

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**Wednesday, March 8, 2023  
9:00 A.M.**

**ANNOUNCEMENTS**

**WORKSHOP**

**PRE - APPLICATION CONFERENCE - WITH QUESTIONS**

**PUBLIC HEARING APPLICATIONS - RESUBMITTED ON February 21, 2023**

1. **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 the Master and Site Plans; add land area, units, and access points; and to modify Conditions of Approval on 80.98 acres

**General Location:** Northwest corner of Okeechobee Boulevard and Haverhill Road

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District:** 2

2. **Control No:** 2008-00259  
**Application No:** ZV/W/DOA-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 a 6-foot barrier wall within the east and west Type 3 Incompatibility buffers on 10.00 acres  
**Title:** a Type 2 Waiver  
**Request:** to allow an alternative Type 3 Incompatibility Buffer to substitute a six foot wall with a six foot fence along the Right-of-Way for Beeline Highway on 10.00 acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure site plan and modify Conditions of Approval 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
3. **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
4. **Control No:** 2022-00112  
**Application No:** PDD/CA-2022-01922 (**Application Name:** Boynton Beach Place) application of Carl Jobson, Job-Man Development LLC - Daniel Mancini by Schmidt Nichols
- Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Single Family Residential (RS) Zoning to the Multiple Use Planned Development (MUPD) Zoning District on 8.89 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Type I Restaurant on 8.89 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow Light Vehicle Sales and Rental on 8.89 acres  
**General Location:** North side of Boynton Beach Blvd, 600 feet East of Jog Road  
**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 5

5. **Control No:** 2003-00099  
**Application No:** ABN/DOA/CA-2022-01898 (**Application Name:** Lantana Plaza)  
 application of Lantana Parcel LLC by Cotleur & Hearing Inc.
- Title:** a Development Order Abandonment  
**Request:** to abandon a Financial Institution on 9.66 acres  
**Title:** a Development Order Amendment  
**Request:** to modify Conditions of Approval, the Site, Regulating and Master Sign Plans on 9.66 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow Retail Gas and Fuel Sales on 9.66 acres  
**General Location:** Northeast corner of Lantana Road and Haverhill Road  
**Project Manager:** Jordan Jafar, Senior Site Planner **BCC District:** 3
6. **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 a Type 2 Waiver to 40% of local streets to terminate in a cul-de-sac or dead end  
**Title:** a Development Order Amendment  
**Request:** to modify the Master Plan to delete land area, units, uses, and square footage; and to modify Conditions of Approval  
**Title:** a Type 2 Waiver  
**Request:** to allow for more than 40 percent of local streets to terminate in cul-de-sac  
**General Location:** West of 180th Ave. North, south of Hamlin Blvd., and; south-east corner of 200th Trail North and 60th St. N.  
**Project Manager:** Imene Haddad, Senior Site Planner **BCC District:** 1,6
7. **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 on 23.84-acres, and to modify the Master and Regulating Plans on 1812.96 acres  
**Title:** Partial Release of Conservation Easement  
**Request:** to allow the Partial Release of the Conservation Easement recorded in OR 283760, Page 1020 (23.84-acres)  
**General Location:** West side of Lyons Road, approximately 1.5 miles south of Atlantic Avenue  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 5

8. **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 on 370.01-acres, and to modify the Master and Regulating Plans on 673.06 acres

**Title:** Full Release of Conservation Easement

**Request:** to allow the Full Release of the Conservation Easement recorded in OR 23125, Page 1122 (370.01-acres)

**General Location:** East side of State Road 7 and 0.5 miles south of Boynton Beach Boulevard

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

9. **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 on 23.42-acres, and to modify the Master and Regulating Plans on 488.17-acres

**Title:** Full Release of Conservation Easement

**Request:** to allow the Full Release of the Conservation Easement recorded in OR 25867, Page 1456 (23.42-acres)

**General Location:** East side of Lyons Road and 1.10 miles south of Boynton Beach Boulevard

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

10. **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 on 19.09-acres, and to modify the Master and Regulating Plans on 177.20-acres

