



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

DEVELOPMENT REVIEW OFFICER AGENDA

SEPTEMBER 13, 2023 9:00 A.M.

**Vista Center, Hearing Room VC-1E-60
2300 N Jog Rd, West Palm Beach, 33411**

A. ANNOUNCEMENTS

B. FUTURE LAND USE AMENDMENTS - October 24, 2023 BCC Adoption

- **ITG AGR Exchange (LGA 2022-021) and associated Zoning Applications**

C. August 28, 2023 RESUBMITTALS - MINOR ISSUES

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

FLUA Amendment - SCA-2023-016 - PLC will be scheduled upon certification

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; to allow trash collection from a designated area within the parking area and; to eliminate the requirement for external access to be in the form of a street or alley on 2.11 acres

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

Project Manager: Jerome Ottey, Senior Site Planner

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 1/4/2023 **180 Decision:** 7/3/2023 **Extension:** 9/28/23; 10/26/23; 1/25/24

Open Issues: Land Development, Traffic, Zoning

2. ZV/SV/PDD/CA-2023-00374 Northlake Commercial (Control No.: 1973-00237)

FLUA Amendment – SCA-2023-022 - PLC will be scheduled upon certification

Application of Northlake 3540 by WGINC

- Title:** a Type 2 Variance **Request:** to allow a reduction of the lot size and side street setback on 2.02 acres

- b. **Title:** a Subdivision Variance **Request:** to allow secondary access from 30-foot Right-of-Way (ROW), and to allow 25-feet of ROW and 4-feet of pavement on 2.02 acres
- c. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.02 acres.
- d. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 2.02 acres

General Location: Southwest corner of Burma Road and Northlake Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 1, Commissioner Maria G. Marino

Sufficiency: 03/29/2023 **180 Decision:** 09/25/2023 **Extension:** 11/29/2023

Open Issues: Land Development, Zoning

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

Application of GLMC Group LLC by Dunay Miskel and Backman LLP

- a. **Title:** a Subdivision Variance **Request:** to allow access from the existing 40-foot easement on 0.71 acres.

Location: West side of Thompson Road, approx. 200 feet south of Hypoluxo Road

Project Manager: Werner Vaughan, Professional Engineer (Donna)

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 01/04/2023 **180 Decision:** 07/03/2023 **Extension:** 10/02/23; 12/05/23

Open Issues: No issues

4. **CB-2023-00651 Big Dream Preschool** (Control 2001-00039)

Application of Big Dreams Preschool LLC by Land Research Management

- a. **Title:** a Class B Conditional Use **Request:** to allow a General Daycare on 1.01 acres

Location: Southwest corner of Westgate Avenue and Quail Drive

Project Manager: Nancy Frontany, Senior Site Planner

BCC District: 7, Commissioner Mack Bernard

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023 **Extensions:**

Open Issues: Land Development, Planning, Survey, Traffic, Health, Zoning

5. **CA-2023-00369 Court Daycare** (Control No: 2023-00019)

Application of 4298 Hypoluxo Rd LLC by Dunay Miskel and Backman LLP

- a. **Title:** a Class A Conditional Use **Request:** to allow a General Day Care on 0.89 acres

Location: South side of Hypoluxo Road, approximately 1000 feet east of S. Military Trail

Project Manager: Vincent Stark, Site Planner I

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 05/03/2023 180 Decision: 10/30/2023 Extension: 01/04/2024

Open Issues: Zoning, Health, Survey, Land Development

6. DOA-2022-00509 Atlantic Christian Academy (Control No: 1986-00114)

Application of ACA Bridge Builders LLC by Arc Development Global LLC

a. Title: a Development Order Amendment **Request:** to reconfigure the Site Plan, relocate square footage, add a building, and modify phasing on 16.85 acres

Location: Southeast corner of Haverhill Road and Summit Boulevard

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 03/30/2022 180 Decision: 09/26/2022

Extension: 11/25/2022; 12/25/2022; 02/23/2023; 04/27/2023; 06/22/2023; 08/24/2023; 10/26/2023; 01/04/2024

