



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

**AGENDA
DEVELOPMENT REVIEW OFFICER
Wednesday, February 8, 2023
9:30 a.m.**

ANNOUNCEMENTS

PRE - APPLICATION CONFERENCE

PUBLIC HEARING APPLICATION – Resubmittal January 23, 2023

1. DOA-2022-01247 Babcock PUD (Control 1985-00054)

Title: Development Order Amendment

Request: to modify the Master Plan to delete land area on 40.01 acres

Applicant: PS Florida One, Inc

Agent: Bohler Engineering and Government Law Group

Acres: 1.76

BCC District: 5

General Location: Southwest corner of W Atlantic Avenue and Tranquility Lake Drive

Project Manager: Jordan Jafar

2. ZV/Z/CA-2022-01246 Public Storage - Tranquility (Control 2021-00139)

Title: Type 2 Variance

Request: to allow an increase in building coverage on 1.93 acres

Title: Official Zoning Map Amendment

Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Community Commercial (CC) Zoning District on 1.93 acres

Title: Class A Conditional Use

Request: to allow a Limited Access Self Storage on 1.93 acres

Applicant: PS Florida One, Inc

Agent: Bohler Engineering and Government Law Group

Acres: 1.93

BCC District: 5

General Location: Southwest corner of W Atlantic Avenue and Tranquility Lake Drive

Project Manager: Jordan Jafar

3. Z-2022-00370 Ribar Property Rezoning (Control 2022-00018)

Title: Official Zoning Map Amendment

Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District on 1.47 acres

Applicant: James Ribar

Agent: H&L Planning & Development Consultants

Acres: 1.47

BCC District: 1

General Location: Southeast corner of Square Lake Drive and South Virginia Avenue

Project Manager: Alex Biray

4. PDD-2022-01785 BC Commerce Center (Control 2016-00163)

Title: 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 47.21 acres

Applicant: Jon Channing, BC Boynton Industrial, LLC, Randall Thorne, Paul Dye

Agent: JMorton Planning & Landscape Architecture

Acres: 47.21

BCC District: 5

General Location: North side of Boynton Beach Boulevard between Acme Dairy and Florida's Turnpike

Project Manager: Cody Sisk

5. **ABN/DOA/CA-2022-01397 Polo Gardens MUPD** (Control 2013-00296)

Title: Development Order Abandonment

Request: to abandon the Type 1 Restaurant on 25.04 acres

Title: Development Order Amendment

Request: to reconfigure site plan and modify uses; and a Class A to allow a Retail Gas and Fuel Sales on 25.04 acres

Title: Class A Conditional Use

Request: to allow a Retail Gas and Fuel Sales on 25.04 acres

Applicant: Elan Polo Gardens Owner LLC, Cardiovascular Centers of America, The Ferber Company

Agent: JMorton Planning & Landscape Architecture

Acres: 25.04

BCC District: 6

General Location: Southeast corner of Lake Worth Road and Polo Club Road

Project Manager: Jordan Jafar

6. **PDD-2022-01470 EJKJ Industrial** (Control 2022-00076)

Title: 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

Applicant: EJKJ Development LLC

Agent: JMorton Planning & Landscape Architecture

Acres: 7.93

BCC District: 5

General Location: West side of State Road 7, approximately 0.25 mile south of Atlantic Avenue

Project Manager: Cody Sisk

7. **DOA/CA-2021-01006 Shops at Indian Trails** (Control 2013-00296)

Title: 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: Development Order Amendment

Request: to modify the site plan, for a Type 1 Restaurant, to relocate the use from Building H to Building F, and modify the Conditions of Approval for the Type 1 Restaurant on 29.53 acres

Title: Development Order Amendment

Request: to modify the site plan, for the Retail Gas and Fuel Sales (Convenience Store), to relocate the use from Building F to Building I; to increase square footage and reduce the number of pumps, and modify the Conditions of approval for the Retail Gas and Fuel Sales (Convenience Store) on 29.53 acres