**Title:** Full Release of Conservation Easement

**Request:** to allow the Full Release of the Conservation Easement recorded in OR 25867, Page 1437 (19.09-acres)

**General Location:** East side of Lyons Road and 0.5 miles south of Boynton Beach Boulevard

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

11. **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 on 25.76-acres, and to modify the Master and Regulating Plans on 481.81-acres  
**Title:** Full Release of the Conservation Easement  
**Request:** to allow the Full Release of the Conservation Easement recorded in OR 28376, Page 1068 (25.76-acres)  
**General Location:** Approximately 1.5 miles south of Boynton Beach Boulevard on the east side of Lyons Road  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 5
12. **Control No:** 2022-00005  
**Application No:** ZV/PDD-2022-00143 (**Application Name:** yder West AGR-PUD)  
 application of G. L. Homes of Palm Beach Associates LTD, Lake Worth Drainage District by G.L. Homes  
**Title:** a Type 2 Variance  
**Request:** to eliminate a portion of the required AGR-PUD east and west perimeter buffers of the proposed wetlands preserve area on 581.92 acres  
**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 on 581.92 acres  
**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
13. **Control No:** 2016-00163  
**Application No:** PDD-2022-01785 (**Application Name:** BC Commerce Center)  
 application of Jon Channing, BC Boynton Industrial, LLC, Randall Thorne, Paul Dye 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 47.21 acres  
**General Location:** North side of Boynton Beach Boulevard between Acme Dairy and Florida's Turnpike  
**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 5

14. **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
15. **Control No:** 2008-00296  
**Application No:** PDD/W/CA-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 on 9.34-acres  
**Title:** a Type 2 Waiver  
**Request:** to allow 24-hour operations for business within 250 feet of a parcel of land with a residential use on 9.34-acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Hospital on 9.34-acres  
**General Location:** Southwest corner of Lake Worth Road and Hooks Road  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 6
16. **Control No:** 2018-00187  
**Application No:** PDD-2022-01755 (**Application Name:** **Logan Ranch Residential**) application of Logan Barbara M Trust 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 39.24 acres  
**General Location:** Southeast corner of Boynton Beach Boulevard and Acme Dairy Road  
**Project Manager:** Matthew Boyd, Site Planner II **BCC District:** 5
17. **Control No:** 2002-00032  
**Application No:** DOA-2022-01140 (**Application Name:** **7-Eleven Inc 40459**) application of 7 Eleven Inc by Gunster Yoakley & Stewart PA, Common Oak Engineering
- Title:** a Development Order Amendment  
**Request:** to modify the Site Plan, uses; add pumps; and to modify and delete Conditions of Approval on 4.62 acres  
**General Location:** Southeast corner of North Jog Road and Wallis Road  
**Project Manager:** Jordan Jafar, Senior Site Planner **BCC District:** 2

18. **Control No:** 2022-00007  
**Application No:** SV/CA-2022-01490 (**Application Name: Islamic Center School**)  
application of Islamic Center Of West Delray Beach Inc. by Urban Design Studio
- Title:** a Subdivision Variance  
**Request:** to allow a reduction in the access width on 9.85 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Elementary and Secondary School on 9.85 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a General Daycare 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
19. **Control No:** 2022-00099  
**Application No:** CA-2022-01786 (**Application Name: K9 Spa and Training Center**)  
application of Michael Grushoff by Land Research Management Inc.
- Title:** a Class A Conditional Use  
**Request:** to allow Limited Pet Boarding Facility on 2.19 acres  
**General Location:** South side 60th Place N, approximately 0.25 miles West of Hall Road  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 6
20. **Control No:** 1985-00054  
**Application No:** DOA-2022-01247 (**Application Name: Babcock PUD**) application of PS Florida One, Inc. by Government Law Group, BOHLER Engineering
- Title:** a Development Order Amendment  
**Request:** to modify the Master Plan; and to delete land area on 40.01 acres  
**General Location:** Southwest corner of West Atlantic Avenue and Tranquility Lake Drive  
**Project Manager:** Jordan Jafar, Senior Site Planner **BCC District:** 5
21. **Control No:** 2021-00139  
**Application No:** ZV/Z/CA-2022-01246 (**Application Name: Public Storage - Tranquility**) application of PS Florida One, Inc. by BOHLER Engineering
- Title:** a Type 2 Variance  
**Request:** to allow an increase in building coverage on 1.93 acres  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from Planned Unit Development (PUD) Zoning District to the Community Commercial (CC) Zoning District on 1.93 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a Limited Access Self Storage on 1.93 acres  
**General Location:** Southwest corner of West Atlantic Avenue and Tranquility Lake Drive  
**Project Manager:** Jordan Jafar, Senior Site Planner **BCC District:** 5



