

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



DEVELOPMENT REVIEW OFFICER AGENDA

NOVEMBER 9, 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 (PH) PRE-CERTIFICATION REVIEW

1. **Control No:** 2005-00452
Application No: DOA/CA/W-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 on 8.94 acres
Title: a Class A Conditional Use
Request: to allow a Congregate Living Facility on 8.94 acres
Title: a Type 2 Waiver
Request: to reduce the minimum separation requirement between Congregate Living Facility on 8.94 acres
General Location: The west side of Hagen Ranch Road, approximately 0.5 miles south of Woolbright Road.
Project Manager: Barbara Pinkston, Principal Site Planner **BCC District:** 5

2. **Control No:** 2013-00360
Application No: Z/CA-2022-00844 (**Application Name:** **Hunter's Crossing**)
application of DiVosta Homes L.P., C Hendrix by Urban Design Studio

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 on 36.9 acres
Title: a Class A Conditional Use
Request: to allow Zero Lot Line (ZLL) dwelling units on 36.9 acres
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

3. **Control No:** 2022-00058
Application No: PDD-2022-01134 (**Application Name:** **Cresswind PUD**) application of Fleming Properties LLC, Lornco Farms LLC, Robin Fleming, Kolter Group Acquisitions, LLC by Urban Design Studio
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 446.14 acres
General Location: North side of Southern Boulevard approximately 1.75 miles west of Seminole Pratt Whitney Road
Project Manager: Joyce Lawrence, Senior Site Planner **BCC District:** 6

4. **Control No:** 2005-00454
Application No: ABN/Z/CA-2022-00218 (**Application Name:** **Brentwood of Wellington**) application of Palm Beach Recovery 2016 LLC, AHC Acquisitions, LLC - Charlie Scardina, HRS Palm Beach LLC by Insite Studio
Title: a Development Order Abandonment
Request: for a Class A Conditional Use for a Type 3 Congregate Living Facility on 9.17 acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Community Commercial (CC) Zoning District on 1.05 acres and Planned Unit Development (PUD) on 9.17 acres to the Residential Multifamily (RM) Zoning District on 10.22 acres
Title: a Class A Conditional Use
Request: to approve a combined density bonus through the Workforce Housing Program and Transfer of Development Rights Program that exceeds two units per acre on 10.22 acres
General Location: West side of State Road 7, approximately 0.5 miles north of Lantana Road
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 6
5. **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 a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District on 9.78 acres
Title: a Class A Conditional Use
Request: to allow Zero Lot Line (ZLL) dwelling units on 9.78 acres
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 on 9.78 acres
General Location: North side of Coconut Lane, approximately 1,700 feet east of the Military Trail
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 4
6. **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 Conditions of Approval; to reconfigure the Master Plan and Site Plan, add land area, add units, and add access points on 80.98 acres
General Location: Northwest corner of Okeechobee Boulevard and Haverhill Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

7. **Control No:** 1983-00017
Application No: ABN/PDD-2022-01281 (**Application Name:** Trotting Center)
application of Zuckerman Homes by WGINC
- Title:** a Development Order Abandonment
Request: to abandon the Special Exception for a horse breeding and training farm including accessory buildings and structures and on-site water and sewage treatment plant on 105.58 acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 105.98 acres
General Location: West side of State Road 7 approximately 2,000 feet south of Hypoluxo Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 6
8. **Control No:** 1973-00102
Application No: Z-2022-01497 (**Application Name:** Guardian Manufacturing)
application of Andrew Kobosko (Guardian Manufacturing LLC) by WGINC
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District on 1.09 acres
General Location: Northeast corner of Southern Boulevard and Tall Pines Road
Project Manager: Phil Myers, Site Planner I **BCC District:** 2
9. **Control No:** 2008-00259
Application No: ZV/DOA/W-2022-01515 (**Application Name:** Debris Dog)
application of Dack Beeline LLC by WGINC
- Title:** a Type 2 Variance
Request: to eliminate the Type 3 Incompatibility Buffer along the north property line, and eliminate the 6-foot high wall within the east and west Type 3 Incompatibility buffers on 10.00 acres
Title: a Development Order Amendment
Request: to reconfigure site plan and modify Conditions of Approval on 10.00 acres
Title: a Type 2 Waiver
Request: to allow an alternative Type 3 Incompatibility Buffer along the Right-of-Way for Beeline Highway on 10.00 acres
General Location: North side of Bee Line Highway, approximately 1.14 miles south of Indiantown Road
Project Manager: Vincent Stark, Site Planner I **BCC District:** 1