Title: Class A Conditional Use

Request: to allow a Type 2 Restaurant (exceeding 5,000 SF) (Building D) on 29.53 acres

Title: Class A Conditional Use

Request: to allow a Type 1 Restaurant with drive-through (Building E) on 29.53 acres

Title: Class A Conditional Use

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

Title: Class A Conditional Use

Request: to allow a General Daycare (Building J) on 29.53 acres

Title: Class A Conditional Use

Request: to allow a Carwash (Building A) on 29.53 acres

Applicant: Coconut Northlake LLC

Agent: JMorton Planning & Landscape Architecture

Acres: 25.93

BCC District: 6

General Location: Southwest corner of Northlake Boulevard and Coconut Boulevard

Project Manager: Timothy Hayes/Donna Adelsperger

8. ZV/W/DOA-2022-01515 Debris Dog- Phase II (Control 2008-00259)

Title: Type 2 Variance

Request: to eliminate the Type 3 Incompatibility Buffer along the north property line, and a 6-foot barrier wall within the east and west Type 3 Incompatibility buffers on 10.00 acres

Title: Type 2 Waiver

Request: to allow an alternative Type 3 Incompatibility Buffer along the Right-of-Way for Beeline Highway on 10.00 acres

Title: Development Order Amendment

Request: to reconfigure site plan and modify Conditions of Approval on 10.00 acres

Applicant: Dack Beeline LLC

Agent: WGINC

Acres: 10.00

BCC District: 1

General Location: North side of Bee Line Highway, approximately 1.14 miles south of Indiantown Road

Project Manager: Vincent Stark

9. DOA-2022-00119 Southampton PUD (Control 1973-00215)

Title: Development Order Amendment

Request: to reconfigure the Master Plan and Site Plan; add land area, units, and access points; and to modify Conditions of Approval on 80.98 acres

Applicant: Southampton A Condominium Association, Inc., KL Reflection Bay LLC, Southampton B Condominium Association, Inc., Southampton C Condominium Association, Inc., Benenson Capital Co

Agent: WGINC

Acres: 80.98

BCC District: 2

General Location: Northwest corner of Okeechobee Boulevard and Haverhill Road

Project Manager: Imene Haddad

10. ABN-2022-01654 Congregation Aitz Chaim (Control 1984-00153)

Title: Development Order Abandonment

Request: to abandon a Place of Worship on 3.69 acres

Applicant: Congregation Aitz Chaim of WPB Inc

Agent: WGINC

Acres: 3.69

BCC District: 2

General Location: East of Haverhill Road, approximately 0.4 miles north of Okeechobee Blvd

Project Manager: Larry Damato

11. DOA-2022-01642 West Palm Beach Auto Auction (Control 2005-00641)

Title: 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

Applicant: Manheim Remarketing Inc, JMC-IV Real Estate Company

Agent: Urban Design Studio

Acres: 91.58

BCC District: 2

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

Project Manager: Jordan Jafar

12. ZV/DOA-2021-01932 Chick-fil-A at Western (Control 1977-00048)

Title: Type 2 Variance

Request: to reduce the Divider Median width and to eliminate the tree within the landscape island on 0.97-acres

Title: Development Order Amendment

Request: to reconfigure the Site Plan and add building square footage on the 32.86 acres

Title: Development Order Amendment
Request: to reconfigure the Site Plan, add square footage and drive through lanes for a Type 1 Restaurant (Building H) on 0.97-acres

Applicant: Chick Fil A Inc
Agent: Interplan LLC

Acres: 32.86

BCC District: 6

General Location: Southeast corner of Southern Boulevard and SR 7/US 441

Project Manager: Donna Adelsperger

13. DOA-2022-01078 Tree Top Academy (Control 1989-00066)

Title: Development Order Amendment

Request: to modify and delete Conditions of Approval; to reconfigure the Site Plan; to add land area; and to increase the number of children from 270 to 410 children on 1.5-acres

Applicant: Treetop Academy of Jupiter LLC

Agent: Gentile Glas Holloway O'Mahoney & Assoc Inc.

