



DEVELOPMENT REVIEW OFFICER AGENDA

March 22, 2024 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 –

C. RESUBMITTED ZONING APPLICATIONS WITH COMPANION FLUA APPLICATIONS

- 1. **ABN/PDD/CA-2023-00832 Spring Haven MUPD** (Control No: 1973-00033)
FLUA Amendment LGA-2023-00009 PLC Hearing Jan 12, 2024 and BCC Transmittal Jan 31, 2024

Application of West Palm Beach Lodge #1352 by Schmidt Nichols, Agent

- a. **Title:** a Development Order Abandonment **Request:** to abandon for an Special Exception for a Fraternal Organization on 11.64-acres
- b. **Title:** an 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 11.64-acres
- c. **Title:** a Class A Conditional Use **Request:** to allow the Transfer of Development Rights (TDR) program in excess of 2 units to the acre (34 TDRs), and to allow a Workforce Housing Density Bonus Program (WHP) greater than 50 percent for 195 proposed dwelling units on 11.64 acres

General Location: Southeast corner of Belvedere Road and 62nd Drive North

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2, Commissioner Gregg K. Weiss

Sufficiency: 08/17/2022 **120 Decision/Ext.:** 03/20/2024 **180 Decision/Ext.:** 05/23/2024

Open Issues: ERM, Land Development, Parks, Planning, WUD, Zoning

- 2. **PDD/W/CA -2023-00843 West End Crossing MUPD** (Control No: 2023-00043)
FLUA Amendment LGA 2024-00002 PLC Hearing Apr 12, 2024 and BCC Transmittal May 1, 2024

Application of Northlake Seminole Prop LLC, Northlake Seminole Property LLC, PB-Rez, LLC by Cotleur & Hearing Inc., Agent

- a. **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 5.93 acres
- b. **Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Landscape Buffer along the east property line on 5.93 acre
- c. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with an accessory Car Wash on 5.93 acres
- d. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 5.93 acres

Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 08/02/2023 **120 Decision/Ext:** 02/21/2024 **180 Decision/Ext:** 04/25/2024

Open Issues: ERM, ITID, Land Development, Planning, Traffic, WU, Zoning

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

FLUA Amendment SCA-2023-00021 PLC Hearing- pending and BCC - pending

Application of Lantana Parcel LLC by Cotleur & Hearing Inc., Agent

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Conditional Use for a Financial Institution on 9.65 acres
- b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan, to add and delete uses, to add square footage and; to modify Conditions of Approval on 9.65 acres
- c. **Title:** a Class A Conditional Use **Request:** to allow Retail Gas and Fuel Sales on 9.65 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 **120 Decision/Ext:** 03/20/2024 **180 Decision/Ext:** 05/24/2024

Open Issues: ERM, Land Development, Palm Tran, Planning, Traffic, Zoning

D. RESUBMITTED ZONING APPLICATIONS

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

Application of Union Congregational Church of West Palm Beach FL by JMorton Planning & Landscape Architecture, Agent

- a. **Title:** a Type 2 Variance **Request:** to allow a reduction in parking on 6.48 acres
- b. **Title:** a Development Order Abandonment **Request:** to abandon a Place or Worship on 6.48 acres
- b. **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 6.48 acres
- c. **Title:** a Class A Conditional Use **Request:** to allow 100% Density Bonus Affordable Housing Program (104 units) on 6.48 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 **120 Decision/Ext:** 03/20/2024 **180 Decision/Ext:** 05/23/2024

Open Issues: ERM, Land Development, Planning, Zoning

5. **DOA-2023-00520 Windsor Place MXP**D (Control No: 2003-00079)

Application of Hatzlacha WP Holdings LLC by AJP Consulting Services LLC, and WGINC, Agent

- a. **Title:** a Development Order Amendment **Request:** to modify the Master Plan and Site Plan; to modify uses, add and delete square footage and, modify Conditions of Approval on 40.00 acres

Location: Northwest corner of Hypoluxo Road and Lyons Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 05/31/2023 **120 Decision/Ext:** 03/20/2024 **180 Decision/Ext:** 05/23/2024

Open Issues: Land Development, Planning, Zoning

6. **ABN/PDD-2023-00996 Cypress Creek PUD** (1977-00052)

Application of True Shot LLC - William Marcacci, Shot True, Alex Martin by WGINC, Agent

- a. **Title:** a Development Order Abandonment **Request:** to abandon Special Exception to allow 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

General Location: East side of S Military Trail, approximately 0.30 miles north of Old Boynton Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 08/30/2023 **120 Decision/Ext:** 03/20/2024 **180 Decision/Ext:** 05/23/2024

