



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

**REVISED**

**DEVELOPMENT REVIEW OFFICER AGENDA**

**OCTOBER 11, 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 13, 2023 PLC**

- **SCA-2023-00016 Cagigas Medical Center**
- **SCA-2023-00022 Northlake Commercial MUPD**
- **LGA-2024-00003 Bedner Commerce**

**1. ABN/Z/CA-2023-00669 Peace Village (Control No: 1989-00051)**

**Application of** Union Congregational Church of WPB by JMorton Planning & Landscape Architecture

- Title:** a Development Order Abandonment **Request:** to abandon a Place or Worship on 6.46 acres
- Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Single Family (RS) Zoning District to the Residential Multi-Family (RM) Zoning District on 6.46 acres
- Title:** a Class A Conditional Use **Request:** to allow a combined density increase greater than two units to the acre through the Workforce Housing and Transfer Development Rights programs on 6.46 acres

**Location:** Southwest corner of Haverhill Road and Summit Boulevard

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 3, Commissioner Michael A Barnett

**Sufficiency:** 8/2/2023      **180 Decision:** 01/29/2024      **Extension:** N/A

**Open Issues:** Co Atty, ERM, Land Development, LWDD, Parks, Planning, Traffic, WUD, Zoning

**2. DOA-2023-00844 Prodigy Early Learning Center at Wellington (Control No: 2004-00524)**

**Application of** Prodigy Early Learning Center at Wellington by WGI

- Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan and Site plan; and add square footage, children and staff on 36.34 acres

**Location:** East side of State Road 7, approximately 150 feet south of Morning Mist Way

**Project Manager:** Lawrence D'Amato, Site Planner II

**BCC District:** 6, Commissioner Sara Baxter

**Sufficiency:** 08/2/2023      **180 Decision:** 01/29/2024      **Extension:** N/A

**Open Issues:** Co Atty, ERM, Land Development, Planning, Survey, Traffic, WUD, Zoning

3. **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
  
4. **DOA-2023-00869 Chimu MUPD** (Control 1994-00013)  
**Application of** Prelux LLC by Urban Design Studio
  - a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate, delete and add uses, decrease overall building square footage; and, modify Conditions of Approval on 8.69-acres  
**Location:** Northeast corner of Adonis Avenue and Hypoluxo Road  
**Project Manager:** Timothy Haynes, Senior Site Planner  
**BCC District:** 2, Mayor Gregg K. Weiss  
**Sufficiency:** 05/03/2023      **180 Decision:** 10/30/2023      **Extension:** 01/04/2024  
**Open Issues:** ERM, Land Development, Traffic, Zoning
  
5. **SV/CA-2023-00532 Boca Raton Achievement Center** (Control No: 2023-00035)  
**Application of** United Spectrum Corp by Urban Design Studio
  - a. **Title:** a Subdivision Variance **Request:** to allow a reduction of the legal access width on 5.09 ac
  - b. **Title:** a Class A Conditional Use **Request:** to allow an Elementary or Secondary School (Private) on 5.09 acres  
**Location:** North side of 155th Street S, approx. 0.11 miles east of Lyons Road  
**Project Manager:** Nancy Frontany, Site Planner II  
**BCC District:** 5, Vice Mayor Maria Sachs  
**Sufficiency:** 05/03/2023      **180 Decision:** 10/30/2023      **Extension:** 01/04/2024  
**Open Issues:** Land Development, WUD, Zoning
  
6. **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:** Land Dev., Parks, Planning, , Traffic, , Zoning

7. **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:** Land Development, Planning, Survey, Zoning

8. **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:** Co Attorney

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

**FLUA & Text Amendment – LGA-2024-001 Pending Transmittal 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, approximately 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, LWDD, Palm Tran, Parks, Planning, Traffic

10. **ABN/DOA/CA-2022-01898 Lantana Plaza** (Control No: 2003-00099)

**FLUA Amendment - SCA-2023-021 - PLC will be scheduled upon certification**

**Application of** Lantana Parcel LLC by Cotleur & Hearing Inc.

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

b. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan, and modify Conditions of Approval on 9.66 acres

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

**General Location:** Northeast corner of Lantana Road and Haverhill Road

**Project Manager:** Jordan Jafar, Senior Site Planner

**BCC District:** 3 Commissioner Michael A. Barnett

**Sufficiency:** 01/04/2023 180 **Decision:** 10/26/2023 **Extension:**

**Open Issues:** ERM, Health, Land Development, Planning, Traffic, WUD, Zoning

11. **PDD/DOA - 2023-01002** All Seasons Delray Beach (Control No: 2012-00424)

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

**Application of** Bedner Farm Inc, by JMorton Planning & Landscape Architecture

**BCC District:** 5, Vice Mayor Maria Sachs

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

b. **Title:** Development Order Amendment **Request:** to delete land area (5.0 acres) and add land area (5.0 acres) for an existing 14.729 acre approval; and modify Conditions of Approval

c. **Title:** Development Order Amendment **Request:** to delete land (9.0 acres) from the existing 81.8 acre approval, reconfigure the Site Plan for the existing Agriculture Marketplace, and modify Conditions of Approval

