

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**NOVEMBER 9, 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) SUFFICIENCY REVIEW**

See attached Full DRO Sufficiency Review Report for recent applications. This report is based on the most recent submittal date on the Zoning Calendar and does include prior applications deemed insufficient.

**- PUBLIC HEARING (PH) SUFFICIENCY REVIEW**

See attached Public Hearing Sufficiency Review Report for recent applications. This report is based on the most recent submittal date on the Zoning Calendar and does include prior applications deemed insufficient.

**SUFFICIENT APPLICATIONS**

**- DEVELOPMENT REVIEW OFFICER (DRO)**

1. **Control No:** 2005-00631

**Application No:** DRO-2021-01623 (**Application Name:** **Military Trail and Melaleuca Lane**) application of Karen Hutton, CEO, Hutton Lake Worth FL MT, LLC by Schmidt Nichols

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

**Request:** to allow an automatic Car Wash and a Light Repair and Maintenance.

**General Location:** East side of S Military Trail, 350 feet north of Melaleuca Lane.

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

2. **Control No:** 2001-00015

**Application No:** DRO-2021-01714 (**Application Name:** **State Road 7 Comfe Church**) application of G & G Enterprises by JMorton Planning & Landscape Architecture

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

**Request:** Full DRO Review to allow a Place of Worship.

**General Location:** Southwest corner of State Road 7 and Boca Entrada Boulevard.

**Project Manager:** Jordan Jafar, Site Planner II **BCC District:** 5

3. **Control No:** 1976-00134

**Application No:** DRO-2021-01719 (**Application Name:** **Ponderosa Industrial Park Lot 12**) application of Crossroads FLF by Schmidt Nichols

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

**Request:** to allow a Contractor Storage Yard.

**General Location:** Westerly terminus of Bama Lane, West of Kelly Drive.

**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 2

4. **Control No:** 1974-00159  
**Application No:** DRO-2021-01758 (**Application Name:** Juicy Crab Restaurant)  
application of Grace Development Inc by Shutts and Bowen LLP

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

**Request:** to allow a Type 2 Restaurant.

**General Location:** Northeast corner of Okeechobee Blvd and Spafford Ave.

**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 7

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

5. **Control No:** 2005-00394  
**Application No:** DRO2/DRO-2021-01675 (**Application Name:** Arden PUD Pod D Southwest) application of Highland Dunes Associates Property Llc by Urban Design Studio

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

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

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

**Request:** to allow a Subdivision for 86 Zero Lot Line units in the SW portion of Pod D.

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

**Project Manager:** Alex Biray, Site Planner I **BCC District:** 6

6. **Control No:** 1983-00107  
**Application No:** DRO2/DRO-2021-01738 (**Application Name:** Stonebridge County Club Maintenance Facility) application of Stonebridge Golf & Country Club Of by Johnston Group Land Development Consultants Inc.

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

**Request:** to allow a Type 2 Concurrent Review (Zoning and Building)

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

**Request:** to increase building square footage for the golf course maintenance facility.

**General Location:** West of PBC Sherriff Office, west of State Route 7 at Clint Moore Road.

**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 5

7. **Control No:** 2021-00031  
**Application No:** DRO2/DRO-2021-01739 (**Application Name:** Whitworth AGR-PUD Plat One) application of G.L. Acquisitions Corporation, John Whitworth by G.L. Homes

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

**Request:** To allow a Type 2 Concurrent Review (Zoning & Lad Development).

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

**Request:** To allow a Subdivision for 248 residential units (94 Single Family and 154 Zero Lot Line) units.

**General Location:** South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road.

**Project Manager:** Jordan Jafar, Site Planner II **BCC District:** 5

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

**Application No:** DRO2/DRO-2021-01740 (**Application Name:** **Whitworth AGR-PUD-Plat Two**) application of G.L. Acquisitions Corporation, John Whitworth by G.L. Homes