10. **Control No:** 2003-00079
Application No: EAC-2022-01559 (**Application Name:** Windsor Place MXPD) application of Hatzlacha WP Holdings LLC by AJP Consulting Services LLC, WGINC
- Title:** an Expedited Application Consideration
Request: to modify Conditions of Approval on 40.00 acres
General Location: Northwest corner of Hypoluxo Road and Lyons Road
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 6
11. **Control No:** 1988-00021
Application No: EAC-2022-01280 (**Application Name:** APEC) application of Dolphin Stations LLC by Schmidt Nichols
- Title:** an Expedited Application Consideration
Request: to correct the east property line dimension on 2.74 acres
General Location: Northeast corner of S Congress Avenue and Summit Boulevard
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 3
12. **Control No:** 2004-00233
Application No: CA-2022-01290 (**Application Name:** Shapiro Property) application of Nandaiah Dhanekula, MGR, Emedical Plaza LLC by Schmidt Nichols
- Title:** a Class A Conditional Use
Request: to allow a Medical Office on 2.01 acres
General Location: West side of Military Trail approximately 0.5 miles north of Le Chalet Boulevard
Project Manager: Vincent Stark, Site Planner I **BCC District:** 2
13. **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; reduce landscape buffer width on the west property line; eliminate the wall and plant material in Type 3 Incompatibility Buffer on the west property line on 2.55 acres
Title: a Development Order Abandonment
Request: to abandon a Class A Conditional Use for a Convenience Store with Gas Sales on 2.55 acres
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 on 2.55 acres
General Location: Southwest corner of Old Belvedere Road and Jog Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

14. **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 on 1.19 acres
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the Community Commercial (CC) Zoning District on 1.19 acres
General Location: West side of Military Trail, approximately 200 feet north of Lillian Avenue.
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 1
15. **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 a Requested Use for a second Hotel Use on 7.23 acres
Title: a Development Order Amendment
Request: to modify Conditions of Approval; reconfigure the Site Plan; add/delete square footage; and add, delete, or modify uses on 7.23 acres
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive Through on 7.23 acres
General Location: South side of Okeechobee Boulevard, approximately 200 feet west of the Florida Turnpike.
Project Manager: Cody Sisk, Senior Site Planner **BCC District:** 2
16. **Control No:** 2002-00027
Application No: DOA-2022-01120 (**Application Name: 441 Lantana Self Storage**)
application of 441 Lantana Storage Limited Partnership by Schmidt Nichols
- Title:** a Development Order Amendment
Request: to reconfigure the Site Plan; to add square footage; and modify or delete Conditions of Approval on 12.63 acres
General Location: West side of State Road 7/US 441 approximately 800 feet north of Lantana Road
Project Manager: Jordan Jafar, Senior Site Planner **BCC District:** 6

17. **Control No:** 1981-00214
Application No: ZV/SV-2022-01021 (**Application Name:** **Tile World**) application of Cranston Chung by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to reduce the lot size and lot depth on 0.616 acres
Title: a Subdivision Variance
Request: to allow access from a 60-foot Right-of-Way on 0.616 acres
General Location: Southeast corner of Scott Avenue and Gardenia Street
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 7
18. **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 on 20.41 acres
General Location: Northeast corner of Lake Worth Road and State Road 7
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
19. **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 Class A Conditional Use to allow a Type 3 Congregate Living Facility on 12.12 acres
Title: a Development Order Amendment
Request: to reconfigure the Master Plan; add units; re-designate land use from civic to residential; and delete Conditions of Approval on 543.59 acres
Title: a Class A Conditional Use
Request: to allow a Transfer of Development Rights (TDRs) on 11.84 acres
Title: a Class A Conditional Use
Request: to allow a Density Bonus (Workforce Housing Program) greater than 50 percent on 11.84 acres
General Location: Southeast corner of Hypoluxo Road and Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