**Location:** Southeast corner of Lee Rd and State Rd 7

**Project Manager:** Donna Adelsperger, Senior Site Planner

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

**Open Issues:** Co Atty, Survey, WUD, Zoning

12. **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

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

**Project Manager:** Donna Adelsperger, Senior Site Planner

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

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

**13. ZV/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:** a Type 2 Variance **Request:** to allow an increase in wall height on 329.87 acres
- b. 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
- c. **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:** 01/29/2024      **Extension:**

**Open Issues:**    **Zoning, Land Dev, Traffic**

**E.      FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS**

**14. PDD/DOA -2023-00848 Valencia Shores AGR PUD** (Control No: 2004-00369)

**Application of** Anthony Amante; Michael Crab; One Mile Properties LLC by JMorton Planning and Landscape Architecture.

- a. **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 22.07 acres
- b. **Title:** a Development Order Amendment **Request:** to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,408 acre approval;
- c. **Title:** Release of Conservation Easement **Request:** to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres

**Location:** Northwest corner of Starkey Road and Atlantic Avenue

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

**BCC District:** 5, Vice Mayor Maria Sachs

**Sufficiency:** 10/04/2023      **180 Decision:** 04/01/2024

**15. Z-2023-00850 One Mile Property** (Control No: 2004-00369)

**Application of** One Mile Properties LLC by JMorton Planning and Landscape Architecture

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres

**Location:** Northwest corner of Starkey Road and Atlantic Avenue

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

**BCC District:** 5, Vice Mayor Maria Sachs

**Sufficiency:** 10/04/2023      **180 Decision:** 04/01/2024

**16. DOA -2023-01335 Palm Beach Logistics** (Control No: 1988-00019)

**Application of** Duke Realty LLC by Schmidt Nichols.

a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to add land area (5.43 acres) to an existing 23.99 acre; add square footage and to modify Conditions of Approval on 29.42 acres

**Location:** West side of N. Benoist Farms Road, approximately 0.12 miles South of Belvedere Road

**Project Manager:** Nancy Frontany, Senior Site Planner

**BCC District:** 2, Mayor Gregg K. Weiss

**Sufficiency:** 10/4/2023      **180 Decision:** 04/01/2024

**17. DOA -2023-01160 Costco at Boca Congress Center** (Control No: 1995-00063)

**Application of** Costco Wholesale Corp by Dunay Miskel and Backman LLP

a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan; to add fueling positions and modify Conditions of Approval on 27.77 acres

b. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan, add fueling positions and to modify Conditions of Approval on 27.77 acres

**Location:** East side of Congress Avenue, approximately 0.25 miles north of Clint Moore Road

**Project Manager:** Lawrence D'Amato, Site Planner II

**BCC District:** 4, Commissioner Marcie Woodward

**Sufficiency:** 10/04/2023      **180 Decision:** 04/01/2024

**F. FIRST ROUND OF COMMENTS - ADMINISTRATIVE DRO APPLICATIONS**

**18. DRO2-2023-1311 PopStroke at PBIA** (Control 1981-00190)

**Application of** Palm Beach County by UDS

a. **Title:** a Development Review Officer **Request:** to allow Outdoor Entertainment

**Location:** Southeast of Perimeter Road

**Project Manager:** Lawrence D'Amato, Site Planner II

**BCC District:** 1, Commissioner Maria G. Marino

**Sufficiency:** 10/04/2023      **120 Decision:** 1/19/2024

**19. DRO/W-2023-01112 Public Storage** (Control 1981-00082)

**Application of** PT Department by BOHLER Engineering

a. **Title:** a DRO Off the Board **Request:** to finalize plans approved by the Board of County Commissioners to reconfigure the Site Plan and to reduce square footage; and, to reduce minimum

fenestration and storefronts

**b. Title:** a Type 1 Wavier **Request:** to allow 35 percent transparent windows

**Location:** West side of Military Trail, approximately 920 feet north of Summit Boulevard

**Project Manager:** Lawrence D'Amato, Site Planner II

**BCC District:** 3, Commissioner Michael A. Barnett

**Sufficiency:** 10/04/2023      **120 Decision:** 1/19/2024

**20. DRO-2023-00849 Place of Hope at Rinker Campus (Control 1973-00206)**

**Application of** Place of Hope at the Haven Campus, Inc. by Cotleur & Hearing Inc.

**a. Title:** a Development Review Officer **Request:** to allow a Limited Daycare

**Location:** West side of Boca Rio Road, approximately 0.26 miles north of Boca Lago Boulevard

**Project Manager:** Michael Birchland, Site Planner I

**BCC District:** 5, Vice Mayor Maria Sachs

**Sufficiency:** 10/04/2023      **120 Decision:** 1/19/2024

**21. DRO/W-2023-0852 KidSanctuary (Control 2007-00238)**

**Application of** Place of Hope, Inc. by Cotleur & Hearing Inc.

**a. Title:** a Development Review Officer **Request:** to add square footage

**b. Title:** a Type 1 Waiver **Request:** to allow a front setback reduction

**Location:** Southeast corner of Pioneer Road and Safe Haven Drive

**Project Manager:** Michael Birchland, Site Planner I

**BCC District:** 6, Commissioner Sara Baxter

**Sufficiency:** 10/04/2023      **120 Decision:** 1/19/2024