Open Issues: Land Development, Traffic, Zoning

7. ABN/DOA/CA-2023-00668 Elan Palm Reserve MUPD (Control 2001-00005)

Application of Elan Palm Reserve Commercial Owner LLC, Elan Palm Reserve Owner LLC by JMorton Planning & Landscape Architecture

a. Title: a Development Order Abandonment **Request:** to abandon the Retail Gas and Fuel Sales with Convenience Store on 31.98-acres

b. Title: a Development Order Amendment **Request:** to reconfigure the Site Plan; add and delete uses, and modify Conditions of Approval on 31.98-acres

c. Title: a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 31.98-acres

General Location: Northeast corner of Military Trail and Hypoluxo Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 07/02/2023 180 Decision: 01/01/2024 Extension:

Open Issues: ERM, Land Development, WUD, Zoning

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

Application of 7 Eleven Inc by Gunster Yoakley & Stewart PA, Common Oak Engineering

a. 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, Mayor Gregg K. Weiss

Sufficiency: 08/31/2022 180 Decision: 02/27/2023 Extension: 09/28/2023

Open Issues: Traffic, Zoning

9. ZV/DOA/W-2023-00372 Lyons Glades Center (Control No: 1979-00106)

Application of Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture

a. 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

b. Title: a Development Order Amendment **Request:** to reconfigure the site plan; add and delete uses, and add square footage on 4.86 acres

c. Title: a Type 2 Waiver **Request:** to allow an alternative landscape buffer on 4.86 acres

Location: Northwest corner of Glades Road and Lyons Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 05/03/2023 **180 Decision:**10/30/2023 **Extension:** 01/04/2024

Open Issues: **ERM, Land Development, Planning, Zoning**

10. DOA-2023-00877 PBC Firefighters Employee Benefits Fund (Control 1996-00041)

Application of Palm Beach County Firefighters by Insite Studio

a. Title: a Development Order Amendment **Request:** to reconfigure the site plan, add and delete uses, and modify Conditions of Approval on 27.23-acres (affected 1.62-acres)

General Location: Southeast corner of 7th Place North and Pike Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 07/05/2023 **180 Decision:** 01/01/2024 **Extension:**

Open Issues:

11. Z/CA-2023-00660 Al Packer Fleet Services (Control No. 2012-00292)

Application of Packer Family Limited Ptr II by JMorton Planning & Landscape Architecture

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Multifamily (RM) Zoning District to General Commercial (CG) Zoning District on 2.14 acres

b. Title: a Class A Conditional Use **Request:** to allow Heavy Repair and Maintenance on 2.14 acres

Location: East side of North Military Trail, 334 feet South of Elmhurst Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 7, Commissioner Mack Bernard

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023 **Extension:**

Open Issues: **Zoning**

D. August 28, 2023 RESUBMITTALS - MAJOR ISSUES

12. PDD-2023-00853 Verdura PUD (Control 2006-00017)

FLUA & Text Amendment – LGA-2024-001 Pending PLC Hearing Sept. 8 & BCC Nov. 1

Application of 7501 S SR7 LC and Cypress Polo Club LLC by Urban Design Studio

a. 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 96.36 acres

Location: West side of State Road 7, approx. 0.25 mile south of Hypoluxo Road

Project Manager: Matthew Boyd, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 07/05/2023 **180 Decision:** 01/04/2024 **Extension:**

Open Issues: ERM, Health, Land Dev, LWDD, Palm Tran, Parks, Planning, Survey, Traffic WUD

13. Z-2023-00971 Bedner – Lee Industrial (Control No: 2023-00075)

FLUA & Text Amendments - LGA-2024-003 - PLC Hearing Oct. 13 & BCC Nov. 1

Applications of Bedner Bros Farms Inc. by JMorton Planning & Landscape Architecture

BCC District: 5, Vice Mayor Maria Sachs

Project Manager: Donna Adelsperger, Senior Site Planner

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District to the Light Industrial (IL) Zoning District on 5.0 acres

