



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

DEVELOPMENT REVIEW OFFICER AGENDA

AUGUST 9, 2023 9:00 A.M.

**Vista Center, Hearing Room VC-1E-60
2300 N Jog Rd, West Palm Beach, 33411**

A. ANNOUNCEMENTS

B. FUTURE LAND USE AMENDMENTS - August 24, 2023 BCC Adoption

- **EJKG Industrial, LGA 2023-004, PDD-2022-1470**
- **BC Commerce Center, LGA 2023-003, ZV/PDD/CA-2022-1785**
- **Logan Ranch, LGA 2023-014, PDD/ZV-2022-1755**

C. JULY 24, 2023 RESUBMITTALS - MINOR ISSUES

1. ZV-2023-00888 Forest Oaks Residential Pod A (Control 1970-00009)

Application of Mattamy Palm Beach LLC by Design and Entitlement consultants, LLC

- a. Title:** a Type 2 Variance **Request:** to allow a reduction in the rear setback for lots 33 to 39; and, front setback for lots 35 to 39

Location: South side of Lake Worth Road, approx. 0.61 miles west of Jog Road

Project Manager: Zubida Persaud, Site Planner II

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: **07/05/2023** **180 Decision:** **01/01/2024**

Open Issues: Zoning, Co Atty, Land Dev, Survey

2. DOA-2023-00520 Windsor Place MXPDP (Control No: 2003-00079)

Application of Hatzlacha WP Holdings LLC by AJP Consulting Services LLC, and WGINC

- a. Title:** a Development Order Amendment **Request:** to reconfigure the Final Site Plan and Final Regulating Plan on 10.0 acres

Location: Northwest corner of Hypoluxo Road and Lyons Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 6, Commissioner Sara Baxter

Sufficiency: **05/31/2023** **180 Decision:** **11/27/2023**

Open Issues: Planning, Zoning

3. **Z/CA-2023-00648 West Palm Dog** (Control 1987-00122)

Application of Benjamin Probst, Margaret Hohmann by Land Research Management Inc.

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Agricultural Residential (AR) Zoning District on 1.06 acres

b. **Title:** a Class A Conditional Use **Request:** to allow a Limited Pet Facility on 1.06-acres

Location: West side of Colbright Road, approx. 0.30 miles north of Lantana Road

Project Manager: Donna Adelsperger, Senior Site Planner/Lawrence D'Amato, Site Planner II

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023

Open Issues: Zoning

D. **JULY 24, 2023 RESUBMITTALS ON - MAJOR ISSUES**

4. **PDD/CA-2021-00829 Delray Self Service Storage** (Control No: 1994-00053)

Zoning Application of West Atlantic Commercial Properties, LTD. by WGINC

a. **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 on 4.53 acres

b. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 4.53 acres

Location: North side of Atlantic Avenue, approx. 0.25 miles west of Military Trail.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 07/07/2021; 7/8/2022 **180 Decision:** 01/03/2022; 01/04/2023

Extension: 07/31/2023; 09/28/2023; 11/29/2023

Open Issues: Health, Land Development, Traffic, Zoning

5. **PDD-2023-00853 Verdura PUD** (Control 2006-00017)

FLUA & Text Amendment - LGA 2024-001 Pending PLC Hearing Sept. 8 & BCC Nov. 1

Application of 7501 S SR7 LC and Cypress Polo Club LLC by Urban Design Studio

a. **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 96.36 acres

Location: West side of State Road 7, approx. one-quarter mile south of Hypoluxo Road

Project Manager: Matthew Boyd, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 07/05/2023 **180 Decision:** 01/01/2024

Open Issues: ERM, Health, Land Dev, LWDD, Palm Tran, Parks, Planning, Survey, Traffic WUD

6. **PDD/CA-2023-00378 Erickson Boynton Beach CCRC** (Control No. 2018-00187)

FLUA & Text Amendments - LGA 2023-018 - Transmitted in May

Application of Mazzone William Trs &, Mazzone William A Tr & by JMorton Planning & Landscape Architecture

a. 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 93.51 acres

b. Title: a Class A Conditional Use **Request:** to allow a Congregate Living Facility on 93.51 acres

Location: South side of Boynton Beach Boulevard, approx. 0.63 miles east of Lyons Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 03/15/2023 **180 Decision:** 09/25/2023 **Extension:** 10/26/2023

Open Issues: ERM, Health, Land Dev, Palm Tran, Parks, Plan, Survey, Traffic, WUD, Zoning

FLUA & Text Amendments - ITG AGR Exchange LGA 2024-001 - BCC Hearing October 24, 2023