20. **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 on 29.53 acres

Title: a Development Order Amendment

Request: to modify the site plan, relocate the building, reduce square footage; and, modify Conditions of Approval on 29.53 acres (Type 1 Restaurant with drive-through)

Title: a Development Order Amendment

Request: to modify the site plan, relocate the building, and to increase square footage and reduce the number of pumps on 29.53 acres (Convenience Store with Retail Gas and Fuel)

Title: a Class A Conditional Use

Request: to allow a Type 1 Restaurant with drive-through on 29.53 acres

Title: a Class A Conditional Use

Request: to allow a Type 1 Restaurant with Drive-through on 29.53 acres

Title: a Class A Conditional Use

Request: to allow a General Day Care on 29.53 acres

Title: a Class A Conditional Use

Request: to allow a Type 2 Restaurant on 29.53 acres

Title: a Class A Conditional Use

Request: to allow a Type 1 Restaurant greater than 5,000 sq. ft. (no drive-through) on 29.53 acres

General Location: Southwest corner of Northlake Boulevard and Coconut Boulevard

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 6

21. **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 on 0.94 acres

General Location: West side of Davis Road, approximately 365 feet south of Melaleuca Lane

Project Manager: Scott Cantor, Division Director IV

BCC District: 3

22. **Control No:** 2022-00033
Application No: SV-2022-00637 (**Application Name: Davis Commons**) application of Community Land Trust Of Palm Beach Count, CP 4489 Davis LLC, Housing Partnership Inc by PLACE Planning & Design
Title: a Subdivision Variance
Request: to allow access from a 30-foot Right-of-Way and to exceed the maximum allowable Average Daily Trips on 1.91 acres
General Location: East side of Davis Road approximately 0.25 miles north of Melaleuca Lane
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3
23. **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 with no swales or gutters on 0.55 acres
General Location: Northwest corner of Gardenette Street and Mango Drive
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

24. **Control No:** 1986-50061
Application No: DRO-2022-01213 (**Application Name: Loxahatchee Muslim Community Center**) application of Loxahatchee Muslim Community Center Inc by Innovative Group Inc.
Title: a Full Development Review Officer (DRO)
Request: to allow a Place of Worship
General Location: Northwest corner of Seminole Pratt Whitney Road and 62nd Road North
Project Manager: Adrien Osias, Site Planner I **BCC District:** 6
25. **Control No:** 1996-00081
Application No: DRO-2022-01636 (**Application Name: Villages of Windsor Dog Park**) application of Palm Beach County by JMorton Planning & Landscape Architecture
Title: a Full Development Review Officer (DRO)
Request: to allow a Public Park
General Location: South side of Hypoluxo Road, approximately 0.30 miles east of Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

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

26. **Control No:** 2022-00007

Application No: CA-2022-01490 (**Application Name:** Islamic Center School)

application of Islamic Center Of West Delray Beach Inc. by Urban Design Studio

Title: a Class A Conditional Use

Request: to allow School - Elementary on 9.85 acres

Title: a Class A Conditional Use

Request: to allow Day Care General on 9.85 acres

General Location: East of Lyons Road on 152nd Place S, approx. 0.25 acres south of Atlantic Avenue.

Project Manager: Vincent Stark, Site Planner I

BCC District: 5

27. **Control No:** 2005-00641

Application No: DOA-2022-01642 (**Application Name:** West Palm Beach Auto Auction) application of Manheim Remarketing Inc, JMC-IV Real Estate Company by

Title: a Development Order Amendment

Request: to reconfigure the Site Plan; to add, delete, or modify Uses; to add square footage; to modify Conditions of Approval and to re-start the Commencement Clock on a 91.58 acre

General Location: on the east side of Sansbury's Way, approximately 0.3 miles north of Southern Boulevard

Project Manager: Jordan Jafar, Senior Site Planner

BCC District: 2

28. **Control No:** 2019-00070

Application No: EAC-2022-01587 (**Application Name:** Busch Wildlife Sanctuary Foundation) application of BWS Foundation Holdings LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.

