

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**AUGUST 10, 2022**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach**

**ANNOUNCEMENTS**

**WORKSHOP**

**PRE - APPLICATION CONFERENCE - WITH QUESTIONS**

1. **Control No:** 2021-00030

**Application No:** PAC-2022-01130 (**Application Name: River Trail**) application of WPB Houses LLC, Blueprint Properties Inc, Storage Property III LLC by Urban Design Studio

**Title:** a Pre-Application Conference

**Request:** to review the proposal for standalone Type 2 Waivers for a 120-unit multi-family residential apartment development within the Urban Redevelopment Area (URA) zoning district.

**General Location:** Approximately 1/3 mile northwest of the corner of S Military trail and 10th Avenue N.

**Project Manager:** Lorenzo Aghemo, Principal Site Planner      **BCC District:** 3

**PUBLIC HEARING PRE-CERTIFICATION REVIEW**

2. **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



3. **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
  
4. **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 (R  
**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
  
5. **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

6. **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 Rd  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 5
7. **Control No:** 1981-00082  
**Application No:** DOA/W-2021-01652 (**Application Name:** Public Storage - Military) application of DSSC 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
8. **Control No:** 2006-00147  
**Application No:** DOA/CA-2021-01006 (**Application Name:** Shops at Indian Trails) application of Coconut Northlake Llc by JMorton Planning & Landscape Architecture  
**Title:** a Development Order Amendment  
**Request:** to modify the Site Plan; add and delete uses and square footage; add access points; and, modify Conditions of Approval  
**Title:** a Development Order Amendment  
**Request:** to modify the configuration of previously approved Development Order for the Type 1 Restaurant with Drive-thru for Building H  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 1 Restaurant with drive-through in Building E  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 1 Restaurant with drive-through in Building F  
**Title:** a Class A Conditional Use  
**Request:** to allow a General Day Care in Building J  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 2 Restaurant in Building D  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type 1 Restaurant without a drive-through in Building G  
**General Location:** Southwest corner of Northlake Boulevard and Coconut Boulevard.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 6
9. **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

10. **Control No:** 2004-00459  
**Application No:** DOA-2022-00830 (**Application Name:** **Johns Glades West MXP**) application of Glades 95th Owner LLC by Dunay Miskel and Backman L
- 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
11. **Control No:** 2014-00014  
**Application No:** Z/CA-2021-02123 (**Application Name:** **Towns at Tidewater**) application of Medjool Nurseries LLC by JMorton Planning & Landscape Architec
- 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
12. **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
13. **Control No:** 1974-00037  
**Application No:** Z/CA-2022-00844 (**Application Name:** **Hunters Crossing**) 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

14. **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
15. **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
16. **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
17. **Control No:** 2002-90045  
**Application No:** ABN/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 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

18. **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
19. **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
20. **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
21. **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
22. **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

23. **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
24. **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
25. **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
26. **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

**SUFFICIENT APPLICATIONS**

**- DEVELOPMENT REVIEW OFFICER (DRO)**

27. **Control No:** 1981-00190  
**Application No:** DRO-2022-00986 (**Application Name: Palm Beach Park of Commerce PIPD Plat IX**) application of Coco Ventures Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Warehouse Use  
**General Location:** North side of Corporate Road North  
**Project Manager:** Michael Birchland, Site Planner I **BCC District:** 1
28. **Control No:** 1981-00190  
**Application No:** DRO-2022-01115 (**Application Name: Palm Beach Park of Commerce Parcel 6**) application of Palm Mountain Group LLC by Schmidt Nicho  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Warehouse Use  
**General Location:** East side of Park of Commerce Boulevard, approximately 0.2 mile north of Corporate Road South  
**Project Manager:** Albert Jacob, Senior Site Planner **BCC District:** 1
29. **Control No:** 1981-00190  
**Application No:** DRO-2022-00983 (**Application Name: Palm Beach Park of Commerce PIPD Plat IX**) application of Coco Ventures Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Warehouse Use  
**General Location:** Northeast corner of Walgreens Drive and Corporate Road No  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 1
30. **Control No:** 1981-00190  
**Application No:** DRO-2022-00984 (**Application Name: Palm Beach Park of Commerce PIPD Plat IX**) application of Coco Ventures Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Warehouse Use  
**General Location:** North side of Corporate Road North  
**Project Manager:** Brenya Martinez, Site Planner II **BCC District:** 1
31. **Control No:** 2022-00069  
**Application No:** DRO-2022-01124 (**Application Name: FPL Silver Palm Solar Energy Center**) application of Florida Power & Light Company by Urban Design Studio  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Renewable Energy Solar Facility  
**General Location:** North of Louise St and East of Legum Ln  
**Project Manager:** Zubida Persaud, Site Planner II **BCC District:** 6