Sufficiency: 3/2/2022 **180 Decision:** 8/29/2022 **Extension:** 11/28/2022; 8/2/2023; 10/26/2023

7. **ABN/DOA/W-2022-00155 Indian Trail Groves** (Control No: 2002-90045)

Application of Palm Beach West Associates I LLLP by GL Homes, Urban Design Studio

a. Title: a Development Order Abandonment **Request:** to abandon a Type 2 Waiver to 40 percent of local streets to terminate in a cul-de-sac or dead end on 4,871.57 acres

b. 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 on 4866.10

c. Title: a Type 2 Waiver **Request:** to allow for more than 40 percent of local streets to terminate in cul-de-sac on 4,866.10 acres

Location: West of 180th Ave. North, south of Hamlin Blvd., and; southeast corner of 200th Trail North and 60th St. N.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 1, Commissioner Maria G. Marino and 6, Commissioner Sara Baxter

Open Issues: ERM, Health, Land Dev, Palm Tran, Parks, Plan, Survey, Traffic, WUD, Zoning

8. **DOA-2022-00203 Hyder AGR-PUD** (Control No. 2005-00455)

Application of G L Homes of Palm Beach Associates LTD by GL Homes and WGI

a. 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

b. Title: Release of Conservation Easements **Request:** to allow the Partial Release of the Conservation Easement on 23.84 acres

Location: West side of Lyons Road, approx. 1.5 miles south of Atlantic Avenue

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Planning, Survey, Traffic, WUD, Zoning

9. **DOA-2022-00204 Lyons West AGR-PUD** (Control No. 2005-00003)

Application of G L Homes of Palm Beach Associates LTD by GL Homes and WGI

a. 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

b. Title: Release of Conservation Easements **Request:** to allow the Full Release of the Conservation Easement on 370.01 acres

Location: East side of State Road 7/US 441, approx. 0.5 miles south of Boynton Beach Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Planning, Survey, Traffic, WUD, Zoning

10. **DOA-2022-00205 Canyon Isles AGR-PUD** (Control No. 2002-0068)

Application of G L Homes of Palm Beach Associates LTD by GL Homes and WGI

a. 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

b. Title: Release of Conservation Easements **Request:** to allow the Full Release of the Conservation Easement on 23.42 acres

Location: East side of Lyons Road, and west side of State Road 7/US 441 approx. 1.10 miles south of Boynton Beach Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Parks, Planning, Survey, Traffic, WUD, Zoning

11. **DOA-2022-00206 Canyon Lakes AGR-PUD** (Control No. 2002-0067)

Application of G L Homes of Palm Beach Associates LTD by GL Homes and WGI

a. 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

b. Title: Release of Conservation Easements **Request:** to allow the Full Release of the Conservation Easement on 19.09 acres

Location: East side of Lyons Road; and, west side of State Road 7/US 441 approx. 0.5 miles south of Boynton Beach Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Park, Planning, Survey, Traffic, WUD, Zoning

12. **DOA-2022-00207 Canyon Springs AGR-PUD** (Control No. 2002-0069)

Application of G L Homes of Palm Beach Associates LTD by GL Homes and WGI

a. 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

b. Title: Release of Conservation Easements **Request:** to allow the Full Release of the Conservation Easement on 25.76 acres

Location: East side of Lyons Road, approx. 1.5 miles south of Boynton Beach Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Planning, Zoning

13. DOA-2023-00269 Whitworth AGR-PUD (Control No. 2021-00031)

Application of Boynton Beach Associates 30 LLLP, 156th Court South Associates LLC by GL Homes

a. Title: a Development Order Amendment **Request:** to delete land area on 90.44-acres; and, to modify the Master on 721.51 acres

b. Title: Release of Conservation Easements **Request:** to release the Conservation Easements on 90.44 acres

Location: East side of State Road 7, approx. 1.7 miles south of Boynton Beach Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5 Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Park, Planning, Survey, Traffic, WUD, Zoning

14. ZV/PDD-2022-00143 Hyder West AGR-PUD (Control No: 2022-00005)

Application of GL Homes of Palm Beach Associates LTD, Lake Worth Drainage District by GL Homes

a. Title: a Type 2 Variance **Request:** to eliminate a portion of the AGR-PUD east and west perimeter buffers of the proposed wetlands preserve area on 581.92 acres

b. 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

Location: West side of State Road 7/US 441, approx. 0.6 miles north of Clint Moore Road

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Open Issues: ERM, Health, Land Dev, Palm Tran, Parks, Planning, Survey, Traffic, WUD, Zoning

