

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



DEVELOPMENT REVIEW OFFICER AGENDA

JULY 13, 2022

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room
2300 N Jog Rd, West Palm Beach, 33411**

ANNOUNCEMENTS

WORKSHOP

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

PUBLIC HEARING PRE-CERTIFICATION REVIEW

1. **Control No:** 1981-00082
Application No: DOA/W-2021-01652 (**Application Name: Public Storage - Military**) application of SSC Property Holdings, LLC by BOHLER Engineering

Title: a Development Order Amendment
Request: to reconfigure the Site Plan
Title: a Type 2 Waiver
Request: to allow modifications to the URAO Property Development Regulations (PDRs)
General Location: West side of Military Trail approximately 70 feet north of Summit Boulevard
Project Manager: Imene Haddad, Senior Site Planner **BCC District: 2**

2. **Control No:** 1997-00095
Application No: EAC-2022-00852 (**Application Name: Green Cay Phase 2 (Pod C and portion of A)**) application of Palm Beach County by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: an Expedited Application Consideration
Request: to modify Conditions of Approval
General Location: Southwest corner of Flavor Pict Road and Jog Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District: 5**

3. **Control No:** 2005-00593
Application No: ZV/DOA/CA/W-2022-00485 (**Application Name:** Southern Blvd Industrial Center) application of Duke Realty Land LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the width of the Type 3 Incompatibility Buffer along the east property line adjacent to residential use
Title: a Development Order Amendment
Request: to reconfigure the site plan to add square footage, add a use, and add access points; and to modify/or delete Conditions of Approval
Title: a Class A Conditional Use
Request: to exceed 100,000 square feet in the Industrial FLU designation
Title: a Type 2 Waiver
Request: to allow 24-hour operational hours
General Location: North side of Southern Blvd, South side of Wallis Road, about a half mile west of Jog Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 2
4. **Control No:** 2003-00020
Application No: ZV/ABN/Z-2021-01863 (**Application Name:** Windsor Industrial) application of Shawn Chemtov, 6562 Belvedere LLC by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to allow a reduction in the front setback
Title: a Development Order Abandonment
Request: to abandon a Convenience Store with Gas Sales
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Community Commercial (CC) Zoning District to the Light Industrial (IL) Zoning District
General Location: Southwest corner of Old Belvedere Road and Jog Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2
5. **Control No:** 1973-00079
Application No: ZV/Z-2022-00534 (**Application Name:** Four Seasons Retail) application of Four Seasons Military Llc by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the number of parking spaces
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Neighborhood Commercial (CN) to Community Commercial (CC) Zoning District
General Location: North of Lillian Avenue, West of N Military Trail
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 1

6. **Control No:** 1978-00129
Application No: Z/CA-2022-00488 (**Application Name:** Colony Estates at Boynton) application of Willis Family Trust, The Colony Estates at Boynton LLC by WGINC
Title: an Official Zoning Map Amendment
Request: to allow rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District
Title: a Class A Conditional Use
Request: to allow Zero Lot Line Homes
Title: a Class A Conditional Use
Request: to allow a combined density increase of Workforce Housing Program and Transfer of Development Rights in excess of two units to the acre
General Location: Approximately 1,700 feet east of the Military Trail on the north side of Coconut Lane
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 4
7. **Control No:** 2018-00080
Application No: ZV-2022-00700 (**Application Name:** Liumi West Retreat) application of Liumi Inc. by JMorton Planning & Landscape Architecture
Title: a Type 2 Variance
Request: to reduce the side setback
General Location: South side of 156th Court South, approximately 0.25 miles east of Lyons Road.
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 5
8. **Control No:** 2008-00296
Application No: PDD/W-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) Zoning District
Title: a Type 2 Waiver
Request: to allow 24-hour operations for business within 250 LF of residential use
General Location: Southwest corner of Lake Worth Road and Hooks Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6
9. **Control No:** 1996-00081
Application No: ABN/DOA/CA-2021-02125 (**Application Name:** Villages of Windsor - SE Residential) application of Civic Hypoluxo Holding Llc by JMorton Planning & Landscape Architecture
Title: a Development Order Abandonment
Request: to abandon a Type 3 Congregate Living Facility
Title: a Development Order Amendment
Request: to allow a modification to a previously approved Planned Unit Development (PUD)
Title: a Class A Conditional Use
Request: to allow 96 Transfer of Development Rights (TDRs)
Title: a Class A Conditional Use
Request: to allow 80% Density Bonus (Workforce Housing Program)
General Location: Southeast corner of Hypoluxo Road and Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