Location: Northwest corner of Lee Rd and State Road 7

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2024 **Extension:**

Open Issues: Co Attorney, Land Development, Planning, Zoning

14. ABN -2023-01004 Bedners – Market Place (Control No: 2007-00357)

FLUA & Text Amendments - LGA 2024-003 - PLC Hearing Oct. 13 & BCC Nov. 1

Applications of Bedner Bros Farms Inc. by JMorton Planning & Landscape Architecture

a. Title: a Development Order Abandonment **Request:** to abandon an Agricultural Marketplace in the Agricultural Reserve (AGR) Zoning District on 81.88 acres

Location: Southeast corner of Lee Rd and State Rd 7

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2024 **Extension:**

Open Issues: Co Attorney, Zoning

15. PDD/DOA-2023-00955 Johns West PUD aka Johns PUD (Control No: 2021-00073)

Application of Boca Raton Associates X LLLP, Boca Raton Associates XI LLLP by GL Homes

- a. **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 70.35 acres
- b. **Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan; add land area, add units, modify Conditions of Approval, reconfigure Regulating and Master Sign Plans on 329.87 acres

Location: West side of Military Trail, approx. 0.25 mile south of Elmhurst Avenue

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 08/02/2023 **180 Decision:** 01/25/2024 **Extension:**

Open Issues: Zoning, Land Dev, Traffic

16. CB/CA -2023-00656 RCRU Investments TDR (Control No: 1982-00157)

Application of RCRU Investments by Land Research Management

- a. **Title:** a Class B Conditional Use **Request:** to allow ten units in the Multifamily Zoning District on 1.18 acres
- b. **Title:** a Class A Conditional Use **Request:** to allow the Transfer of Development Rights greater than 2 units to the acre on 1.18 acres

Location: Northwest corner of Kirk Road and Selberg Lane

Project Manager: Matthew Boyd, Site Planner II

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 08/02/2023 **180 Decision:** 01/25/2024 **Extension:**

Open Issues: Co Attorney, ERM, Land Development, Planning, Survey, Traffic, Zoning

17. CA-2023-00675 Adam's Fiveplex (Control No: 2022-00044)

Application of Adam Kharbech by Adam Kharbech (Certified LandPlanner)

- a. **Title:** a Class A Conditional Use **Request:** to allow Transfer of Development Rights in excess of 2 units per acre on .55 acres

General Location: .28 miles West of S Military Trail and Gardenette St.

Project Manager: Matthew Boyd, Site Planner II

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023 **Extension:** 01/04/2024

Open Issues: Co Attorney, Land Dev., Parks, Planning, School, Traffic, WUD, Zoning

18. DOA-2023-00534 Burlington Self Storage at Gun Club Road (Control No: 1974-00126)

Application of Gun Club Rd SS LLC by Urban Design Studio

a. 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

Location: Northwest corner of Gun Club Road and South Military Trail

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 05/03/2023 **180 Decision:** 10/30/2023 **Extension:** 11/29/2023

Open Issues: Survey, Land Dev, Planning, Zoning

19. SV-2022-01269 Poinsettia Duplexes (Control No: 2021-00099)

Application of CH76 Investment LLC by Juanita Your Assistant

a. Title: a Subdivision Variance **Request:** to allow access from a 20-foot right-of-way on 1.58 acres

Location: West side of Poinsettia Drive, approx. 1/2 mile north of Melaleuca Lane.

Project Manager: Werner Vaughan, Professional Engineer (Donna)

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 11/02/2022 **180 Decision:** **05/01/2023** **Extension:** 08/30/23; 01/05/24

Open Issues: Survey, Land Development, County Attorney

20. SV-2023-00229 Victory Gospel Assembly of Christ (Control 2023-00014)

Application of Victory Gospel Assembly of Ghrist Inc by H & L Planning and Development

a. Title: a Subdivision Variance **Request:** to allow access from the existing 50-foot Right-of-Way on 2.34 acres

Location: Southwest corner of Hypoluxo Farms Road and 73rd Road North

Project Manager: Werner Vaughan, Professional Engineer (Donna)

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 03/01/2023 **180 Decision:** 08/28/2023 **Extension:** 10/27/23; 12/05/23

Open Issues: Land Development, Survey

21. ABN/Z/CA-2023-00657 Eternal Gospel Church (Control No: 1997-00062)

Application of Gods Church of Faith Inc by Land Research Management Inc.