APPLICATIONS WITHOUT FLUA AMENDMENTS

15. Z/CA-2023-00660 AI Packer Fleet Services (Control No. 2012-00292)

Application of Packer Family Limited Ptr II by JMorton Planning & LandscapeArchitecture

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Multifamily (RM) Zoning District to General Commercial (CG) Zoning District on 2.14 acres

b. Title: a Class A Conditional Use **Request:** to allow Heavy Repair and Maintenance on 2.14 acres

Location: East side of North Military Trail, 334 feet South of Elmhurst Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 7, Commissioner Mack Bernard

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023

Open Issues:

16. **DOA-2023-00869 Chimu MUPD** (Control 1994-00013)

Application of Prelux LLC by Urban Design Studio

a. **Title:** a Development Order Amendment **Request:** to allow modification of the Site Plan to relocate uses, remove and add uses, decrease overall building square footage; and, modify Conditions of Approval on 8.69-acres

Location: Northeast corner of Adonis Avenue and Hypoluxo Road

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 05/03/2023 180 **Decision:** 10/30/2023

Open Issues:

17. **DOA-2023-00534 Burlington Self Storage at Gun Club Road** (Control No: 1974-00126)

Application of Gun Club Rd SS LLC by Urban Design Studio

a. **Title:** a Development Order Amendment **Request:** to reconfigure the site plan; to add square footage; and, modify uses and Conditions of Approval on 18.42 acres

Location: Northwest corner of Gun Club Road and South Military Trail

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 05/03/2023 180 **Decision:** 10/30/2023

Open Issues:

18. **ZV/DOA/W-2023-00372 Lyons Glades Center** (Control No: 1979-00106)

Application of Boca Pier Assoc Ltd by JMorton Planning & Landscape Architecture

a. **Title:** a Type 2 Variance **Request:** to allow a reduction in the width of a Right-of-Way (R-O-W) Buffer, landscape islands, and divider medians; foundation planting dimensions, building and freestanding sign setback; to allow an easement overlap of landscape islands and a R-O-W Buffer; and, to eliminate landscape protection measures and trees in landscape islands on 4.86 acres

b. **Title:** a Development Order Amendment **Request:** to reconfigure the site plan; add and delete uses, and add square footage on 4.86 acres

c. **Title:** a Type 2 Waiver **Request:** to allow an alternative landscape buffer on 4.86 acres

Location: Northwest corner of Glades Road and Lyons Road

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 05/03/2023 180 **Decision:** 10/30/2023

Open Issues:

19. **DOA-2022-00509** **Atlantic Christian Academy** (Control No: 1986-00114)

Application of ACA Bridge Builders LLC by Arc Development Global LLC

a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan, relocate square footage, add a building, and modify phasing on 16.85 acres

Location: Southeast corner of Haverhill Road and Summit Boulevard

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 03/30/2022 180 **Decision:** 09/26/2022

Extension: 11/25/2022; 12/25/2022; 02/23/2023; 04/27/2023; 06/22/2023; 08/24/2023; 10/26/2023

Open Issues: Land Development, Traffic, Zoning

20. **CA-2023-00369** **Court Daycare** (Control No: 2023-00019)

Application of 4298 Hypoluxo Rd LLC by Dunay Miskel and Backman LLP

a. **Title:** a Class A Conditional Use **Request:** to allow a General Day Care on 0.89 acres

Location: South side of Hypoluxo Road, approx. 1000 feet east of S. Military Trail

Project Manager: Vincent Stark, Site Planner I

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 05/03/2023 180 **Decision:** 10/30/2023

Open Issues:

21. **SV/CA-2023-00532** **Boca Raton Achievement Center** (Control No: 2023-00035)

Application of United Spectrum Corp by Urban Design Studio

a. **Title:** a Subdivision Variance **Request:** to allow a reduction of the legal access width on 5.09 ac

b. **Title:** a Class A Conditional Use **Request:** to allow an Elementary or Secondary School (Private) on 5.09 acres

Location: North side of 155th Street S, approx. 0.11 miles east of Lyons Road

Project Manager: Nancy Frontany, Site Planner II

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 05/03/2023 180 **Decision:** 10/30/2023

Open Issues: Land Development, Traffic

22. **ZV-2023-00375** **Chabad Chai Center** (Control 2022-00116)

Application of Educational Alternate by Schmidt Nichols

a. **Title:** a Type 2 Variance **Request:** to allow a reduction in lot size, lot depth and rear setback on 2.77 acres

