



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

DEVELOPMENT REVIEW OFFICER AGENDA

NOVEMBER 8, 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 – November 3, 2023 PLC

- SCA-2023-00016 Cagigas Medical Center
- SCA-2023-00022 Northlake Commercial MUPD

C. RESUBMITTED ZONING APPLICATIONS WITH COMPANION FLUA APPLICATIONS

1. PDD-2022-01134 Lakehaven PUD (Control No: 2022-00058)

FLUA Amendment – LGA-2023-0009 PLC Hearing on Oct. 13 and BCC Nov. 1

Application of Fleming Properties LLC, Lorncos Farms LLC, Robin Fleming, Kolter Group Acquisitions, 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 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 Commissioner Sara Baxter

Sufficiency: 08/17/2022 **180 Decision:** 02/23/2023 **Extension:** 05/25/2023; 07/19/2023; 11/29/2023;

Open Issues: Zoning

2. ABN/DOA/CA-2022-01898 Lantana Plaza (Control No: 2003-00099)

FLUA Amendment - SCA-2023-021 - PLC will be scheduled upon certification

Application of Lantana Parcel LLC by Cotleur & Hearing Inc.

- a. Title:** a Development Order Abandonment **Request:** to abandon a Financial Institution on 9.65 acres
- b. Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan, and modify Conditions of Approval on 9.65 acres
- c. Title:** a Class A Conditional Use **Request:** to allow Retail Gas and Fuel Sales on 9.65 acres

General Location: Northeast corner of Lantana Road and Haverhill Road

Project Manager: Jordan Jafar, Senior Site Planner

BCC District: 3 Commissioner Michael A. Barnett

Sufficiency: 01/04/2023 **180 Decision:** 0/26/2023 **Extension:** 10/26/2023; 1/25/2024

Open Issues: ERM, Health, Land Development, Planning, Traffic, WUD, Zoning

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

FLUA Amendment - LGA 2024-002 Pending PLC Hearing on 01/12/2024 & BCC 01/31/2024

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

- a. **Title:** 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
- b. **Title:** a Type 2 Waiver **Request:** to allow an alternative Type 3 Landscape Buffer along the east property line on 5.93 acre
- c. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with an accessory Car Wash on 5.93 acres
- d. **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 Bou, Senior Site Planner

BCC District: 6 Commissioner Sara Baxter

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2023 **Extensions:**

Open Issues: Cty Atty, ERM, Land Development, Planning, Survey, Traffic, WU, Zoning

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

FLUA & Text Amendment – LGA-2024-001 PLC Sept 8 and 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 96.12 acres

Location: West side of State Road 7, approximately 0.25 mile south of Hypoluxo Road

Project Manager: Matthew Boyd, Site Planner II

BCC District: 6 Commissioner Sara Baxter

Sufficiency: 07/05/2023 **180 Decision:** 01/04/2024 **Extension:** 03/28/2024

Open Issues: ERM, LWDD, Palm Tran, Parks, Planning, Traffic, Zoning

5. **PDD-2023-00971 Bedner – Lee Industrial** (Control No: 2023-00075)

FLUA & Text Amendments - LGA-2024-003 – PLC Oct 13, 2023 and BCC Nov. 1

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

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

Location: Northwest corner of State Road 7 and Lee Rd.

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5 Vice Mayor Maria Sachs

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2024 **Extension:**

Open Issues: **Co Attorney, Land Development, Planning, Zoning**

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

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

Application of Bedner Farm Inc, 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 Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District on 5.0 acres

- b. **Title:** Development Order Amendment **Request:** to delete land area (5.0 acres) and add land area (5.0 acres) for an existing 14.73 acre approval; and to modify Conditions of Approval on 14.73 acres

- c. **Title:** Development Order Amendment **Request:** to delete land (9.0 acres) from the existing 81.8 acre approval, reconfigure the Site Plan for the existing Agriculture Marketplace, and modify Conditions of Approval on 72.8 acres

Location: Northeast corner of Linton Boulevard and Lyons Road; and Southwest corner of State Road 7 and Lee Rd

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5 Vice Mayor Maria Sachs

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2024 **Extension:**

Open Issues: **Co Atty, Survey, WUD, Zoning**

7. **PDD-2023-0972 Bedner Commerce** (Control No: 2023-00075)

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

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

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

Location: Northwest corner of State Road 7 and Lee Rd.