10. **Control No:** 2014-00014
Application No: Z/CA-2021-02123 (**Application Name: Towns at Tidewater**) application of Medjool Nurseries 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 Single Family Residential (RS) Zoning District
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus of 60 percent
Title: a Class A Conditional Use
Request: to allow Townhouse units
General Location: South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 2
11. **Control No:** 1986-00114
Application No: DOA-2022-00509 (**Application Name: Atlantic Christian Academy**) application of ACA Bridge Builders LLC by Arc Development Global LLC
Title: a Development Order Amendment
Request: to reconfigure the site plan to relocate square footage; add square footage; modify phasing and modify Conditions of Approval
General Location: Southeast corner of Haverhill Road and Summit Boulevard
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 3
12. **Control No:** 2009-02399
Application No: Z/CA-2021-00466 (**Application Name: Americo Center**) application of Americo Development Group Llc by Cotleur & Hearing Inc.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Residential Estate (RE) to Commercial Low Office (CLO) Zoning District
Title: a Class A Conditional Use
Request: to allow a Medical Office
General Location: South side of Northlake Boulevard, approximately 0.04 miles west of North Elizabeth Avenue
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1
13. **Control No:** 1973-00216
Application No: ABN/DOA/CA-2022-00187 (**Application Name: Journey Church**) application of Journey Church Lake Worth Inc by Cotleur & Hearing Inc.
Title: a Development Order Abandonment
Request: to abandon a Special Exception for an Educational Institution
Title: a Development Order Amendment
Request: to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify Uses
Title: a Class A Conditional Use
Request: to allow a Daycare General
General Location: .17 miles south of Lantana Road and 1 mile north of Hypoluxo Road
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 2

14. **Control No:** 2004-00459
Application No: DOA-2022-00830 (**Application Name:** Johns Glades West MXPD) application of Glades 95th Owner LLC by Dunay Miskel and Backman LLP
- Title:** a Development Order Amendment
Request: to reconfigure the Site Plan; to add and/or delete footage; to add, delete or modify Uses
General Location: South side of Glades Road approximately 1,500 ft. east of S State Road 7 in unincorporated Palm Beach County
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
15. **Control No:** 1983-00115
Application No: DOA/ZV-2022-00119 (**Application Name:** Palm Beach Memorial Park) application of Northstar Palm Beach Llc by Covelli Design Associates Inc.
- Title:** a Development Order Amendment
Request: to amend a previously approved Site Plan
Title: a Type 2 Variance
Request: to reduce Incompatibility Buffer
General Location: West Side of Seacrest Blvd. 2000 feet south of the intersection with Hypoluxo Road
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 7
16. **Control No:** 1974-00037
Application No: Z/CA-2022-00844 (**Application Name:** Hendrix Property) application of DiVosta Homes L.P., C Hendrix by Urban Design Studio
- Title:** an Official Zoning Map Amendment
Request: from Agricultural Residential (AR) to Single-Family Residential (RS)
Title: a Class A Conditional Use
Request: to allow 102 Zero-Lot-Line (ZLL) dwelling units within the RS Zoning District
General Location: South side of Lake Worth Road approx. 900 feet east of intersection with US 441
Project Manager: Joyce Lawrence, Senior Site Planner **BCC District:** 6
17. **Control No:** 1976-00058
Application No: ABN/Z/CA-2022-00828 (**Application Name:** JackRBT Property) application of Plute Home Company, LLC, JackRBT Farms Inc by Urban Design Studio
- Title:** a Development Order Abandonment
Request: to abandon prior Special Exception
Title: an Official Zoning Map Amendment
Request: to rezone from Residential Estate (RE) to Single Family Residential (RS)
Title: a Class A Conditional Use
Request: to allow 97 ZLL units
Title: a Class A Conditional Use
Request: to allow Workforce Housing Program units
General Location: West side of Lyons Road approx. 1/4 miles south of intersection with Hypoluxo Road
Project Manager: Cody Sisk, Site Planner II **BCC District:** 6