Location: North side of Clint Moore Road, approx. 0.3 miles east of Wagon Wheel Drive

Project Manager: Vincent Stark, Site Planner I

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 05/03/2023 180 **Decision:** 10/30/2023

Open Issues:

23. CB-2023-00651 Big Dream Preschool (Control 2001-00039)

Application of Big Dreams Preschool LLC by Land Research Management

a. Title: a Class B Conditional Use **Request:** to allow a General Daycare on 1.01 acres

Location: Southwest corner of Westgate Avenue and Quail Drive

Project Manager: Nancy Frontany, Site Planner II

BCC District: 7, Commissioner Mack Bernard

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023

Open Issues: Planning, Survey, Traffic, Zoning

24. SV-2022-01269 Poinsettia Duplexes (Control No: 2021-00099)

Application of CH76 Investment LLC by Juanita Your Assistant

a. Title: a Subdivision Variance **Request:** to allow access from a 20-foot right-of-way on 1.58 acres

Location: West side of Poinsettia Drive, approx. 1/2 mile north of Melaleuca Lane.

Project Manager: Werner Vaughan, Professional Engineer

BCC District: 3, Commissioner Michael A. Barnett

Sufficiency: 11/02/2022 **180 Decision:** 05/01/2023 **Extension:** 08/30/2023

Open Issues: Survey, Land Development, County Attorneh

25. SV-2022-01890 GLMC Warehouse (Control No: 2001-50052)

Application of GLMC Group LLC by Dunay Miskel and Backman LLP

a. Title: a Subdivision Variance **Request:** to allow access from the existing 40-foot easement on 0.71 acres.

Location: West side of Thompson Road, approx. 200 feet south of Hypoluxo Road

Project Manager: Werner Vaughan, Professional Engineer

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 01/04/2023 **180 Decision:** 07/03/2023

Extension: 10/02/2023

Open Issues: Land Development, Survey, Zoning

E. FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS

26. PDD/W/CA -2023-00843 West End Crossing MUPD (Control No: 2023-00043)

FLUA Amendment - LGA 2024-002 Pending PLC Hearing on Sept. 8 or Oct. 13 & BCC Nov. 1

Application of application of Northlake Seminole Prop LLC, Northlake Seminole Property LLC, PB-Rez, LLC by Coteleur & Hearing Inc.

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 5.93 acres

a. Title: a Type 2 Waiver **Request:** to allow an alternative Type 3 Landscape Buffer along the east property line on 5.93 acre

b. Title: a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with an accessory Car Wash on 5.93 acres

c. Title: a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with drive-through on 5.93 acres

e. Title: a Class A Conditional Use **Request:** to allow a Type 2 Restaurant on 5.93 acres

Location: Southeast corner of Seminole Pratt Whitney Road and Northlake Boulevard

Project Manager: Nancy Frontany, Senior Site Planner

BCC District: 6, Commissioner Sara Baxter

27. PDD -2023-00989 Olympus MUPD (Control No: 2007-00003)

FLUA Amendment - LGA 2024-002 Pending PLC Hearing on Sept. 8 or Oct. 13 & BCC Nov. 1

Application of 15445 Us 441 Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.

a. 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 6.33 acres

Location: Northwest corner of La Reina Road and State Road 7

Project Manager: Nancy Frontany, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 08/02/2023

FLUA & Text Amendments - Bender Oaks LGA 2024-003 - PLC Hearing Oct. 13 & BCC Nov. 1

Applications of Bedner Bros Farms Inc. by JMorton Planning & Landscape Architecture

BCC District: 5, Vice Mayor Maria Sachs

Project Manager: Donna Adelsperger, Senior Site Planner

28. Z - 2023-00971 Bedner – Lee Industrial (Control No: 2023-00075)

a. Title: an Official Zoning Map Amendment **Request:** to allow an Official Zoning Map Amendment from AGR-MUPD to IL zoning district on 5.0 acres

Location: Northwest corner of Lee Rd and State Road 7

29. PDD -2023-00972 Bedner – Oaks Commerce (Control No: 2023-00072)

a. Title: an Official Zoning Map Amendment **Request:** to allow rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District on 9.0 acres

Location: West side of State Road 7, approx. 415 feet south of Lee Road

30. ABN -2023-01004 Bedners – Market Place (Control No: 2007-00357)

a. Title: a Development Order Abandonment **Request:** to abandon a Agricultural Marketplace in the Agricultural Reserve (AGR) Zoning District on 81.88 acres