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

**Request:** To allow a Type 2 Concurrency Review (Zoning and Land Development).

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

**Request:** To allow a Subdivision for 29 residential units (25 Zero Lot Line and 4 Single Family units).

**General Location:** South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road.

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

**BCC District:** 5

- **DRO EXPEDITED (DROE)**

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

9. **Control No:** 2003-00096

**Application No:** DRE3/DROE-2021-01950 (**Application Name:** **Museo Vault**) application of Westgate Centre LLC by Dunay Miskel and Backman LLP

**Title:** a Development Review Officer Expedited (DROE) Concurrent Type 3

**Request:** To allow a Concurrent Type 3 (Zoning, Building and Land Development)

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

**Request:** To finalize plans approved by the Board of County Commissioners to allow a Limited Access Self Service Storage facility.

**General Location:** South side of Westgate Avenue, approximately 0.25 miles east of Military Trail.

**Project Manager:** Zubida Persaud, Site Planner II

- **PUBLIC HEARING (PH)**

10. **Control No:** 2001-00015

**Application No:** ABN-2021-01713 (**Application Name:** **State Road 7 Comfe Church**) application of Hillsboro Office Building, LLC by JMorton Planning & Landscape Architecture

**Title:** a Development Order Abandonment

**Request:** to abandon a Class B Conditional Use for a Private School.

**General Location:** Southwest corner of State Road 7 and Boca Entrada Boulevard.

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

**BCC District:** 5

11. **Control No:** 2001-00009

**Application No:** DOA-2021-01645 (**Application Name:** **Pratt Whitney Business Park Innovation Center**) application of 16490 Innovation LLC by 2GHO Inc.

**Title:** a Development Order Amendment

**Request:** to modify the Site Plan; increase building square footage.

**General Location:** South side of Innovation Drive, approximately 0.25 miles west of Bee Line Highway.

**Project Manager:** Jeffrey Gagnon, Principal Site Planner

**BCC District:** 1

12. **Control No:** 1984-00139

**Application No:** DOA-2021-01763 (**Application Name:** **Rainberry PUD Pods A & B**) application of Jewish Community Facilities Corp Lessor by WGINC

**Title:** a Development Order Amendment

**Request:** to add building square footage.

**General Location:** Southeast corner of the intersection of 95th Ave South and Ruth and Baron Coleman Blvd.

**Project Manager:** Ed Tombari, Senior Site Planner

**BCC District:** 5

13. **Control No:** 1975-00069  
**Application No:** EAC-2021-01590 (**Application Name:** Home Depot Lantana)  
 application of Home Depot USA, Inc. by Corporate Property Services
- Title:** an Expedited Application Consideration  
**Request:** to modify Conditions of Approval.  
**General Location:** Southwest corner of Hypoluxo Road and North Seacrest Boulevard.  
**Project Manager:** Ed Tombari, Senior Site Planner **BCC District:** 7
14. **Control No:** 2021-00083  
**Application No:** PDD/CAW-2021-01361 (**Application Name:** Atlantic AGR Commercial and Self Storage) application of JDR Development, LLC - Jason Sher, Pebb Atlantic li Llc & by WGINC  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to Multiple Use Planned Development (MUPD) Zoning District.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Multi-Access Self-Service Storage Facility- Multi-access.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Car Wash.  
**Title:** a Type 2 Waiver  
**Request:** to allow for the elimination of the wall within a portion of the Type 3 Incompatibility Buffer.  
**General Location:** South side of Atlantic Avenue, approximately 700 feet east of Lyons Road.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 5
15. **Control No:** 1984-00159  
**Application No:** PDD/DOA/CA-2021-01612 (**Application Name:** PGA Waterfront Residential PUD) application of Nicholas Smith, PGA Partners 100 LLC, Cameron Ferris, Michael Ferris, Betty Ferris, PGA Waterway Condos LLC - Dan Catalfumo by Gentile Glas Holloway O'Mahoney & Associates Inc.  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from a Multifamily Residential (RM) Zoning District to a Planned Unit Development (PUD).  
**Title:** a Development Order Amendment  
**Request:** to modify the Site Plan; add land area, units and uses; and, modify Conditions of Approval.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Marina.  
**General Location:** Southwest corner of PGA Blvd. and Ellison Wilson Road.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 1
16. **Control No:** 2000-00032  
**Application No:** PDD/DOA-2021-01373 (**Application Name:** Sussman AGR-PUD) application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC  
**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).  
**Title:** a Development Order Amendment  
**Request:** to modify the Master Plan; and, add and delete land area.  
**General Location:** East side of State Road 7, approximately 700 feet south of W Atlantic Avenue.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 5