Open issues: ERM, Parks, Survey, WUD, Zoning

7. DOA-2023-00952 The Salvation Army (1997-00088)

Application of The Salvation Army - Philip Swyers by Insite Studio, Agent

- a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add 54 units, to reduce the number of beds from 165 to 30 beds and; to modify Conditions of Approval on 9.04 acres

General Location: West side of N Military Trail, approximately 0.25 mile south of Elmhurst Ave

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 10/04/2023 **120 Decision/Ext:** 3/20/2024 **180 Decision/Ext.:** 05/23/2024

Open issues: Cty Atty, ERM, LWDD, Zoning

8. DOA-2023-01761 Rainberry PUD (aka Adolph & Rose Levis JCC) (1984-00139)

Application of Jewish Community Facilities Corporation by WGINC, Agent

- a. **Title:** a Development Order Amendment **Request:** to modify Master and to modify Conditions of Approval on 115.77 acres

- b. **Title:** a Development Order Amendment **Request:** to modify Site Plan to add and delete uses and to modify Conditions of Approval on 40.22 acres

General Location: Approx. 600 feet SE of 95th Ave S and Ruth and Baron Coleman Blvd intersection

Project Manager: Michael Birchland, Site Planner II

BCC District: 5, Mayor Maria Sachs

Sufficiency: 01/03/2024 **120 Decision/Ext:** 3/20/2024 **180 Decision/Ext.:** 5/23/2024

Open issues: Cty Atty, Planning, Survey, Traffic, Zoning

9. EAC-2024-00108 Villages of Windsor - SE Residential (1996-00081)

Application of Civic Hypoluxo - Alexander Akel by JMorton Planning & Landscape Architecture, Agent

- a. **Title:** a Development Order Amendment (Expedited Application Consideration) **Request:** to amend Conditions of Approval on 11.84 acres

General Location: Southeast corner of Hypoluxo Road and Lyons Road

Project Manager: Lorraine Fuster Santana, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 01/31/2024 **120 Decision/Ext:** 5/15/2024 **180 Decision/Ext.:** 7/18/2024

Open issues: Cty Atty, Planning, Land Development, Zoning

10. DOA/CA/W-2023-01483 Boynton Trail Centre- Racetrac (1981-00152)

Application of Sunset Centres Outparcels LP by Insite Studio, Agent

- a. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add a use, decrease overall square footage, and to modify Conditions of Approval on 24.67 acres

- b. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with a Convenience Store on 1.40 acre outparcel (Tract A-2)

- c. **Title:** a Type 2 Waiver **Request:** to allow 24-hour hours of operations within 250-feet of a residential district or use on 1.40 acre outparcel (Tract A-2)

General Location: Northeast corner of South Military Trail and Boynton Beach Blvd

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 01/03/2024 **120 Decision/Ext:** 4/17/2024 **180 Decision/Ext.:** 6/20/2024

Open issues: Cty Atty, ERM, Health, Palm Tran, Planning, Survey, Land Development, Traffic, Zoning

11. **DOA-2023-01335 Palm Beach Logistics Center** (1988-00019)

Application of Paris Del Rio by Schmidt Nichols, Agent

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

General Location: West of N Benoist Farms Road, approximately 0.11 miles south of Belvedere Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 10/04/2023 **120 Decision/Ext:** 3/20/2024 **180 Decision/Ext.:** 5/23/2024

Open issues: ERM, Land Development, Planning, Survey, Zoning

E. FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS

12. **CA-2024-00219 Waste Pro of Florida** (Control No. 1994-00036)

Application of Waste Pro of Florida by Schmidt Nichols, Agent

- a. **Title:** a Class A Conditional Use **Request:** to allow a Recycling Plant on 14.29 acres

General Location: East side of Pike Road, South of Belvedere Road

Project Manager: Michael Birchland, Site Planner I

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 03/06/2024 **120 Decision/Ext:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

13. **ABN/Z/DOA-2024-00312 Chabad Lubavitch Synagogue** (Control No: 1997-00068)

Application of Chabad Lubavitch of Boynton Inc. by Urban Design Studio, Agent

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Place of Worship on 2.37 acres
- b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family (RS) Zoning District on 2.37 acres
- c. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add square footage, and to add an access point on 4.75 acres

General Location: West side of El Clair Ranch Road, approximately 0.3 miles north of Woolbright Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 5, Mayor Maria Sachs

Sufficiency: 03/06/2024 **120 Decision/Ext:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