22. **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 on 2.49 acres  
**Title:** a Type 2 Variance  
**Request:** to not have access on a non-arterial/non-collector street, to reduce the minimum lot size, lot width and frontage; to reduce the front and side street setbacks; and to reduce parking on 2.49 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 and add access points; and to delete square footage on 2.49 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 on 2.49 acres  
**General Location:** Southeast corner of Kentucky Street and South Congress Avenue  
**Project Manager:** Jerome Ottey, Senior Site Planner **BCC District:** 3
23. **Control No:** 2022-00108  
**Application No:** SV-2022-01887 (**Application Name:** **True Deliverance Church of God**) application of True Deliverance Church of God Inc by H & L Planning & Development  
**Title:** a Subdivision Variance  
**Request:** to allow access from the existing 50-foot Right-of-Way on 1.67 acres.  
**General Location:** Northeast corner of Tangerine Blvd and 130th Ave N  
**Project Manager:** Scott Cantor, Division Director IV **BCC District:** 6
24. **Control No:** 2001-50052  
**Application No:** SV-2022-01890 (**Application Name:** **GLMC Warehouse**) application of GLMC Group LLC by Dunay Miskel and Backman LLP  
**Title:** a Subdivision Variance  
**Request:** to allow access from the existing 40-foot easement on 0.71 acres.  
**General Location:** On the west side of Thompson Road, south of Hypoluxo Road  
**Project Manager:** Scott Cantor, Division Director IV **BCC District:** 2



25. **Control No:** 2022-00109  
**Application No:** SV-2022-01904 (**Application Name:** **DaCosta Horn Marshall Road Lot Split**) application of Jaime Dacosta and Kevin Horn - Jaime Dacosta by Richard W. Carlson Jr Esq  
**Title:** a Subdivision Variance  
**Request:** to allow access from the existing 30-foot road easement with no sidewalks on 4.63 acres.  
**General Location:** West of Cleary Road and south of State Road 80  
**Project Manager:** Scott Cantor, Division Director IV

26. **Control No:** 2018-00034  
**Application No:** SV-2022-01117 (**Application Name:** **Reserve at Jupiter - Phase II**) application of DR Horton, Inc. - Carl Albertson by WGINC  
**Title:** a Subdivision Variance  
**Request:** to allow an increase in the maximum allowable daily trips over the 1,500 Average Daily Trip threshold for a local residential street  
**General Location:** West side of Limestone Creek Road, approximately 0.3 miles north of Church Street  
**Project Manager:** Scott Cantor, Division Director IV **BCC District:** 1

27. **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

**APPLICATIONS - FIRST ROUND OF COMMENTS**  
**- DEVELOPMENT REVIEW OFFICER (DRO)**

28. **Control No:** 1990-00034  
**Application No:** DRO-2022-01804 (**Application Name:** **BrandX Pointe**) application of Brandon Cabrera, HRC Investment Group LLC by The BrandX Company  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow 34 Multifamily units  
**General Location:** Southeast corner of Congress Av. and Donnelly Dr.  
**Project Manager:** Matthew Boyd, Site Planner II **BCC District:** 2