18. **Control No:** 2007-00288
Application No: ABN/Z-2022-00681 (**Application Name:** Thomas Property)
 application of Toll Brothrs, Inc., 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio
Title: a Development Order Abandonment
Request: to abandon a Type 1 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Type 2 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Type 2 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Type 2 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Type 2 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Congregate Living Facility Type 3
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from a Multiple Use Planned Development (MUPD) Zoning District to a Single Family Residential (RS) Zoning District
General Location: NE corner of Clint Moore Road and State Road 7/US 441
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 5
19. **Control No:** 2000-00018
Application No: DOA/CA-2021-01947 (**Application Name:** Calvary Chapel Church of the Palm Beaches)
 application of First Romanian Baptist Church of WPB, Inc., Calvary Chapel of the Palm Beaches, Inc. by Cotleur & Hearing Inc.
Title: a Development Order Amendment
Request: to modify or delete Conditions of Approval; to reconfigure the Site Plan; and, to add square footage
Title: a Class A Conditional Use
Request: to allow a General Day Care
General Location: South side of Melaleuca Lane approximately 1,700 feet west of Haverhill Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 3
20. **Control No:** 2021-00083
Application No: PDD/CA/W-2021-01361 (**Application Name:** Atlantic AGR Commercial and Self Storage)
 application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) 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
Title: a Class A Conditional Use
Request: to allow a Car Wash
Title: a Type 2 Waiver
Request: to allow an alternative Type 3 Incompatible Buffer
General Location: South side of Atlantic Avenue, approximately 783 feet east of Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

21. **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) Zoning District
Title: a Development Order Amendment
Request: to modify the Master Plan; and, to add and delete land area
Title: a Development Order Amendment
Request: Partial release of Conservation Easement
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
22. **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 side and rear setback reduction; to eliminate a pedestrian amenity; a continuous non-vehicular circulation; and eliminate 10 percent parking requirement towards the side or rear of a building.
Title: an Official Zoning Map Amendment
Request: to rezone from the General Commercial to the Multiple Use Planned Development 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
23. **Control No:** 1973-00039
Application No: DOA/CA-2022-00117 (**Application Name:** **Dunkin Donuts at Oriole Plaza**) application of Atlantic Avenue Realty Associates, LLC, Vesnodevi Donut Corp. - Hitesh Patel by Insite Studio
Title: a Development Order Amendment
Request: to reconfigure the Site Plan; to add and delete use; and, delete square footage
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with drive-through
General Location: Northeast corner of the Atlantic Avenue and Hagen Ranch Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
24. **Control No:** 2021-00123
Application No: ZV/PDD-2022-00120 (**Application Name:** **Winchester Assemblage PUD**) application of William Kennedy, 6690 S Military Trail Llc, MG3 Alf Military LLC, Ray Marcinkoski, Pulte Home Company, LLC - Aimee Carlson, George Homrich by Insite Studio
Title: a Type 2 Variance
Request: to eliminate a portion of a Type 1 Incompatibility and Compatibility Buffer
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to a Planned Unit Development (PUD)
General Location: Approximately 0.3 mile north of the intersection of Military Trail & Hypoluxo Road, on the east side of Military Trail
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 2