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

32. **Control No:** 1981-00019  
**Application No:** DRO2/DRO-2022-01114 (**Application Name: Boca Raton Golf Course PUD - Plat Five**) application of Boca Raton Associates Ix Lllp by G.L. Homes  
**Title:** a Development Review Officer (DRO) Concurrent Type 2  
**Request:** to allow a Type 2 Concurrent Review (Zoning and Land Development)  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Subdivision for 62 Zero Lot Line units  
**General Location:** Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike  
**Project Manager:** Albert Jacob, Senior Site Planner **BCC District:** 5



- DRO EXPEDITED (DROE)
- DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3
- PUBLIC HEARING (PH)

33. **Control No:** 2005-00452  
**Application No:** DOA/CAW-2022-00995 (**Application Name: Tropical World Nursery**) application of KT Boynton Tropical LLC by Cotleur & Hearing Inc.

**Title:** a Development Order Amendment

**Request:** to modify Conditions of Approval; and to add, delete, or modify Uses

**Title:** a Class A Conditional Use

**Request:** to allow a CLF

**Title:** a Type 2 Waiver

**Request:** to reduce the minimum separation requirement between CLFs

**General Location:** The west side of Hagen Ranch Road, 1/2 mile south of Woolbright Road.

**Project Manager:** Barbara Pinkston, Principal Site Planner **BCC District:** 5

34. **Control No:** 2007-00018  
**Application No:** DOA-2022-00816 (**Application Name: Shoppes at Southern Palms**) application of Geoffrey Jervis, CEO, Mint Eco Car Wash Acquisitio, Patel Southern Properties LLC, Shoppes At Southern Palms LLC, Nacaja LLC by Schmidt Nichols

**Title:** a Development Order Amendment

**Request:** to modify the Site Plan; modify uses; delete square footage; and, modify and delete conditions of approval

**General Location:** Northeast corner of Southern Boulevard and Sansbury's Way

**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 2

35. **Control No:** 1973-00215  
**Application No:** DOA-2022-01119 (**Application Name: Southampton PUD**) application of Southampton A Condominium Association, Inc., KL Reflection Bay LLC, Southampton B Condominium Association, Inc., Southampton C Condominium Association, Inc., Benenson Capital Co by WGINC

**Title:** a Development Order Amendment

**Request:** to modify and/or delete Conditions of Approval; to reconfigure the Master Plan and Site Plan; to add land area; to add units; and to add access points

**General Location:** NW Corner of Okeechobee Boulevard and Haverhill Road Intersection

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

36. **Control No:** 2022-00064  
**Application No:** SV-2022-01104 (**Application Name: Le Reve on Davis**) application of Brian Berman 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 365 feet south of Melaleuca Lane

**Project Manager:** Scott Cantor, Division Director IV **BCC District:** 3

37. **Control No:** 2016-00159  
**Application No:** Z-2022-01116 (**Application Name:** Morin/Connolly Commerce)  
 application of Morin Robert Tr & Carol, Howard Connolly by JMorton Planning & Landscape Architecture  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District  
**General Location:** West side of State Road 7, approximately 0.2 mile north of Boynton Beach Boulevard  
**Project Manager:** Cody Sisk, Site Planner II **BCC District:** 5
38. **Control No:** 2010-00028  
**Application No:** Z-2022-00948 (**Application Name:** LTG Sports Turf) application of LTG Boynton Beach LLC by Urban Design Studio  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District  
**General Location:** North side of 100th Street S (aka Boynton Beach Boulevard), approx. 0.13 miles west of 441 (SR-7)  
**Project Manager:** Cody Sisk, Site Planner II **BCC District:** 5
39. **Control No:** 2003-00073  
**Application No:** Z-2022-01110 (**Application Name:** Deleon Rezoning) application of Jose Deleon by Land Research Management Inc.  
**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  
**General Location:** South of the intersection of Benoist Farms Road and Pioneer Road  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 6
40. **Control No:** 2009-02440  
**Application No:** W-2022-00813 (**Application Name:** Indian Trail Tower) application of Tillman Infrastructure LLC - Bill Weiland, Roberta Bowen, Cecil Jones by Lewis Longman & Walker P.A., ComSite LLC  
**Title:** a Type 2 Waiver  
**Request:** to allow reduction in separation to residential structure; and reduction in setback to property lines  
**General Location:** Northeast corner of West Indiantown Road and 131st Trail N  
**Project Manager:** Alex Biray, Site Planner II **BCC District:** 1
41. **Control No:** 2009-02440  
**Application No:** CB-2022-01125 (**Application Name:** Indian Trail Tower) application of Tillman Infrastructure LLC - Bill Weiland, Roberta Bowen, Cecil Jones by Lewis Longman & Walker P.A., ComSite LLC  
**Title:** a Class B Conditional Use  
**Request:** to allow a Monopole Tower  
**General Location:** Northeast corner of West Indiantown Road and 131st Trail N  
**Project Manager:** Alex Biray, Site Planner II **BCC District:** 1

- TYPE 2 VARIANCE