

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**MAY 10, 2023**

**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 APPLICATIONS - RESUBMITTED ON April 24, 2023**

1. **Control No:** 1999-30103

**Application No:** Z/W-2022-01517 (**Application Name:** Cagigas Medical Center)  
application of Cagigas Family Holding Co. LLC by Land Research Management Inc.

**Title:** an Official Zoning Map Amendment

**Request:** to allow a rezoning from the General Commercial (CG) and Residential Multifamily (RM) Zoning Districts 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; to eliminate internal streets; to eliminate alleys; to allow a 15 foot deviation for building placed along the primary street and eliminate the pedestrian pass-through and; to allow trash collection from a designated area within the parking area on 2.11 acres

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

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District:** 3

2. **Control No:** 2022-00100  
**Application No:** CA-2022-01916 (**Application Name: Fit Pup**) application of DKM Land Company LLC by Land Research Management Inc.
- Title:** a Class A Conditional Use  
**Request:** to allow a Limited Pet Boarding on 3.11 acres  
**General Location:** South side of 150th Court North, approximately 0.25 miles east of 133rd Terrace North  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 1
3. **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
4. **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; and add square footage on 12.63 acres  
**General Location:** West side of State Road 7/US 441 approximately 800 feet north of Lantana Road  
**Project Manager:** Jordan Jafar, Senior Site Planner **BCC District:** 6

5. **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 Hotel on 7.23 acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan; delete square footage; add and delete uses and to modify Conditions of Approval 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
6. **Control No:** 2018-00187  
**Application No:** PDD-2022-01755 (**Application Name:** Logan Ranch Residential)  
application of Logan Barbara M Trust by JMorton Planning & Landscape Architecture
- Title:** an 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 39.24 acres  
**General Location:** Southeast corner of Boynton Beach Boulevard and Acme Dairy Road  
**Project Manager:** Matthew Boyd, Site Planner II **BCC District:** 5
7. **Control No:** 2022-00076  
**Application No:** PDD-2022-01470 (**Application Name:** EJKJ Industrial) application of EJKJ Development LLC by JMorton Planning & Landscape Architecture
- Title:** an 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 7.93 acres  
**General Location:** West side of State Road 7, approximately 0.25 mile south of Atlantic Avenue  
**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 5

8. **Control No:** 2016-00163  
**Application No:** ZV/PDD/CA-2022-01785 (**Application Name:** **BC Commerce Center**) application of Jon Channing, BC Boynton Industrial, LLC, Randall Thorne, Paul Dye by JMorton Planning & Landscape Architecture  
**Title:** a Type 2 Variance  
**Request:** to allow a 100 percent perimeter landscape buffer overlap within a preserve on 47.21 acres  
**Title:** an 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 47.21 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Tap Room on 47.21 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Limited Access Self Service Storage on 47.21 acres  
**General Location:** Northeast corner of Boynton Beach Boulevard and Acme Dairy Road  
**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 5
9. **Control No:** 2005-00193  
**Application No:** SV/ZV/ABN/Z-2022-01751 (**Application Name:** **First Care Office**) application of First Care Family Resources Inc by JMorton Planning & Landscape Architecture  
**Title:** a Subdivision Variance  
**Request:** to allow access from a major street on 0.98 acres  
**Title:** a Type 2 Variance  
**Request:** to allow a reduction in lot size on 0.98 acres  
**Title:** a Development Order Abandonment  
**Request:** to abandon a Elementary or Secondary School on 0.98 acres  
**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 0.98 acres  
**General Location:** Southeast corner of Northlake Boulevard and N Bates Road  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 1

10. **Control No:** 1994-00053  
**Application No:** PDD/CA-2021-00829 (**Application Name: Delray Self Service Storage**) application of West Atlantic Commercial Properties, LTD. by WGINC
- Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 1 Restaurant with drive-through.  
**General Location:** North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District: 5**
11. **Control No:** 2005-00452  
**Application No:** DOA/CA/W-2022-00995 (**Application Name: Tropical World Nursery**) application of KT Boynton Tropical LLC by Cotleur & Hearing Inc.
- Title:** a Development Order Amendment  
**Request:** to reconfigure the Master Plan to add and delete uses; and to modify Conditions of Approval on 8.94 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Congregate Living Facility on 8.94 acres  
**Title:** a Type 2 Waiver  
**Request:** to reduce the separation between Congregate Living Facilities on 8.94 acres  
**General Location:** West side of Hagen Ranch Road, approximately 0.5 miles south of Woolbright Road.  
**Project Manager:** Barbara Pinkston, Principal Site Planner **BCC District: 5**
12. **Control No:** 2022-00007  
**Application No:** SV/CA-2022-01490 (**Application Name: Islamic Center School**) application of Islamic Center of West Delray Beach Inc. by Urban Design Studio
- Title:** a Subdivision Variance  
**Request:** to allow a reduction in the legal access width on 9.85 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Elementary and Secondary School on 9.85 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a General Daycare on 9.85 acres  
**General Location:** East of Lyons Road on 152nd Place S, approximately 0.25 miles south of Atlantic Avenue.  
**Project Manager:** Vincent Stark, Site Planner I **BCC District: 5**