25. **Control No:** 2003-00036
Application No: DOA-2022-00216 (**Application Name:** South Road Office MUPD) application of 5165 Homeland Plaza, LLC by Insite Studio
- Title:** a Development Order Amendment
Request: to reconfigure the Site Plan and to add building square footage
General Location: West side of State Road 7 approximately 1 mile south Lake Worth Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
26. **Control No:** 1995-00022
Application No: ABN/DOA-2022-00507 (**Application Name:** Arrigo MUPD) application of MG WPB LLC by Dunay Miskel and Backman LLP
- Title:** a Development Order Abandonment
Request: to abandon a Type 1 Restaurant
Title: a Development Order Abandonment
Request: to abandon a Hotel
Title: a Development Order Amendment
Request: to reconfigure the site plan, add square footage, modify/delete conditions of approval, and modify phasing
General Location: Southwest corner of Okeechobee Boulevard and the Florida Turnpike
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 2
27. **Control No:** 2005-00455
Application No: DOA-2022-00203 (**Application Name:** Hyder AGR-PUD) application of G L Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area (a portion of Preserve 1); to reconfigure the Master Plan and Regulating Plan; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1
General Location: On the west side of Lyons Road approximately one mile south of Atlantic Avenue.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
28. **Control No:** 2005-00003
Application No: DOA-2022-00204 (**Application Name:** Lyons West AGR-PUD) application of G L Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and to allow the Full Release of the Conservation Easement for Parcel 1
General Location: Between Lyons Road and SR7/US441, South of Boynton Beach Boulevard
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
29. **Control No:** 2002-00068
Application No: DOA-2022-00205 (**Application Name:** Canyon Isles AGR-PUD) application of GL Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan; and to allow the Full Release of the Conservation Easement for Parcel 2
General Location: South of Boynton Beach Boulevard, east of and adjacent to Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5

30. **Control No:** 2002-00067
Application No: DOA-2022-00206 (**Application Name:** Canyon Lakes AGR-PUD)
application of GL Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan;
and to allow the Full Release of the Conservation Easement for Parcel 2
General Location: S. Boynton Beach Boulevard, east of and adjacent to Lyons
Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
31. **Control No:** 2002-00069
Application No: DOA-2022-00207 (**Application Name:** Canyon Springs PUD)
application of GL Homes of Palm Beach Associates LTD by WGINC
- Title:** a Development Order Amendment
Request: to delete land area; to reconfigure the Master Plan and Regulating Plan;
and to allow the Full Release of the Conservation Easement for Parcel 5
General Location: Approximately 1.5 miles south of Boynton Beach Boulevard on
the east side of Lyons Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
32. **Control No:** 2022-00004
Application No: PDD-2022-00142 (**Application Name:** Hyder West Civic
AGR-PUD) application of G L Homes of Palm Beach Associates Ltd, Palm Beach
West Associates I LLLP by G.L. Homes
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve Planned Unit
Development (AGR-PUD) Preserve Zoning District to the Agricultural Reserve
Planned Unit Development (AGR-PUD) Zoning District
General Location: West side of State Road 7 approximately 1.5 mile south of
Atlantic Avenue
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
33. **Control No:** 2022-00005
Application No: ZV/W/PDD-2022-00143 (**Application Name:** Hyder West
AGR-PUD) application of G L Homes Of Palm Beach Associates Ltd, GI Homes Of
Palm Beach Associates Ltd by G.L. Homes
Title: a Type 2 Variance
Request: to allow the perimeter buffer to not be located on the perimeter of the
development
Title: a Type 2 Waiver
Request: to allow more than 40-percent of the streets to terminate in a cul-de-sac or
dead-end
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
General Location: West side of State Road 7 approximately 0.6 miles north of Clint
Moore Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

34. **Control No:** 2021-00031
Application No: PDD/DOA-2022-00213 (**Application Name:** **Whitworth AGR-PUD**) application of Stables At Paradise Palms LLC, GI Homes Of Palm Beach Associates LTD, 156th Court South Associates LLC, John Whitworth, Jma Farms LLC, 9231 155th Lane LLC, Palm Beach West Associates I Lllp by G.L. Homes
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
Title: a Development Order Amendment
Request: to modify Conditions of Approval; to reconfigure the Master Plan; to add and delete land area; to add units; and to add access points
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
35. **Control No:** 2002-90045
Application No: ABN/ZV/DOA/W-2022-00155 (**Application Name:** **Indian Trail Groves**) application of Palm Beach West Associates I LLLP by G.L. Homes, Urban Design Studio
Title: a Development Order Abandonment
Request: to abandon 40% of local streets to terminate in a cul-de-sac or dead end
Title: a Type 2 Variance
Request: to eliminate a portion of a Type 2 Incompatibility Buffer along the North perimeter of Pod D
Title: a Development Order Amendment
Request: to modify Conditions of Approval, to add and delete land area; to reconfigure the master plan; to add or delete units; to add, delete, or modify uses; and to add or delete square footage
Title: a Type 2 Waiver
Request: to allow for more than 40 percent of local streets to terminate in cul-de-sac in excess of that previously approved
General Location: West of Seminole Pratt Whitney Road, south of Hamlin.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 1,6

