

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



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**DEVELOPMENT REVIEW OFFICER AGENDA**

**AUGUST 10, 2021**

**9:00 A.M.**

**Vista Center**

**Ken Rogers Hearing Room, VC-1W-47**

**2300 N Jog Rd.**

**West Palm Beach, FL 33411**

**ANNOUNCEMENTS**

**WORKSHOP**

**PRE - APPLICATION CONFERENCE - WITH QUESTIONS**

**SUFFICIENT APPLICATIONS**

**- DEVELOPMENT REVIEW OFFICER (DRO)**

1. **Control No:** 2021-00010

**Application No:** DRO-2021-01114 (**Application Name: Islamic Center**) application of Islamic Center Of Boca Raton Inc, Islamic Center of West Delray Beach, Inc. by Urban Design Studio

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a Place of Worship.

**General Location:** Southeast corner of Lyons Rd and 152nd Pl S / 0.25 mile south of Atlantic Ave.

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

**BCC District:** 5

2. **Control No:** 1996-00007

**Application No:** DRO-2021-01115 (**Application Name: Mission Bay Corporate Park**) application of West Boca Investment Llc, Cole Mp Pm Portfolio Llc, Mission Bay Community Assn Inc, Michigan Blue Hens Llc, Sci Funeral Services Of Florida Llc, Pan York Glades Llc by Urban Design Studio

**Title:** a Full Development Review Officer (DRO)

**Request:** to finalize a Site Plan approved by the Board to allow a Fitness Center.

**General Location:** SW Corner of State Road 7 and Glades Rd.

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

**BCC District:** 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

- DRO EXPEDITED (DROE)

3. **Control No:** 2005-00427

**Application No:** DROE-2021-01257 (**Application Name: Burlington Self-Storage of Lake Worth**) application of Burlington Self Storage Lake Worth LLC by Urban Design Studio

**Title:** a Development Review Officer Expedited (DROE)

**Request:** to finalize plans approved by the Board of County Commission.

**General Location:** West side of DeSoto Road, approximately 630 feet north of Lantana Road.

**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 3

4. **Control No:** 2004-00009

**Application No:** DROE-2021-01258 (**Application Name: Harbor Chase of Wellington Crossing MUPD**) application of SGD Wellington Crossing, LLC by Urban Design Studio

**Title:** a Development Review Officer Expedited (DROE)

**Request:** Off the Board Expedited Review to finalize plans approved by the Board of County Commission.

**General Location:** Northwest corner of Lake Worth Road and Blanchette Trail.

**Project Manager:** Edward Tombari, Senior Site Planner **BCC District:** 6

5. **Control No:** 2001-00005

**Application No:** DROE-2021-01316 (**Application Name: Hypoluxo Village MUPD**) application of Morningstar Nursery, Inc., Hypoluxo Village Owner, LLC by Toothaker.org, JMorton Planning & Landscape Architecture

**Title:** a Development Review Officer Expedited (DROE)

**Request:** Off the Board Expedited Review to finalize plans approved by the Board of County Commissioners.

**General Location:** Northeast corner of Military Trail and Hypoluxo Road.

**Project Manager:** James Borsos, Site Planner II **BCC District:** 3

6. **Control No:** 2015-00118

**Application No:** DROE-2021-01353 (**Application Name: Legent Delray Beach MUPD**) application of Delray Growers, Inc., Medical Facilities Holdings, LLC & Delray Growers by Urban Design Studio

**Title:** a Development Review Officer Expedited (DROE)

**Request:** Off the Board Expedited Review to finalize plans approved by the Board of County Commission.

**General Location:** Northeast corner of Atlantic Avenue and Smith Sundry Road.

**Project Manager:** Edward Tombari, Senior Site Planner **BCC District:** 5

- DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3

- PUBLIC HEARING (PH)

7. **Control No:** 1999-00028

**Application No:** DOA/CA-2021-01043 (**Application Name: HSC West Palm Beach**) application of HSC West Palm Beach, LLC, Basm Global Real Estate Fund Llc by Schmidt Nichols