13. **Control No:** 1977-00031  
**Application No:** SV/ZV/ABN/DOA/W-2022-01312 (**Application Name:** **Posh Hospitality No. 3**) application of Restoration Property Holdings Inc., Posh Hospitality No. 3, Congress Avenue LLC by Dunay Miskel and Backman LLP  
**Title:** a Subdivision Variance  
**Request:** to allow access from a R-O-W less than 80 feet on 2.49 acres  
**Title:** a Type 2 Variance  
**Request:** to eliminate access on an arterial/collector street; to reduce the lot size, width, frontage, front and side street setbacks; and number of parking on 2.49 acres  
**Title:** a Development Order Abandonment  
**Request:** to abandon a Hotel use on 2.48 acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan, add land area and access points; and to delete square footage on 2.49 acres  
**Title:** a 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  
**General Location:** Southeast corner of Kentucky Street and South Congress Avenue  
**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 3
14. **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 Engineeri  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan; add pumps; and, to modify and delete Conditions of Approval on 4.62 acres  
**General Location:** Southeast corner of North Jog Road and Wallis Road  
**Project Manager:** Jordan Jafar, Senior Site Planner **BCC District:** 2
15. **Control No:** 2021-00031  
**Application No:** DOA-2023-00269 (**Application Name:** **Whitworth AGR-PUD**) application of Boynton Beach Associates 30 LLLP, 156th Court South Associates LLC by G.L. Homes  
**Title:** a Development Order Amendment  
**Request:** to modify the Master Plan and delete land area on a 721.51 acre DO  
**Title:** Release of Conservation Easements  
**Request:** to release the Conservation Easements on 18.09 acres  
**General Location:** East side of State Road 7, approximately 1.7 miles south of Boynton Beach Boulevard  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 5

16. **Control No:** 2022-00005  
**Application No:** ZV/PDD-2022-00143 (**Application Name: Hyder West AGR-PUD**) application of G. L. Homes of Palm Beach Associates LTD, Lake Worth Drainage District by G.L. Homes  
**Title:** a Type 2 Variance  
**Request:** to eliminate a portion of the AGR-PUD east and west perimeter buffers of the proposed wetlands preserve area on 581.92 acres  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Reserve (AGR) and the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 581.92 acres  
**General Location:** West side of State Road 7/US 441 approximately 0.6 miles north of Clint Moore Road  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 5
17. **Control No:** 2022-00109  
**Application No:** SV-2022-01904 (**Application Name: DaCosta Horn Marshall Road Lot Split**) application of Kevin Horn - Jaime Dacosta by Richard W. Carlson Jr Esq  
**Title:** a Subdivision Variance  
**Request:** to allow access from the existing 30-foot road easement with no sidewalks on 4.63 acres.  
**General Location:** West of Cleary Road and south of State Road 80  
**Project Manager:** Scott Cantor, Division Director IV
18. **Control No:** 2021-00099  
**Application No:** SV-2022-01269 (**Application Name: Hamed's Place**) application of CH76 Investment LLC by Juanita Your Assistant  
**Title:** a Subdivision Variance  
**Request:** to allow access from a 20-foot right-of-way on 1.58 acres  
**General Location:** On the west side of Poinsettia Drive, approximately 1/2 mile north of Melaleuca Lane.  
**Project Manager:** Scott Cantor, Division Director IV **BCC District:** 3

