

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**APRIL 12, 2023  
9:00 A.M.**

**ANNOUNCEMENTS**

**WORKSHOP PRE - APPLICATION CONFERENCE - WITH QUESTIONS**

**PUBLIC HEARING APPLICATIONS - RESUBMITTED ON **March 27, 2023****

1. **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 with drive-through 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

2. **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
3. **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 Hotel on 7.23 acres  
**Title:** a Development Order Amendment  
**Request:** to modify Conditions of Approval; reconfigure the Site Plan; delete square footage; and add and delete 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
4. **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 0.62 acres  
**Title:** a Subdivision Variance  
**Request:** to allow access from a 60-foot Right-of-Way on 0.62 acres  
**General Location:** Southeast corner of Scott Avenue and Gardenia Street  
**Project Manager:** Zubida Persaud, Site Planner II **BCC District:** 7

5. **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:** Release of Conservation Easements  
**Request:** to allow the Full Release of the Conservation Easements on 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
6. **Control No:** 2022-00005  
**Application No:** ZV/PDD-2022-00143 (**Application Name:** **Hyder 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 (AGR) and the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 581.92 acres  
**General Location:** West side of State Road 7/US 441 approximately 0.6 miles north of Clint Moore Road  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 5
7. **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:** Release of Conservation Easement  
**Request:** to allow the Full Release of the Conservation Easement recorded in Book 23125, Page 1122 (370.01-acres)  
**General Location:** East side of State Road 7/US 441, approximately 0.5 miles south of Boynton Beach Boulevard  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 5

8. **Control No:** 1989-00066  
**Application No:** DOA-2022-01078 (**Application Name:** **Tree Top Academy**)  
application of Treetop Academy of Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** a 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 on 1.5 acres  
**General Location:** North side of Church Street, approximately 0.26 miles west of N. Central Boulevard  
**Project Manager:** Larry Damato, Site Planner II **BCC District:** 1
9. **Control No:** 1995-00049  
**Application No:** DOA-2022-01227 (**Application Name:** **Mt. Carmel Missionary Baptist Church**)  
application of Mt Carmel Baptist Church by Gentile Glas Holloway O'Mahoney & Assoc Inc.  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan and delete land area for 5.16 acres  
**General Location:** North side of Church Street, approximately 673 feet west of Limestone Creek  
**Project Manager:** Larry Damato, Site Planner II **BCC District:** 1
10. **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 legal 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, approximately 0.25 miles south of Atlantic Avenue.  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 5
11. **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 with modifications on 44.44 acres  
**General Location:** North side of Beeline Highway approximately 1.9 miles NW of Pratt Whitney Rd and Beeline Hwy intersection  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 1

12. **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 Engineeri
- Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan and 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
13. **Control No:** 1977-00031  
**Application No:** SV/ZV/ABN/DOA/W-2022-01312 (**Application Name:** Posh Hospitality No. 3)  
**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 eliminate access on a arterial/collector street; to reduce the minimum lot size, width and frontage; reduce the front and side street setbacks; and 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 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

14. **Control No:** 1977-00048  
**Application No:** ZV/DOA-2021-01932 (**Application Name:** Chick-fil-A at Western Plaza) application of Chick Fil A Inc. by Interplan LLC
- Title:** a Type 2 Variance  
**Request:** to reduce the Divider Median width and to eliminate the tree within the landscape island on 0.97-acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan and add building square footage; and modify Conditions of Approval on the 32.86 acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan, add square footage and drive-through lanes for a Type 1 Restaurant and modify Conditions of Approval on 0.97-acres  
**General Location:** Southeast corner of Southern Boulevard and SR 7/US 441  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 6
15. **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; and to reconfigure 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
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:** 2005-00193  
**Application No:** ABN/Z-2022-01751 (**Application Name:** First Care Office)  
 application of First Care Family Resources Inc by JMorton Planning & Landscape Architecture  
**Title:** a Development Order Abandonment  
**Request:** to abandon a Elementary or Secondary School on 0.98 acres  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District on 0.98 acres  
**General Location:** Southeast corner of Northlake Boulevard and N Bates Road  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 1
18. **Control No:** 2005-00193  
**Application No:** SV/ZV-2022-01752 (**Application Name:** First Care Office)  
 application of First Care Family Resources Inc by JMorton Planning & Landscape Architecture  
**Title:** a Subdivision Variance  
**Request:** to allow access from a major street on 0.98 acres  
**Title:** a Type 2 Variance  
**Request:** to allow a reduction in minimum lot size on 0.98 acres  
**General Location:** Southeast corner of Northlake Boulevard and N Bates Road  
**Project Manager:** Vincent Stark, Site Planner I **BCC District:** 1
19. **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 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 hedge along the south, east and west property lines on 10.00 acres  
**Title:** a Development Order Amendment  
**Request:** to reconfigure Site, Regulating and Alternative plans, to expand the use; 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



20. **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
21. **Control No:** 2022-00018  
**Application No:** Z-2022-00370 (**Application Name:** **Ribar Property Rezoning**)  
 application of James Ribar by H&L Planning & Development Consultants LLC  
  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Residential Estate (RE) Zoning District to the  
 Residential Transitional (RT) Zoning District on 1.41 acres  
**General Location:** Southeast corner of Square Lake Drive and South Virginia Avenue  
**Project Manager:** Alex Biray, Site Planner II **BCC District:** 1
22. **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
23. **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, relocate square footage, add a building, and  
 modify phasing on 16.85 acres  
**General Location:** Southeast corner of Haverhill Road and Summit Boulevard  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 3