17. **Control No:** 2014-00216  
**Application No:** ZV/ABN/CA-2021-01140 (**Application Name:** Gospel Tabernacle of Faith) application of Gospel Tabernacle Of Faith, Inc. by Gospel Tabernacle of Faith Inc  
**Title:** a Type 2 Variance  
**Request:** to allow side setback reduction.  
**Title:** a Development Order Abandonment  
**Request:** to abandon a previous approval for a requested use to allow a Place of Worship.  
**Title:** a Class A Conditional Use  
**Request:** to allow a General Day Care.  
**General Location:** South side of Summit Boulevard, approximately 0.1 miles south from Haverhill Road.  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 2
18. **Control No:** 2012-00424  
**Application No:** ZV/PDD/W/CA-2021-00460 (**Application Name:** All Seasons Delray Beach) application of Greg Jacob, All Seasons of Delray Beach LLC - Peter L Odorico, Palm Beach County by WGINC  
**Title:** a Type 2 Variance  
**Request:** to allow for the elimination of the required Type 2 Incompatibility Buffer between recreational areas and the proposed Type 3 CLF.  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Multiple Use Planned Development (AGR/MUPD) Zoning District.  
**Title:** a Type 2 Waiver  
**Request:** to substitute a 6 foot high wall for a 6 foot high opaque hedge.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 3 Congregate Living Facility (CLF).  
**General Location:** East side of Lyons Road, approximately 0.76 miles south of Linton Boulevard.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 5
19. **Control No:** 1994-00038  
**Application No:** ZV/PDD-2021-01531 (**Application Name:** Okeechobee Commerce Park) application of 2154 Zip Code Property LLC by Schmidt Nichols  
**Title:** a Type 2 Variance  
**Request:** to allow a reduction in the side setback (Bldg B); to allow a reduction in the rear setback (Bldg B); to allow for the elimination for pedestrian amenity; to eliminate continuous non-vehicular circulation; and to eliminate 10 percent of the parking to the side or rear of a building.  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.  
**General Location:** East side of Military Trail, approximately 670 feet north of Okeechobee Boulevard.  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 7

20. **Control No:** 1993-00009  
**Application No:** ZV-2021-01737 (**Application Name:** Young Israel of Boca Raton Variance) application of Young Israel Of Boca Raton Inc by JMorton Planning & Landscape Architecture  
**Title:** a Type 2 Variance  
**Request:** to allow 100 percent overlap of a easement; to reduce landscaping within a Compatibility Buffer and reduce width of Terminal Islands; and, to eliminate foundation planting and landscaping within Terminal Islands.  
**General Location:** South side of Palmetto Circle N., approximately 1000 ft. west of Powerline Road.  
**Project Manager:** Emelia Fischer, Site Planner I **BCC District:** 4
21. **Control No:** 2021-00092  
**Application No:** ZV-2021-01760 (**Application Name:** Jupiter Gardens Apartments) application of JJ Gilbane, LLC, FLM Jupiter Gardens, LLC by Shutts and Bowen LLP, Gentile Glas Holloway O'Mahoney & Associates Inc.  
**Title:** a Type 2 Variance  
**Request:** to eliminate a Compatibility Buffer and a Type 1 Incompatibility Buffer.  
**General Location:** South side of Jupiter Gardens Boulevard, approximately 330 ft. west of Central Boulevard.  
**Project Manager:** James Borsos, Site Planner II **BCC District:** 1

- TYPE 2 VARIANCE