**APPLICATIONS - FIRST ROUND OF COMMENTS  
- DEVELOPMENT REVIEW OFFICER (DRO)**

19. **Control No:** 1976-00134  
**Application No:** DRO-2023-00344 (**Application Name:** The Peterbilt Store)  
application of Palm Way Investments LLC by Schmidt Nichols
- Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Heavy Vehicle Repair and Maintenance  
**General Location:** North side of Southern Blvd, approximately 1,300 feet east of Sansbury Way  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 2
20. **Control No:** 2018-00080  
**Application No:** DRO-2023-00377 (**Application Name:** Liumi West Retreat)  
application of Liumi Inc by JMorton Planning & Landscape Architecture
- Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Place of Worship  
**General Location:** North side of Linton Boulevard, approximately 0.25 miles east of Lyons Road  
**Project Manager:** Michael Birchland, Site Planner I **BCC District:** 5
21. **Control No:** 2013-00088  
**Application No:** DRO-2023-00537 (**Application Name:** Roan Lane Apartments)  
application of 9252 Roan Lane LLC by Shutts and Bowen LLP
- Title:** a Full Development Review Officer (DRO)  
**Request:** to allow Multifamily units  
**General Location:** East side of Roan Lane, approximately 1,100 feet north of Northlake Boulevard.  
**Project Manager:** Matthew Boyd, Site Planner II **BCC District:** 1
- **DRO EXPEDITED (DROE)**  
- **PUBLIC HEARING (PH)**
22. **Control No:** 2023-00019  
**Application No:** CA-2023-00369 (**Application Name:** Court Daycare) application of 4298 Hypoluxo Rd LLC by Dunay Miskel and Backman LLP
- Title:** a Class A Conditional Use  
**Request:** to allow a General Day Care on 0.89 acres  
**General Location:** South side of Hypoluxo Road, approximately 1000 feet east of S. Military Trail  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 2



23. **Control No:** 1974-00126  
**Application No:** DOA-2023-00534 (**Application Name:** **Burlington Self Storage at Gun Club Road**) application of Gun Club Rd SS LLC by Urban Design Studio
- Title:** a Development Order Amendment  
**Request:** to reconfigure the site plan; to add square footage; and modify uses and Conditions of Approval on 18.42 acres  
**General Location:** Northwest corner of Gun Club Road and South Military Trail  
**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 3
24. **Control No:** 2023-00035  
**Application No:** SV/CA-2023-00532 (**Application Name:** **Boca Raton Achievement Center**) application of United Spectrum Corp. by Urban Design Studio
- Title:** a Subdivision Variance  
**Request:** to allow a reduction in the legal access width on 5.09 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow an Elementary or Secondary School (Private) on 5.09 acres  
**General Location:** North side of 155th Street S, approximately 0.11 miles east of Lyons Road  
**Project Manager:** Nancy Frontany, Site Planner II **BCC District:** 5
25. **Control No:** 1973-00018  
**Application No:** W-2023-00268 (**Application Name:** **Chill Room**) application of High Rock Lake Company Inc by Arc Development Global LLC
- Title:** a Type 2 Waiver  
**Request:** to allow extended hours of operation for business within 250 feet of a parcel of land with a Residential Future Land Use on 6.88 acres  
**General Location:** Northwest corner of Lake Worth Road and Pinehurst Drive  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 3

26. **Control No:** 1979-00106  
**Application No:** ZV/DOA/W-2023-00372 (**Application Name: Lyons Glades Center**)  
 application of Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture
- Title:** a Type 2 Variance  
**Request:** to allow a reduction in the width of a Right-of-Way (R-O-W) Buffer, landscape islands, and divider medians; foundation planting dimensions, building and freestanding sign setback; to allow an easement overlap of landscape islands and a R-O-W Buffer; and, to eliminate landscape protection measures and trees in landscape islands on 4.86 acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the site plan; add and delete uses, and add square footage on 4.86 acres  
**Title:** a Type 2 Waiver  
**Request:** to allow an alternative landscape buffer on 4.86 acres  
**General Location:** Northwest corner of Glades Road and Lyons Road  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District: 5**
27. **Control No:** 1986-00058  
**Application No:** ZV-2023-00327 (**Application Name: CrossBridge Church - Sign Replacement**) application of CrossBridge Baptist Church, Inc. - Rob Taylor by The Seyer Group LLC, KCI Technologies Inc.  
**Title:** a Type 2 Variance  
**Request:** to allow an increase in height for a freestanding sign on 5.0 acres  
**General Location:** Northwest corner of Judge Winikoff Road (Oriole Country Road) and State Road 7/U.S. Highway 441  
**Project Manager:** Alex Biray, Site Planner II **BCC District: 5**

**- DEVELOPMENT REVIEW OFFICER AGENCY ROUND TABLE**