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5 Vice Mayor Maria Sachs

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2024 **Extension:**

Open Issues: Co Attorney, Land Development, Planning, Zoning

D. RESUBMITTED ZONING APPLICATIONS

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

Application of Union Congregational Church of West Palm Beach FL by JMorton Planning & Landscape Architecture

- a. Title:** a Development Order Abandonment **Request:** to abandon a Place or Worship on 6.48 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 6.48 acres
- c. Title:** a Class A Conditional Use **Request:** to allow a combined density to increase greater than two units to the acre through the Workforce Housing and Transfer Development Rights programs on 6.48 acres

Location: Southwest corner of Haverhill Road and Summit Boulevard

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 3 Commissioner Michael A Barnett

Sufficiency: 8/2/2023

180 Decision: 01/29/2024

Extension: **Required**

Open Issues: Co Atty, ERM, Land Development, LWDD, Parks, Planning, Traffic, WUD, Zoning

9. 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; 01/04/2024; 01/25/2024

Open Issues: Land Development, Traffic, Zoning

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

Application of Prelux LLC by Urban Design Studio

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to relocate, delete and add uses, decrease overall building square footage; and, modify Conditions of Approval for the overall MUPD on 8.69-acres
- b. **Title:** a Development Order Amendment **Request:** to allow relocation of the use, delete square footage; and, modify the Conditions of Approval on 8.69-acres
- c. **Title:** a Development Order Amendment **Request:** to allow a modification of the square footage and, modify Conditions of Approval on 8.69-acres

Location: Northeast corner of Hypoluxo Road and Adonis Avenue

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 2 Mayor Gregg K. Weiss

Sufficiency: 05/03/2023 **180 Decision:** 10/30/2023 **Extension:** 01/04/2024; 02/22/2024

Open Issues: **ERM, Zoning**

11. **CA-2023-00675 Adam's Fiveplex** (Control No: 2022-00044)

Application of Adam Kharbech by Adam Kharbech (Certified LandPlanner)

- a. **Title:** a Class A Conditional Use **Request:** to allow Transfer of Development Rights in excess of two units per acre on 0.55 acres

General Location: Northwest corner of Mango Drive and Gardenette Street

Project Manager: Matthew Boyd, Site Planner II

BCC District: 3 Commissioner Michael A. Barnett

Sufficiency: 05/31/2023 **180 Decision:** 11/27/2023 **Extension:** 01/25/2024

Open Issues: **Land Dev, Zoning**

12. **ZV/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:** a Type 2 Variance **Request:** to allow an increase in wall height on 329.87 acres
- b. 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: East and west side of Lyons Road, approximately 0.26 miles north of Glades Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5 Vice Mayor Maria Sachs

Sufficiency: 08/02/2023 **180 Decision:** 01/29/2024 **Extension:**

Open Issues: **Zoning, Land Dev, Traffic**

13. **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

Sufficiency: 08/02/2023 **180 Decision:** 01/25/2024 **Extension:** 03/28/2024

Open Issues: Co Attorney, ERM, Land Development, Planning, Survey, Traffic, Zoning

14. **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 18.25 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 **Extension:** 11/29/2023

Open Issues: Survey, Land Dev, Planning, Zoning

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

Application of CH76 Investment LLC by Schmidt Nichols

- 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, approximately 0.09 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:** 08/30/23; 01/05/24;

Open Issues: Survey, Land Development, County Attorney

16. **ABN/Z/CA-2023-00657 Eternal Gospel Church** (Control No: 1997-00062)

