan Siemsen, and Pat Lentini of Gentile, Glas Holloway O'Mahoney & Associates

Acres: 19.46

BCC District: 1

General Location: Southwest corner of Indiantown Road and Rocky Pines Road

Project Manager: Vincent Stark

17. DOA-2022-00509 Atlantic Christian Academy (Control 1986-00114)

Title: Development Order Amendment

Request: to reconfigure the Site Plan, relocate square footage; and modify phasing on 16.85 acres

Applicant: ACA Bridge Builders LLC

Agent: Aaron M Taylor of Arc Development Global, LLC

Acres: 16.83

BCC District: 3

General Location: Southeast corner of Haverhill Road and Summit Boulevard

Project Manager: Timothy Hayes (Cody Sisk)

18. Z-2022-01110 Deleon Rezoning (Control 2003-00073)

Title: 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 8.66 acres

Applicant: Jose Deleon

Agent: Kevin McGinley of Land Research Management, Inc

Acres: 8.66

BCC District: 6

General Location: South of the intersection of Benoist Farms Road and Pioneer Road

Project Manager: Vincent Stark

19. ZV-Z-2022-00534 Four Seasons Retail (Control 1973-00079)

Title: Type 2 variance

Request: to reduce the number of parking spaces on 1.19 acres

Title: 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

Applicant: Four Seasons Military LLC

Agent: Josh Nichols of Schmidt Nichols

Acres: 1.99

BCC District: 6

General Location: West side of Military Trail, approximately 200 feet north of Lillian Avenue

Project Manager: Jordan Jafar

20. EAC-2022-01280 APEC (Control 1988-00021)

Title: Development Order Amendment (Expedited Application Consideration)

Request: to reconfigure the site plan on 2.74 acres

Applicant: Dolphin Station LLC

Agent: Josh Nichols of Schmidt Nichols

Acres: 2.74

BCC District: 1

General Location: Northeast corner of S Congress Avenue and Summit Boulevard

Project Manager: Cody Sisk

21. SV-2022-01013 Chabad of Lake Worth (Control 2022-00114)

Title: Subdivision Variance

Request: to allow access from a 40-foot Right-of-Way with no swales or gutters on 3.03 acres

Applicant: Chabad of Lake Worth Inc.

Agent: Josh Nichols of Schmidt Nichols

Acres: 3.03

BCC District: 1

General Location: Northwest corner of Lantana Road and Colbright Road

Project Manager: Scott Cantor

SUFFICIENT APPLICATIONS- FIRST ROUND COMMENTS

DEVELOPMENT REVIEW OFFICER (DRO)

1. **DRO/W-2022-01779 Family Church** (Control 2018-00180)

Title: DRO Full Review

Request: to allow a Place of Worship

Title: Type 1 Waiver

Request: to allow a 15% reduction of the required parking spaces

Applicant: Family Church 10 LLC

Agent: Don Hearing and Jeanne Ducharme of Coteleur & Hearing, Inc

Acres: 12.35

BCC District: 6

General Location: Southwest corner of Banyan Boulevard and Seminole Pratt Whitney Road

Project Manager: Michael Birchland

2. **DRO-2022-01917 Chabad of Lake Worth** (Control 2022-00114)

Title: DRO Full Review

Request: to allow a Place of Worship

Applicant: Chabad of Lake Worth Inc.

Agent: Josh Nichols of Schmidt Nichols

Acres: 3.03

BCC District: 3

General Location: Northwest corner of Lantana Road and Colbright Road

Project Manager: Michael Birchland

PUBLIC HEARING (PH)

1. **Z/W-2022-01517 Cagigas Medical Center** (Control No: 1999-30103)

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Urban Infill (UI) Zoning District on 2.11 acres

Title: a Type 2 Waiver

Request: to allow the building to be articulated so that the shortest side fronts the street on 2.11 acres

Applicant: Cagigas Family Holding Co LLC

Agent: Kevin McGinley of Land Research Management, Inc

Acres: 3.03

BCC District: 3

General Location: East side of Military Trail, approximately 0.25 miles south of Summit Blvd.

Project Manager: Jerome Ottey

2. **SV-2022-01890 GLMC Warehouse** (Control No: 2001-50052)

Title: a Subdivision Variance

Request: to allow access from the existing 40-foot easement on 0.71 acres.

Applicant: GLMC Group LLC

Agent: Beth Schrantz and Scott Backman of Dunay Miskel and Backman LLP

Acres: 0.71

BCC District: 2

General Location: On the west side of Thompson Road, south of Hypoluxo Road

Project Manager: Scott Cantor

3. **ABN/Z-2022-01751 First Care Office** (Control No: 2005-00193)

Title: a Development Order Abandonment

Request: to abandon a School Elementary or Secondary

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

Applicant: First Care Fmly Resources Inc

Agent: Lauren McClellan and Jennifer Morton, JMorton Planning & Landscape Architecture

Acres: 0.98 **BCC District:** 1
General Location: Southeast corner of Northlake Boulevard and N Bates Road
Project Manager: Vincent Stark

4. **SV/ZV-2022-01752 First Care Office** (Control No: 2005-00193)

Title: a Subdivision Variance
Request: to allow access from a major street

Title: a Type 2 Variance
Request: to allow a reduction in the minimum lot size

Applicant: First Care Fmly Resources Inc.
Agent: Lauren McClellan and Jennifer Morton, JMorton Planning & Landscape Architecture

Acres: 0.98 **BCC District:** 1
General Location: Southeast corner of Northlake Boulevard and N Bates Road
Project Manager: Vincent Stark

5. **SV-2022-01887 True Deliverance Church of God** (Control No: 2022-00108)

Title: a Subdivision Variance
Request: to allow access from the existing 50-foot Right-of-Way on 1.67 acres.

Applicant: True Deliverance Church of God Inc.
Agent: H & L Planning & Development

Acres: 0.98 **BCC District:** 6
General Location: Northeast corner of Tangerine Blvd and 130th Ave N
Project Manager: Scott Cantor

6. **SV-2022-01904 DaCosta Horn Marshall Road Lot Split** (Control No: 2022-00109)

Title: a Subdivision Variance
Request: to allow access from the existing 30-foot road easement with no sidewalks on 4.63 acres.

Applicant: Jaime Dacosta and Kevin Horn
Agent: Richard W. Carlson Jr Esq.

Acres: 4.63 **BCC District:** 2
General Location: West of Cleary Road and south of State Road 80

7. **ABN/DOA/CA-2022-01898 Lantana Parcel LLC** (Control No: 2003-00099)

Title: a Development Order Abandonment
Request: to abandon a Financial Institution on 9.66 acres

Title: a Development Order Amendment
Request: to modify Conditions of Approval; to reconfigure the Site Plan; to reconfigure the Regulating plan; to reconfigure the Sign Plan on 9.66 acres

Title: a Class A Conditional Use
Request: to allow Retail Gas and Fuel Sales on 9.66 acres

Applicant: Lantana Parcel LLC
Agent: Don Hearing and Jeanne Ducharme of Cotleur & Hearing, Inc .

Acres: 9.66 **BCC District:** 6
General Location: Northeast corner of Lantana Road and Haverhill Road