Location: Southeast corner of Lee Rd and State Rd 7

31. PDD/DOA/CA - 2023-01002 All Seasons Delray Beach (Control No: 2012-00424)

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District on 5.0 acres

b. Title: Development Order Amendment **Request:** to delete and add land area on 5.0 acres

c. Title: Class A Conditional use **Request:** to allow an Agricultural Marketplace in a Preserve Parcel of an AGR-MUPD on 5.0 acres

Location: Southeast corner of Lee Rd and State Rd 7

APPLICATIONS WITHOUT FLUA AMENDMENTS

32. ABN/Z/CA-2023-00669 Peace Village (Control No: 1989-00051)

Application of Union Congregational Church of WPB by JMorton Planning & Landscape Architecture

a. Title: a Development Order Abandonment **Request:** to abandon the church on 6.46 acres

b. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Single Family (RS) Zoning District to the Residential Multi-Family (RM) Zoning District on 6.46 acres

c. Title: a Class A Conditional Use **Request:** to allow a combined density increase greater than two units to the acre through the Workforce Housing and Transfer Development Rights programs on 6.46 acres

Location: Southwest corner Haverhill Road and Summit Boulevard

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 3, Commissioner Michael A Barnett

33. CB/CA -2023-00656 RCRU Investments TDR (Control No: 1982-00157)

Application of RCRU Investments by Land Research Management

a. Title: a Class B Conditional Use **Request:** to allow ten units in the Multifamily Zoning District on 1.18 acres

b. Title: a Class A Conditional Use **Request:** to allow the Transfer of Development Rights greater than 2 units to the acre on 1.18 acres

Location: Northwest corner of Kirk Road and Selberg Lane

Project Manager: Matthew Boyd, Site Planner II

BCC District: 3, Commissioner Michael A. Barnett

34. DOA-2023-00844 Prodigy Early Learning Center at Wellington (Control No: 2004-00524)

Application of Prodigy Early Learning Center at Wellington by WGI

a. Title: a Development Order Amendment **Request:** to reconfigure the Master and Site plans to add square footage on 36.34 acres

Location: East side of State Road 7, approx. 150 feet south of Morning Mist Way

Project Manager: Lawrence D'Amato, Site Planner II

BCC District: 6, Commissioner Sara Baxter

35. DOA-2023-00952 The Salvation Army (Control No: 1997-00088)

Application of Salvation Army by Insite Studio

a. Title: a Development Order Amendment **Request:** to reconfigure the site plan; and modify Conditions of Approval on 9.04 acres

Location: West side of Military Trail, approx. 0.25 mile south of Elmhurst Avenue

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2, Mayor Gregg Weiss

36. PDD/DOA-2023-00955 Johns West PUD aka Johns PUD (Control No: 2021-00073)

Application of Boca Raton Associates X LLLP, Boca Raton Associates XI LLLP by GL Homes

a. 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 70.35 acres

c. Title: a Development Order Amendment **Request:** to reconfigure the Master Plan; add land area, add units, modify Conditions of Approval, reconfigure Regulating and Master Sign Plans on 329.87 acres

Location: West side of Military Trail, approx. 0.25 mile south of Elmhurst Avenue

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

37. SV-2023-00882 Point Lane E

Application of 5373 Point Lane, LLC by WGI

a. Title: a Subdivision Variance **Request:** to allow access from the existing 40-foot easement with 12-foot pavement width on 2.52 acres

Location: North side of Point Lane E approx. 400 feet west of Pennock Point Road

Project Manager: Werner Vaughan, Professional Engineer

BCC District: 1, Commissioner Maria G. Marino.

38. SV-2023-0000796 Camp Lane Subdivision

Application of Sylvia Camp by Cotleur & Hearing Inc.

a. Title: a Subdivision Variance **Request:** to allow access from the existing 30-foot right-of-way on 1.58 acres.

Location: 1.5 miles north of Center Street and east of Loxahatchee River Road

Project Manager: Werner Vaughan, Professional Engineer

BCC District: 1, Commissioner Maria G. Marino

F. DRO APPLICATIONS - FIRST ROUND OF COMMENTS

39. DRO2-2023-00940 Johns West PUD aka Johns PUD Pod D Plat Three (Control 2021-00073)

Application of Boca Raton Beach Associates 10 LLP by G L Homes

a. Title: a Development Review Officer **Request:** to allow a Subdivision

Location: West side of Lyons Road, approx. 0.3 miles north of Glades Road

Project Manager: Zubida Persaud, Site Planner II

BCC District: 5, Vice Mayor Maria Sachs

G. RESILIENCE DRO REVIEW