24. **Control No:** 1999-30103  
**Application No:** Z/W-2022-01517 (**Application Name:** Cagigas Medical Center)  
 application of Cagigas Family Holding Co LLC by Land Research Management Inc.
- Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the General Commercial (CG) and Residential Multifamily (RM) Zoning Districts to the Urban Infill (UI) Zoning District on 2.11 acres  
**Title:** a Type 2 Waiver  
**Request:** to allow the building to be articulated so that the shortest side fronts the street on 2.11 acres  
**General Location:** East side of Military Trail, approximately 0.25 miles south of Summit Blvd.  
**Project Manager:** Jerome Ottey, Senior Site Planner **BCC District:** 3
25. **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 reconfigure the Master Plan to add and delete uses; and to modify Conditions of Approval 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 Facilities on 8.94 acres  
**General Location:** West side of Hagen Ranch Road, approximately 0.5 miles south of Woolbright Road.  
**Project Manager:** Barbara Pinkston, Principal Site Planner **BCC District:** 5
26. **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 on 9.24 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow Townhouse dwelling units on 9.24 acres  
**Title:** a Class A Conditional Use  
**Request:** to allow a combination density greater than two units per acre for Workforce Housing and Transfer of Development Rights on 9.24 acres  
**General Location:** South side of Hypoluxo Road approximately 0.83 miles east of Jog Road  
**Project Manager:** Donna Adelsperger, Senior Site Planner **BCC District:** 2

## APPLICATIONS - FIRST ROUND OF COMMENTS

### - DEVELOPMENT REVIEW OFFICER (DRO)

27. **Control No:** 2014-00125

**Application No:** DRO/W-2023-00140 (**Application Name:** **Aero Village**) application of E & M Realty Corp by Schmidt Nichols

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow Multifamily units

**Title:** a Type 1 Waiver

**Request:** to allow a 15% reduction of the required parking spaces

**General Location:** West side of N. Congress Avenue, approximately 280 feet N. of intersection with Cherry Road

**Project Manager:** Matthew Boyd, Site Planner II

**BCC District:** 7

28. **Control No:** 2022-00108

**Application No:** DRO-2023-00151 (**Application Name:** **True Deliverance Church of God**) application of True Deliverance Church of God Inc by H & L Planning & Development

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a Place of Worship

**General Location:** Northeast corner of Tangerine Blvd. and 130th Ave. N.

**Project Manager:** Zubida Persaud, Site Planner II

**BCC District:** 6

29. **Control No:** 1983-00017

**Application No:** DRO-2023-00348 (**Application Name:** **Trotting Center**) application of Lynx At Lake Worth Llc by WGINC

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a subdivision

**General Location:** Westside of State Road 7 approximately 2,000 feet south of Hypoluxo Road.

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

**BCC District:** 6

30. **Control No:** 2005-00631

**Application No:** ABN/DRO-2023-00218 (**Application Name:** **Cobblestone Square**) application of Hutton Lake Worth FI Mt Llc by Schmidt Nichols

**Title:** Development Order Abandonment

**Request:** to abandon a Light Repair and Maintenance use

**Title:** a Full Development Review Officer (DRO)

**Request:** to modify the Site Plan

**General Location:** East side of S Military Trail, approximately 350 feet north of Melaleuca Lane

**Project Manager:** Timothy Haynes, Senior Site Planner

**BCC District:** 3

**- DRO EXPEDITED (DROE)**

**- PUBLIC HEARING (PH)**

31. **Control No:** 1990-00023

**Application No:** ABN/Z-2023-00330 (**Application Name:** **Palm Beach County Fire Station No. 24**) application of Palm Beach County by Gentile Glas Holloway O'Mahoney & Assoc Inc., Palm Beach County

**Title:** a Development Order Abandonment

**Request:** to abandon a Special Exception for a Mixed Residential Commercial Planned Development; and Vehicle Sales and Rental on 1.35 acres

**Title:** an Official Zoning Map Amendment

**Request:** to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District on 1.35 acres

**General Location:** Southwest corner of Westgate Avenue and Seminole Avenue

**Project Manager:** Larry Damato, Site Planner II **BCC District:** 7

32. **Control No:** 2018-00187

**Application No:** PDD/CA-2023-00378 (**Application Name:** **Erickson Boynton Beach CCRC**) application of Mazzoni William Trs &, Mazzoni William A Tr & 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 55.31 acres

**Title:** a Class A Conditional Use

**Request:** to allow a Congregate Living Facility on 55.31 acres

**General Location:** South side of Boynton Beach Boulevard, approximately 0.63 miles east of Lyons Road

**Project Manager:** Joyce Lawrence, Senior Site Planner **BCC District:** 5

33. **Control No:** 1973-00237

**Application No:** ZV/PDD/CA-2023-00374 (**Application Name:** **Northlake Commercial**) application of Northlake 3540 by WGINC

**Title:** a Type 2 Variance

**Request:** to allow a reduction of the lot size on 2.02 acres

**Title:** an Official Zoning Map Amendment

**Request:** to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.02 acres.

**Title:** a Class A Conditional Use

**Request:** to allow a Type 1 Restaurant on 2.02 acres

**General Location:** Southwest corner of Burma Road and Northlake Boulevard

**Project Manager:** Cody Sisk, Senior Site Planner **BCC District:** 1