a. Title: a Development Order Abandonment **Request:** to abandon a Place of Worship

b. Title: an Official Zoning Map Amendment **Request:** to allow rezoning from Multifamily Residential (RM) Zoning District to Single-Family Residential (RS) Zoning District

c. Title: a Class A Conditional Use **Request:** to allow a General Daycare

General Location: East side of S. Haverhill Road, approx. 0.25 miles south of Gun Club Road

Project Manager: Nancy Frontany, Senior Site Planner

BCC District: 3, Commissioner Matthew A. Barnett

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023 **Extension:**

Open Issues: Land Development, Planning, Survey, Traffic, WUD, Zoning

E. FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS

22. ABN/PDD -2023-00996 Cypress Creek PUD (Control No: 1977-00052)

Application of Alex Martin, Shot True and William Marcacci by WGI.

a. **Title:** an Development Order Abandonment **Request:** to abandon the golf course, clubhouse, and garage, and expansion of sewage treatment plant on 120.89 acres

b. **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 122.60 acres

Location: 2000 feet northeast of the intersection between S Military Trail and Old Boynton Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 02, Mayor Greg Wise

Sufficiency: 08/30/2023 **180 Decision:** 02/26/2024

23. ABN/CA-2023-001142 ID Deal Place (Control No: 1986-00094)

Application of The Intellectually Developmentally Disabled and PFCF Bentbrook LLC by Pulte Family Charitable Foundation

a. **Title:** a Development Order Abandonment **Request:** to abandon Resolution R-1987-221 to allow a recreation facility and club and Resolution R-1995-1006 to delete Condition 8 (Unity of Title) and delete acreage

b. **Title:** a Class A Conditional Use **Request:** to allow a Congregate Living Facility on 2.92 acres

Location: East side of Bentbrook Boulevard, approximately 340 feet north of Lantana Road

Project Manager: Nancy Frontany, Senior Site Planner

BCC District: 03, Commissioner Michael A Barnett

Sufficiency: 8/30/2023 **180 Decision:** 02/26/2024

F. FIRST ROUND OF COMMENTS - ADMINISTRATIVE DRO APPLICATIONS

24. DRO2-2023-00939 Johns West PUD aka Johns PUD Pod B Plat Two (Control 2021-00073)

Application of Boca Raton Beach Associates 10 LLP by G L Homes

a. **Title:** a Development Review Officer **Request:** to allow a Subdivision

Location: East side of State Road 7, approximately 0.26 miles north of Glades Road

Project Manager: Brenya Martinez, Site Planner II

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 8/30/2023 **120 Decision:** 12/22/2023

25. DRO-2023-00826 Masjid Al-Firdaus (Control 2017-00235)

Application of Islamic Institute of Palm Beach County Inc by Schmidt Nichols

a. Title: a Development Review Officer **Request:** to allow a Place of Worship

Location: South side of Gun Club Road, approximately 0.63 miles west of Haverhill Road

Project Manager: Zubida Persaud, Site Planner II

BCC District: 02, Mayor Greg Wise

Sufficiency: 08/30/2023 **120 Decision:** 12/22/2023

26. DRO-2023-00953 Pine Way Trail Subdivision (Control 2023-00067)

Application of Kazem and Co Holdings LLC by JMorton Planning and Landscape Architecture

a. Title: a Development Review Officer **Request:** to allow purchase of Transfer of Development Rights (TDRs)

b. Title: a Development Review Officer **Request:** to allow a Subdivision

Location: West side of Kirk Road, approximately 529 feet south of Gun Club.

Project Manager: Matthew Boyd, Site Planner II

BCC District: 03, Commissioner Michael A. Barnett

Sufficiency: 08/30/2023 **120 Decision:** 12/22/2023

39. DRO-2023-01120 West Boynton Center (Control 2008-00339)

Application of Professional Resource Development, Inc. by Urban Design Studio

a. Title: a Development Review Officer **Request:** to allow a Financial Institution and a freestanding ATM

Location: Northwest corner of Acme Dairy Road and Boynton Beach Boulevard

Project Manager: Brenya Martinez, Site Planner II

BCC District: 05, Vice Mayor Maria Sachs

Sufficiency: 08/30/2023 **120 Decision:** 12/22/2023