SUFFICIENT APPLICATIONS

36. **Control No:** 1979-00132
Application No: DRO-2022-00942 (**Application Name:** **Chevra Kadisha Cemetery**) application of Congregation Chevra Kadisha Inc by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow a Place of Worship and a Warehouse; and, to modify the Site Plan and Subdivision Plan
General Location: Southwest side of South Congress Avenue, approximately 400 feet south of Lantana Road
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 2
37. **Control No:** 1981-00190
Application No: DRO-2022-00949 (**Application Name:** **Palm Beach Park of Commerce Parcels 8G A**) application of EDC NY Inc by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow Warehouse
General Location: North side of Corporate Circle, approximately 700 feet north of Corporate Road North
Project Manager: Albert Jacob, Senior Site Planner **BCC District:** 1

38. **Control No:** 1981-00190
Application No: DRO-2022-00957 (**Application Name:** **Palm Beach Park of Commerce PIPD Parcel F**) application of WPB Parcel F Owner LLC by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse
General Location: West side of Park of Commerce Boulevard, approximately 930 feet northeast of Bee Line Highway
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1
39. **Control No:** 1981-00190
Application No: DRO-2022-00958 (**Application Name:** **Palm Beach Park of Commerce Plat 20**) application of WPB Parcel D Owner LLC by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow a Warehouse
General Location: South side of Corporate Road North, approximately 600 feet east of Park Commerce Boulevard
Project Manager: Albert Jacob, Senior Site Planner **BCC District:** 1
40. **Control No:** 1981-00190
Application No: DRO-2022-00976 (**Application Name:** **Palm Beach Park of Commerce PIPD Plat 24**) application of West Palm Beach Parcel G Owner LLC by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: to allow Warehouse
General Location: East side of Park of Commerce Blvd., approximately 1,500 feet north of Beeline Hwy
Project Manager: Michael Birchland, Site Planner I **BCC District:** 1

DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

41. **Control No:** 2021-00073
Application No: DRO2/DRO-2022-00988 (**Application Name:** **Johns West PUD**) application of Boca Raton Associates X LLLP by Boca Raton Associates X LLLP

Title: a Development Review Officer (DRO) Concurrent Type 2
Request: to allow a Type 2 Concurrent Review (Zoning & Land Development)
Title: a Full Development Review Officer (DRO)
Request: to allow a Subdivision to include 224 Zero Lot Line (ZLL) units
General Location: East side of SR 7 (441), approximately 1,400 feet north of Glades Road
Project Manager: Nancy Frontany, Site Planner II **BCC District:** 5
42. **Control No:** 2022-00051
Application No: DRO/DRO2-2022-00975 (**Application Name:** **Bamboo Lane Subdivision**) application of Mazin Shikara by Coteleur & Hearing Inc.

Title: a Full Development Review Officer (DRO)
Request: to allow a Subdivision to include 8 Single Family units
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: to allow a Type 2 Concurrent Review (Zoning and Land Development)
General Location: East side of Loxahatchee River Road, approximately 1.4 miles north of Center Street
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 1

PUBLIC HEARING (PH)