Title: an Expedited Application Consideration

Request: to modify a Condition of Approval on 19.46 acres

General Location: Southwest corner of Indiantown Road and Rocky Pines Road

Project Manager: Vincent Stark, Site Planner I

BCC District: 1

29. **Control No:** 1977-00031
Application No: SV/ZV/ABN/DOA/W-2022-01312 (**Application Name:** **Posh Hospitality No. 3**) application of Restoration Property Holdings Inc., Posh Hospitality No. 3, Congress Avenue LLC by Dunay Miskel and Backman LLP
Title: a Subdivision Variance
Request: to allow access from a R-O-W less than 80 feet
Title: a Type 2 Variance
Request: to allow access on a non-arterial/non-collector street, to reduce the minimum lot size, to reduce the lot width and frontage, to reduce the front and side street setbacks, and to reduce parking on 2.65 acres
Title: a Development Order Abandonment
Request: to abandon a Hotel use on 2.48 acres
Title: a Development Order Amendment
Request: to reconfigure the Site Plan, to add land area, to delete square footage and add access points on 2.65 acres
Title: a Type 2 Waiver
Request: to allow an extension of the hours of operation for a Non-Residential use located within 250 feet of a parcel of land with a residential future land use designation or use
General Location: Southeast corner of Kentucky Street and S. Congress Avenue
Project Manager: Jerome Ottey, Senior Site Planner **BCC District:** 3
30. **Control No:** 2021-00099
Application No: SV-2022-01269 (**Application Name:** **Hamed's Place**) application of CH76 Investment LLC by Juanita Your Assistant
Title: a Subdivision Variance
Request: to allow access from a 20-foot Right-of-Way on 1.58 acres
General Location: On the west side of Poinsettia Drive, approximately 1/2 mile north of Melaleuca Lane.
Project Manager: Scott Cantor, Division Director IV **BCC District:** 3
31. **Control No:** 2022-00063
Application No: Z-2022-01640 (**Application Name:** **Howell Lane Rezoning**) application of Leonard Schulz by Team Plan Inc.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) to the Residential Transitional (RT) standard zoning on 2.25 acres
General Location: West side of Howell Lane, approximately 2,000 feet north of Northlake Boulevard
Project Manager: Phil Myers, Site Planner I **BCC District:** 1

32. **Control No:** 1994-00053
Application No: PDD/CA-2021-00829 (**Application Name: Delray Self Service Storage**) application of West Atlantic Commercial Properties, Ltd. by WGINC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive-Through.
General Location: North side of Atlantic Avenue, approximately 0.25 miles west of Military Trail.
Project Manager: Imene Haddad, Senior Site Planner **BCC District: 5**
33. **Control No:** 2022-00057
Application No: PDD-2022-01469 (**Application Name: State Road 7 Business Plaza**) application of Joseph Mulvehill by JMorton Planning & Landscape Architecture
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 40.00 acres
General Location: Northeast corner of State Road 7 and Happy Hollow Road **Project Manager:** Cody Sisk, Senior Site Planner **BCC District: 5**
34. **Control No:** 2022-00076
Application No: PDD-2022-01470 (**Application Name: EJKJ Industrial**) application of Ejkj Development Llc by JMorton Planning & Landscape Architecture
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 7.93 acres
General Location: West side of State Road 7, approximately ½ mile south of Atlantic Avenue
Project Manager: Cody Sisk, Senior Site Planner **BCC District: 5**
35. **Control No:** 1978-00273
Application No: W-2022-01656 (**Application Name: Pine Trail Shopping Center**) application of Pine Trail Square LLC by Dunay Miskel and Backman LLP
Title: a Type 2 Waiver
Request: to extend the hours of operation
General Location: West side of Military Trail, south of Okeechobee Boulevard to Elmhurst Road
Project Manager: Imene Haddad, Senior Site Planner **BCC District: 2**

- TYPE 2 VARIANCE