**Title:** a Development Order Amendment

**Request:** to modify the Site Plan; add and delete square footage and uses; and, modify Conditions of Approval.

**Title:** a Class A Conditional Use

**Request:** to allow a General Daycare and Retail Gas and Fuel Sales with Convenience Store.

**General Location:** Southeast corner of Belvedere Road and Sansbury's Way.

**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 2

8. **Control No:** 1997-00068  
**Application No:** DOA-2021-01031 (**Application Name:** **Chabad Lubavitch Temple**) application of Chabad Lubavitch Of Boynton Inc by Land Research Management Inc.  
**Title:** a Development Order Amendment  
**Request:** to modify site plan and, to modify Conditions of Approval.  
**General Location:** West side of El Clair Ranch Road, and 0.3 miles north of Woolbright Road.  
**Project Manager:** James Borsos, Site Planner II **BCC District:** 5
  
9. **Control No:** 1996-00081  
**Application No:** EAC-2021-01176 (**Application Name:** **Villages of Windsor - SE Civic CLF**) application of Civic Hypoluxo Holding Llc by JMorton Planning & Landscape Architecture  
**Title:** an Expedited Application Consideration  
**Request:** to modify the site plan and, to modify Conditions of Approval.  
**General Location:** SE Corner of Hypoluxo and Lyons Road.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 3
  
10. **Control No:** 2021-00073  
**Application No:** PDD-2021-01174 (**Application Name:** **Johns West PUD**) application of Johns Houston Ltd, E F Johns Ltd, E F John Ltd, G. L. Acquisitions LLC - Gladys DiGirolamo by G.L. Homes  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from AR- Agricultural Residential to PUD- Planned Unit Development.  
**General Location:** North of Glades Road between Lyons Road and State Road 7.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 5
  
11. **Control No:** 1988-00019  
**Application No:** SV/DOA/CA-2021-00921 (**Application Name:** **Brown Landholding, Inc**) application of Duke Realty LP - Richard Swindasz, Duke Realty Land LLC by Schmidt Nichols  
**Title:** a Subdivision Variance  
**Request:** to allow access to a street with a lower classification (Benoist Farms Road).  
**Title:** a Development Order Amendment  
**Request:** to modify site plan; to add land area; to modify use; and, modify Conditions of Approval.  
**Title:** a Class A Conditional Use  
**Request:** to allow a project that exceeds 100,000 square feet, on a parcel with an Industrial Future Land Use designation.  
**General Location:** South of Belvedere Road, and West of N Benoist Farms Road.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 2
  
12. **Control No:** 2013-00360  
**Application No:** Z/CA-2021-00117 (**Application Name:** **Amber Woods**) application of Charles Hendrix, Charlotte Hendrix, D.R. Horton, Inc. by WGINC  
  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.  
**Title:** a Class A Conditional Use  
**Request:** to allow Zero Lot Line Homes (ZLL) in the RS Zoning District.  
**General Location:** South side of Lake Worth Road, approximately 0.20 miles east of State Road 7/US 441.  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 6

- TYPE 2 VARIANCE

13. **Control No:** 2021-00034  
**Application No:** SV-2021-01186 (**Application Name:** Davis Road TDR)  
 application of Brian Campbell by Land Research Management Inc.
- Title:** a Subdivision Variance  
**Request:** to allow access from a 30-foot Right-of-Way  
**General Location:** On the west side of Davis Road, approximately 1,700 feet south of Lake Worth Road  
**Project Manager:** Joanne Keller, Division Director IV **BCC District:** 3
14. **Control No:** 1974-00175  
**Application No:** ZV-2021-01042 (**Application Name:** Town and Country Feed and Supply Store) application of Checkerboard Acres Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc.
- Title:** a Type 2 Variance  
**Request:** to reduce Landscape Buffer requirements; and, to allow a reduction of Mechanical Equipment and Dumpster setback requirements.  
**General Location:** West side of Jupiter Farms Road.  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 1
15. **Control No:** 2004-00369  
**Application No:** ZV-2021-01067 (**Application Name:** Maximum Services) application of Maximum Nursery Services Llc by Urban Design Studio
- Title:** a Type 2 Variance  
**Request:** to allow a reduction of Incompatibility buffer; and, to reduce the rear setback.  
**General Location:** approximately .18 miles west of State Road 7 on the south side of Happy Hollow Road.  
**Project Manager:** James Borsos, Site Planner II **BCC District:** 5