43. **Control No:** 1981-00214
Application No: ZV-2022-01021 (**Application Name:** **Tile World**) application of Cranston Chung by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to allow a reduction of lot depth and lot dimension
General Location: SE corner of Scott Avenue & Gardenia Street.
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 7
44. **Control No:** 2017-00178
Application No: Z-2022-01017 (**Application Name:** **North Bates Subdivision**) application of Lin Zheng by WGI Inc.
- Title:** an Official Zoning Map Amendment
Request: to allow a Rezoning from the Residential Estate (RE) Zoning District the Residential Transitional (RT) Zoning District
General Location: Approximately 257.60 feet south of the Northlake Boulevard and North Bates Road intersection
Project Manager: Alex Biray, Site Planner II **BCC District:** 1
45. **Control No:** 2022-00016
Application No: Z-2022-00675 (**Application Name:** **George Parker Rezoning**) application of George Parker by CWB Associates
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from Single Family Residential (RS) to Light Industrial (IL) Zoning District
General Location: Wallis Road and Tall Pines Road
Project Manager: Cody Sisk, Site Planner II **BCC District:** 2
46. **Control No:** 2022-00067
Application No: Z/CA-2022-01024 (**Application Name:** **Colony Woods at West Palm Beach**) application of Winners Church International Inc, Colony Woods at West Palm Beach, LLC (Elliot Monte by WGINC
- Title:** an Official Zoning Map Amendment
Request: to rezone from the Residential Estate (RE) Zoning District to the Residential Single Family (RS) Zoning District
Title: a Class A Conditional Use
Request: to allow Zero-Lot Line homes
Title: a Class A Conditional Use
Request: to allow a combined density increase/transfer through the WHP and the TDR Program that exceeds two units per acre
General Location: Located on the south side of where Pioneer Rd and Jog Rd intersect, East side of the intersection of Elaine Rd and Pioneer Rd.
Project Manager: Joyce Lawrence, Senior Site Planner **BCC District:** 2
47. **Control No:** 2014-00217
Application No: Z/CA-2022-00895 (**Application Name:** **Soma Medical/State Road 7**) application of Soma Investors LLC by 2GHO Inc.
- Title:** an Official Zoning Map Amendment
Request: to allow a Rezoning from the Agricultural Residential (AR) Zoning District the Commercial Low Office (CLO) Zoning District
Title: a Class A Conditional Use
Request: to allow a Medical Office
General Location: West side of State Road 7, north of Lantana Road.
Project Manager: Alex Biray, Site Planner II **BCC District:** 6

48. **Control No:** 1985-00072
Application No: DOA-2022-01025 (**Application Name:** **Winners Church**)
application of Winners Church International Inc, Colony Woods at West Palm Beach, LLC (Elliot Monte by WGINC)
Title: a Development Order Amendment
Request: to reconfigure the Site Plan to delete land area; modify and delete the use; delete square footage, and amend and delete Conditions of Approval
General Location: Located on the south side of where Pioneer Rd and Jog Rd intersect, east of the intersection of Elaine Rd and Pioneer Rd
Project Manager: Joyce Lawrence, Senior Site Planner **BCC District:** 2
49. **Control No:** 1985-00069
Application No: DOA-2022-00814 (**Application Name:** **Woods Walk Plaza**)
application of Woods Walk Joint Venture by Insite Studio

Title: a Development Order Amendment
Request: to modify the Site Plan; add new building and square footage
General Location: Northeast corner of Lake Worth Road and State Road 7
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
50. **Control No:** 1982-00129
Application No: ABN/DOA/CA-2022-01020 (**Application Name:** **Sykes PCD**)
application of Okee 704 LLC by Schmidt Nichols

Title: a Development Order Abandonment
Request: to abandon Hotel Use
Title: a Development Order Amendment
Request: to modify Conditions of Approval; to reconfigure the Site Plan; to add/delete square footage; to add, delete, or Modify Uses
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive Thru
General Location: South side of Okeechobee Blvd. approx. 200' west of Okeechobee Blvd. & Turnpike entrance intersection.
Project Manager: Cody Sisk, Site Planner II **BCC District:** 2
51. **Control No:** 2022-00044
Application No: SV-2022-01014 (**Application Name:** **Adam's Fiveplex**)
application of Adam Kharbech by

Title: a Subdivision Variance
Request: to allow access from a 30-foot Right-of-Way.
General Location: the northwest corner of Gardenette Street and Mango Drive
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3
52. **Control No:** 2001-40113
Application No: SV-2022-01013 (**Application Name:** **Chabad of Lake Worth**)
application of Chabad of Lake Worth Inc by Schmidt Nichols

Title: a Subdivision Variance
Request: to allow access from a 40-foot Right-of-Way.
General Location: the northwest corner of Lantana Road and Colbright Road
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3