29. **Control No:** 2022-00064  
**Application No:** DRO-2023-00141 (**Application Name:** Le Reve on Davis)  
 application of Brian Berman by Land Research Management Inc.
- Title:** a Full Development Review Officer (DRO)  
**Request:** to allow 10 Multifamily units  
**General Location:** West side of Davis Road, approximately 400 feet south of Melaleuca Lane  
**Project Manager:** Matthew Boyd, Site Planner II **BCC District:** 3
30. **Control No:** 2017-00178  
**Application No:** DRO2-2023-00121 (**Application Name:** North Bates Subdivision)  
 application of Lin Zheng by WGINC
- Title:** a Development Review Officer (DRO) Concurrent Type 2  
**Request:** to allow the subdivision for 4 Single Family lots  
**General Location:** East side of N. Bates Road, approximately 257 feet south of the Northlake Blvd.  
**Project Manager:** Michael Birchland, Site Planner I **BCC District:** 1
31. **Control No:** 2007-00288  
**Application No:** DRO2-2023-00230 (**Application Name:** Verde Commons)  
 application of 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio
- Title:** a Development Review Officer (DRO) Concurrent Type 2  
**Request:** to allow a subdivision for 70 Single Family lots  
**General Location:** Northeast corner of Clint Moore Road and State Road 7/US 441  
**Project Manager:** Matthew Boyd, Site Planner II **BCC District:** 5
32. **Control No:** 2021-00031  
**Application No:** DRO2-2023-00236 (**Application Name:** Whitworth AGR-PUD-Plat Three)  
 application of Boynton Beach Associates 30 LLLP, John Whitworth by G.L. Homes
- Title:** a Development Review Officer (DRO) Concurrent Type 2  
**Request:** to allow a subdivision for 36 Zero Lot Line and 28 Single Family lots  
**General Location:** South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road  
**Project Manager:** Michael Birchland, Site Planner I **BCC District:** 5

33. **Control No:** 2021-00031  
**Application No:** DRO2-2023-00239 (**Application Name:** Whitworth AGR-PUD-Plat Four) application of Boynton Beach Associates 30 LLLP, John Whitworth by G.L. Home
- Title:** a Development Review Officer (DRO) Concurrent Type 2  
**Request:** to allow a subdivision for 102 Zero Lot Line lots  
**General Location:** South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road  
**Project Manager:** Michael Birchland, Site Planner I **BCC District:** 5
- DRO EXPEDITED (DROE)  
- PUBLIC HEARING (PH)
34. **Control No:** 2021-00031  
**Application No:** DOA-2023-00269 (**Application Name:** Whitworth AGR-PUD) application of Boynton Beach Associates 30 LLLP, 156th Court South Associates LLC by G.L. Homes
- Title:** a Development Order Amendment  
**Request:** to delete land area, and to reconfigure the Master Plan on a 721.51 acre DO  
**Title:** Full Release of Conservation Easements  
**Request:** to allow the Full Release of the Conservation Easements recorded in OR xx, Page xx (72.35 acres) and OR xx, Page xx (18.09 acres)  
**General Location:** South of Boynton Beach Blvd., east of State Road 7, west of Lyons Road  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 5
35. **Control No:** 2010-00474  
**Application No:** ABN-2023-00283 (**Application Name:** Complete Turbine) application of Beeline Property Holdco Inc by Urban Design Studio
- Title:** a Development Order Abandonment  
**Request:** to abandon an Industrial Research Laboratory on 44.44 acres  
**General Location:** North side of Beeline Highway (SR 710) approximately 0.6 miles west of the entrance of Moroso Motorsports Park  
**Project Manager:** Phil Myers, Site Planner I **BCC District:** 1
36. **Control No:** 2022-00056  
**Application No:** SV-2023-00201 (**Application Name:** Gurudwana Temple) application of Gurudwara Treasure Coast Florida Inc by Civil Engineering Consulting In
- Title:** a Subdivision Variance  
**Request:** to allow access from the existing 50-foot Right-of-Way on 2.15 acres.  
**General Location:** On the north side of 150th Court North, approximately 1/4 mile east of Jupiter Farms Road  
**Project Manager:** Scott Cantor, Division Director IV **BCC District:** 1

37. **Control No:** 2023-00014

**Application No:** SV-2023-00229 (**Application Name:** **Victory Gospel Assembly of Christ**) application of Victory Gospel Assembly of Christ Inc by H & L Planning & Development

**Title:** a Subdivision Variance

**Request:** to allow access from the existing 50-foot right-of-way on 2.34 acres.

**General Location:** Southwest corner of Hypoluxo Farms Road and 73rd Road South

**Project Manager:** Scott Cantor, Division Director IV

**BCC District:** 2