14. **EAC-2024-00340 South Road Office MUPD** (Control No: 2003-00036)

Application of 5165 Homeland Plaza LLC, Jr Eisenman Properties LLC by Insite Studio, Agent

- a. **Title:** a Development Order Amendment (Expedited Application Consideration) **Request:** to amend Conditions of Approval on 4.36 acres

General Location: Approximately 1 mile south of the intersection of SR7 and Lake Worth Rd, on the west side of SR7

Project Manager: Michael Birchland, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 03/06/2024 **120 Decision/Ext:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

15. **SV-2024-00243 Security and Investment Corporation** (Control No: 1979-00128)

Application of Aaron Cocuzzo by Schmidt Nichols, Agent

- a. **Title:** a Subdivision Variance **Request:** to allow access through a private egress/ingress easement on 5.00 acres

General Location: North of Southern Blvd, west of N Cleary Road

Project Manager: Werner Vaughan, Senior Professional Engineer

BCC District: 2, Commissioner Gregg K Weiss

Sufficiency: 03/06/2024 **120 Decision/Ext:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

16. SV-2023-01594 Fearnley Road Subdivision (Control No: 2016-00103)

Application of Lloyd Thompson by Arc Development, Agent

- a. **Title:** a Subdivision Variance **Request:** to allow access from a 40-foot Right-of-Way with no curb, drainage or sidewalks on 4.91 acres

General Location: West side of Fearnley Road, approximately 0.14 miles north of Lantana Road

Project Manager: Werner Vaughan, Senior Professional Engineer

BCC District: 3, Commissioner Michael A Barnett

Sufficiency: 03/06/2024 **120 Decision/Ext:** 06/18/2024 **180 Decision/Ext.:** 08/22/2024

F. FIRST ROUND OF COMMENTS - ADMINISTRATIVE DRO APPLICATIONS

17. DRO2-2024-00326 Johns PUD West Plat Four (Control No: 2021-00073)

Application of Boca Raton Associates X, LLLP by Boca Raton Associates X, LLLP, Agent

- a. **Title:** a Development Review Officer (DRO) Concurrent Type 2 **Request:** to allow a Subdivision of 121 Zero Lot Line (ZLL) lots

General Location: East side of State Road 7, approximately 0.5 mile north of Glades Road

Project Manager: Timothy Hanes, Senior Site Planner

BCC District: 5, Mayor Maria Sachs

Sufficiency: 3/6/2024 **120 Decision/Ext.:** 07/03/2024

18. DRO-2024-00267 Crosspointe Church of Jupiter (Control No: 2012-00100)

Application of Crosspointe Church of Jupiter Inc by Urban Design Studio, Agent

Title: a Full Development Review Officer (DRO) **Request:** to allow a Place of Worship

General Location: North side of Church Street, approximately 260 feet west of Limestone Creek Road

Project Manager: Matthew Boyd, Site Planner II

BCC District: 1, Vice Mayor Maria G. Marino

Sufficiency: 3/6/2024 **120 Decision/Ext.:** 07/03/2024

19. DRO-2024-00140 PBI Properties (Control No: 1982-00190)

Application of Airport Logistics Park, LLC by Smiley & Associates, Inc, Agent

Title: a Full Development Review Officer (DRO) **Request:** to allow a Warehouse

General Location: Southeast corner of Wallis Rod and North Haverhill Road

Project Manager: Timothy Hanes, Senior Site Planner

BCC District: 2, Commissioner Gregg K. Weiss

Sufficiency: 3/6/2024 **120 Decision/Ext.:** 07/03/2024

20. DRO-2024-00323 Danella Properties of Florida, LLC (Control No: 1977-00156)

Application of Danella Properties of Florida LLC by Schmidt Nichols Agent

Title: a Full Development Review Officer (DRO) **Request:** to allow a Contractor Storage Yard

General Location: North side of Lantana Road, approx. 675 feet west of US 441

Project Manager: Jerome Small, Senior Site Planner

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 3/6/2024 **120 Decision/Ext.:** 07/03/2024

G. TYPE 1 VARIANCE

21. AV-2024-00356 17816 Valencia Blvd (Control No. 2024-00003)

Application of Grace Achille by Grace Achille, Agent

- a. **Title:** a Type 1 Variance **Request:** to allow a reduction of the front setback

Location: South of Valencia Blvd, approximately 0.15 miles east of 180th Ave. N.

Project Manager: Larry Damato, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 03/06/2024 **90 Decision/Ext:** 05/15/2024 **120 Decision/Ext.:** 07/02/2024