Acres: 1.5

BCC District: 1

General Location: North of Church Street, approximately 0.26 miles west of N Central Boulevard

Project Manager: Larry Damato

14. DOA-2022-01227 Mt Carmel Missionary Baptist Church (Control 1995-00049)

Title: Development Order Amendment

Request: to reconfigure the Site Plan and delete land area from a 8.15 acre DO

Applicant: Mt Carmel Baptist Church

Agent: Gentile Glas Holloway O'Mahoney & Assoc Inc.

Acres: 8.15

BCC District: 1

General Location: North side of Church Street 673 feet west of Limestone Creek

Project Manager: Larry Damato

15. ZV-2022-01784 West Boca Presbyterian Church (Control 1983-0078)

Title: Type 2 Variance

Request: to allow an increase in the easement overlap in a Type 2 Incompatibility Buffer along the south property line on 6.07 acres

Applicant: School Property Development West Boca LLC

Agent: Schmidt Nichols

Acres: 6.07

BCC District: 5

General Location: East side of Hammock Street, approximately 0.13 miles north of Judge Winikoff Road

Project Manager: Phil Myers

16. CA-2022-01290 Shapiro Property (Control 2004-00233)

Title: Class A Conditional Use

Request: to allow a Medical Office on 2.01 acres

Applicant: Nandaiah Dhanekula, MGR, Emedical Plaza LLC

Agent: Schmidt Nichols

Acres: 2.01

BCC District: 2

General Location: West side of Military Trail approximately 0.5 miles north of Le Chalet Boulevard

Project Manager: Vincent Stark

17. DOA-2022-01120 441 Lantana Self Storage (Control 2002-01120)

Title: Development Order Amendment

Request: to reconfigure the Site Plan; to add square footage; and modify or delete Conditions of Approval on 12.63 acres

Applicant: 441 Lantana Storage Limited Partnership

Agent: Schmidt Nichols

Acres: 12.63

BCC District: 6

General Location: West side of State Road 7/US 441 approximately 800 feet north of Lantana Road

Project Manager: Jordan Jafar

18. ZV-2022-01788 Plaza Delray MUPD (Control 2016-00078)

Title: Type 2 Variance

Request: to allow a reduction in the sign setback on 4.83 acres

Applicant: Pebb Atlantic LLC

Agent: WGINC

Acres: 4.83

BCC District: 5

General Location: Approx. 500 feet southeast of the intersection between W. Atlantic Avenue and Lyons Road.

Project Manager: Phil Myers

19. CB-2022-01125 Indian Trail Tower (Control 2009-02440)

Title: Class B Conditional Use

Request: to allow a Monopole Tower on 0.13-acres

Applicant: Tillman Infrastructure LLC - Bill Weiland, Roberta Bowen, Cecil Jones

Agent: Lewis Longman & Walker P.A.

Acres: 0.13

BCC District: 1

General Location: Northeast corner of West Indiantown Road and 131st Trail North

Project Manager: Alex Biray

20. W-2022-00813 Indian Trail Tower (Control 2009-02440)

Title: Type 2 Waiver

Request: to allow reduction in separation to residential structure; and reduction in setback to property lines on 0.13-acres

Applicant: Tillman Infrastructure LLC - Bill Weiland, Roberta Bowen, Cecil Jones

Agent: Lewis Longman & Walker P.A

Acres: 0.13

BCC District: 1

General Location: Northeast corner of West Indiantown Road and 131st Trail North

Project Manager: Alex Biray

21. ZV/W/PDD-2022-00143 Hyder West AGR-PUD (Control 2022-00005)

Title: Type 2 Variance

Request: to allow the perimeter buffer to not be located on the perimeter of the development on 581.92-acres

Title: Type 2 Waiver

Request: to allow more than 40-percent of the streets to terminate in a cul-de-sac or dead-end on 581.92-acres

