

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**OCTOBER 12, 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)**

**- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3**

1. **Control No:** 2005-00394

**Application No:** DRO/DRO2/W-2021-01442 (**Application Name:** Arden PUD Pod D-Northeast) application of Highland Dunes Associates Property LLC, Arden Homeowners Association Inc by Urban Design Studio

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

**Request:** to allow a Subdivision Plan for Pod D- Northeast, part of Phase 3 of the Arden PUD.

**Title:** a Development Review Officer (DRO) Concurrent Type 2

**Request:** to allow a Type 2 Concurrent Review (Zoning and Land Development).

**Title:** a Type 1 Waiver

**Request:** to allow a Type 1 Waiver for parking.

**General Location:** Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.

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

**BCC District:** 6

**- DRO EXPEDITED (DROE)**

2. **Control No:** 2021-00031

**Application No:** DROE-2021-01736 (**Application Name: Whitworth AGR-PUD**) application of G.L. Acquisitions Corporation, John Whitworth by G.L. Homes

**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:** West side of Lyons Road, approximately 1 mile south of Boynton Beach Boulevard.

**Project Manager:** Timothy Haynes, Senior Site Planner

**BCC District:** 5

3. **Control No:** 1997-00078

**Application No:** DROE-2021-01745 (**Application Name: Temple Shaarei Shalom**) application of Temple Shaarei Shalom, Inc. by Land Research Management Inc.

**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:** West side of Hagen Ranch Road, approximately 0.3 miles south of Gateway Boulevard.

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

**BCC District:** 3

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

4. **Control No:** 2017-00124

**Application No:** DROE/W-2021-01701 (**Application Name: Bachrodt Truck Sales & Service**) application of Bachrodt Riviera Property LLC by Schmidt Nichols

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

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

**Title:** a Type 1 Waiver

**Request:** to allow a relocation of foundation planting.

**General Location:** Northeast corner of Byron Drive, approximately 225 feet west of Enterprise Drive.

**Project Manager:** Timothy Haynes, Senior Site Planner

**BCC District:** 7

**- PUBLIC HEARING (PH)**

7. **Control No:** 1998-00089

**Application No:** ABN/DOA-2021-01521 (**Application Name: CHS Properties MUPD**) application of David Saunders, MR, Ranch House Realty, LLC, Sean Dalfen, MGR, DI Management Florida LLC by Schmidt Nichols

**Title:** a Development Order Abandonment

**Request:** to abandon a Class A Conditional Use for Vehicle Sales and Rental, Light.

**Title:** a Development Order Amendment

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

**General Location:** Northeast corner of Gun Club Road and Congress Avenue/Australian Avenue Flyover.

**Project Manager:** James Borsos, Site Planner II

**BCC District:** 2

8. **Control No:** 1982-00040  
**Application No:** DOA/CA-2021-01576 (**Application Name:** Melrose PUD Commercial) application of Melrose Center Boynton Llc by WGINC  
**Title:** a Development Order Amendment  
**Request:** to modify the Site Plan; and, add uses.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 1 Restaurant with Drive-through.  
**General Location:** Northeast corner of State Road 7/US 441 and Armone Place.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 5
9. **Control No:** 2004-00325  
**Application No:** DOA/CA-2021-01577 (**Application Name:** Central Baptist Church) application of Central Baptist Church Of WPB Fl., Inc by Land Research Management Inc.  
**Title:** a Development Order Amendment  
**Request:** to modify the Site Plan; and, add a use.  
**Title:** a Class A Conditional Use  
**Request:** to allow an Elementary or Secondary School (Private).  
**General Location:** South side of Gun Club Road, approximately 600 feet east of Military Trail.  
**Project Manager:** James Borsos, Site Planner II **BCC District:** 2
10. **Control No:** 2008-00296  
**Application No:** PDD-2021-01526 (**Application Name:** Lake Worth Crossing MUPD) application of KS Lake Worth, LLC. by JMorton Planning & Landscape Architecture  
**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) District.  
**General Location:** Southwest corner of Lake Worth Road and Hooks Road.  
**Project Manager:** Ed Tombari, Senior Site Planner **BCC District:** 6
11. **Control No:** 2007-00427  
**Application No:** Z-2021-01551 (**Application Name:** Sinai Missionary Baptist Church) application of Sinai Missionary Baptist Church Inc by RamosMartinez Architects  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from Agricultural Residential (AR) Zoning District to Residential Single Family (RS) Zoning District.  
**General Location:** North side of Lantana Road approximately 0.23 miles west of Military Trail.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 3
- TYPE 2 VARIANCE**
12. **Control No:** 1994-00038  
**Application No:** ZV-2021-01547 (**Application Name:** Okeechobee Commerce Park) application of 2154 Zip Code Property LLC by Schmidt Nichols  
**Title:** a Type 2 Variance  
**Request:** to allow for the reduction of the minimum lot frontage width requirements for a proposed Multiple Use Planned Development (MUPD) District.  
**General Location:** East side of North Military Trail, approximately 0.1 miles north of Okeechobee Boulevard.  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 7