Title: 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 on 581.92-acres

Applicant: G L Homes Of Palm Beach Associates Ltd, GL Homes Of Palm Beach Associates Ltd and Lake Worth Drainage District

Agent: G.L. Homes

Acres: 581.92

BCC District: 5

General Location: West side of State Road 7 approximately 0.6 miles north of Clint Moore Road

Project Manager: Timothy Hayes/Donna Adelsperger

22. DOA-2022-01140 7-Eleven, Inc 40459 (Control 2022-00032)

Title: Development Order Amendment

Request: to reconfigure the Site Plan; to modify uses; add pumps, and to modify and delete Conditions of Approval on 4.62 acres

Applicant: 7 Eleven Inc

Agent: Gunster Yoakley & Stewart PA, Common Oak Engineering

Acres: 4.62

BCC District: 2

General Location: Southeast corner of N Jog Road and Wallis Road

Project Manager: Jordan Jafar

23. SV/ZV/ABN/DOA/W-2022-01312 Posh Hospitality No 3 (Control 1977-00031)

Title: Subdivision Variance

Request: to allow access from a R-O-W less than 80 feet on 2.49 acres

Title: 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 2.49 acres

Title: Development Order Abandonment

Request: to abandon a Hotel use on 2.48 acres

Title: Development Order Amendment

Request: to reconfigure the Site Plan, to add land area, to delete square footage and add access points on 2.49 acres

Title: 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 on 2.49 acres

Applicant: Restoration Property Holdings Inc., Posh Hospitality No. 3, Congress Avenue LLC

Agent: Dunay Miskel and Backman LLP

Acres: 2.49

BCC District: 3

General Location: Southeast corner of Kentucky Street and S. Congress Avenue

Project Manager: Jerome Ottey

SUFFICIENT APPLICATIONS- FIRST ROUND COMMENTS

DEVELOPMENT REVIEW OFFICER (DRO)

1. **DRO-2022-01902 DC Industrial (Control 2018-00023)**

Title: DRO Full Review

Request: to allow a Contractor Storage Yard

Applicant: DC Land Holdings LLC

Agent: Urban Design Studio

Acres: 5.0

BCC District: 1

General Location: North of Bee Line Hwy, 1.75 miles west of Pratt Whitney Road

Project Manager: Zubida Persaud

PUBLIC HEARING (PH)

1. **CA-2022-01916 Fit Pup (Control No: 2022-00100)**

Title: a Class A Conditional Use

Request: to allow Limited Pet Boarding

Applicant: DKM Land Company LLC

Agent: Land Research Management, Inc.

Acres: 3.10

BCC District: 01

General Location: south side of 150th Court North, approximately 0.25 miles east of 133rd Terrace North

Project Manager: Phil Myers

2. **PDD/CA-2022-01922 Boynton Beach Place** (Control No: 2022-00112)

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Single Family (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.89 acres

Title: a Class A Conditional Use

Request: to allow a Type 1 Restaurant on 8.89 acres

Title: a Class A Conditional Use

Request: to allow Vehicle Sales and Rental, Light on 8.89 acres

Applicant: Lake Park 1100 LLC; Carl Jobson; Job-Man Development LLC

Agent: Schmidt Nichols

Acres: 8.89

BCC District: 05

General Location: north side of Boynton Beach Blvd, 600 feet East of Jog Road

Project Manager: Cody Sisk

3. **Z/CA-2022-01907 Melrose Park** (Control No: 1998-00058)

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District in part and the Residential Transitional Suburban (RTS) Zoning District in part to the Residential Single Family (RS) Zoning District on 25.14 acres

Title: a Class A Conditional Use

Request: to allow Townhouse dwelling units on 25.14 acres

Applicant: F P Dino & Associates Inc.; GPRA Thoroughbred Training Ctr Inc

Agent: WGI

Acres: 25.14

BCC District: 02

General Location: east of the Florida Turnpike Road, at the terminus of Bridlington Drive

Project Manager: Joyce Lawrence