Application of Gods Church of Faith Inc by Land Research Management Inc.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Place of Worship
- b. **Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from Multifamily Residential (RM) Zoning District to Single-Family Residential (RS) Zoning District
- c. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare

General Location: East side of S. Haverhill Road, approximately 0.25 miles south of Gun Club Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 3 Commissioner Matthew A. Barnett

Sufficiency: 05/31/2023

180 Decision: 11/27/2023

Extension: 2/22/2024

Open Issues: Land Development, Survey, Traffic, Zoning

17. ABN/PDD -2023-00996 Cypress Creek PUD (Control No: 1977-00052)

Application of Alex Martin, Shot True and William Marcacci by WGI.

a. **Title:** an Development Order Abandonment **Request:** to abandon the Golf course, clubhouse, and garage, and expansion of sewage treatment plant on 130.30 acres

b. **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 122.61 acres

Location: West side of Military Trail, approximately 1,800 ft north of Old Boynton Road

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 02 Mayor Gregg Wise

Sufficiency: 08/30/2023

180 Decision: 02/26/2024

Extensions:

Open Issues:

18. ABN/CA-2023-001142 ID Deal Place (Control No: 1986-00094)

Application of The Intellectually Developmentally Disabled and PFCF Bentbrook LLC by Pulte Family Charitable Foundation

a. **Title:** a Development Order Abandonment **Request:** to abandon a Recreation Facility and club on 3.27 acres

b. **Title:** a Class A Conditional Use **Request:** to allow a Congregate Living Facility on 3.27 acres

Location: East side of Bentbrook Boulevard, approximately 340 feet north of Lantana Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 03 Commissioner Michael A Barnett

Sufficiency: 8/30/2023

180 Decision: 02/26/2024

Extensions:

Open Issues: Cty Atty, ERM, Land Development, Parks, Planning, Survey, Traffic, WUD, Zoning

19. 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 N Military Trail, approximately 0.25 mile south of Elmhurst Avenue

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2 Mayor Gregg Weiss

Sufficiency: 08/17/2022

180 Decision: 02/23/2023

Extension: 05/25/2023; 07/19/2023;

11/29/2023;

Open Issues: ERM, Land Development, Planning, PREM, Traffic, WUD, Zoning

c. **Title:** a Class A Conditional Use **Request:** to allow a Workforce Housing density increase greater than 50 percent on 10 acres

Location: East side of Lyons Road, approximately 0.3 miles south of Lake Worth Road

Project Manager: Zubida Persaud, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 11/01/2023 **180 Decision:** 04/29/2024

24. **DOA-2023-01450 Heritage Park** (Control No: 1984-00085)

Application of Lake Worth Drainage District and VS Delray Beach East LLC by Urban Design Studio.

a. **Title:** a Development Order Amendment **Request:** to reconfigure the Master/Site Plan to add residents on 18.4 acres

Location: West side of Sims Road, approximately 700 feet north of Atlantic Avenue

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 5, Vice Mayor Maria Sachs

Sufficiency: 11/01/2023 **180 Decision:** 04/29/2024

25. **Z/CA-2023-001162 7777Southern Boulevard Truck Stop** (Control No: 1996-50029)

Application of 7777 Southern Blvd LLC by Planning and Entitlements, LLC, agent.

a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 6.05 acres

b. **Title:** a Class A Conditional Use **Request:** to allow a Truck Stop on 6.05 acres

Location: North side of Southern Boulevard, approximately 0.25 mile east of Benoist Farms Road

Project Manager: Imene H, Senior Site Planner

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 11/01/2023 **180 Decision:** 04/29/2024

26. **CA-2023-01161 Olympic Behavior Health** (Control No: 2014-0093)

Application of 1893 N Haverhill LLC by Planning and Entitlements, LLC, agent.

a. **Title:** a Class A Conditional Use **Request:** to allow a Skilled Nursing or Residential Treatment Facility on 0.86 acres

Location: Southwest corner of N Haverhill Road and Register Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 2, Mayor Gregg K. Weiss

Sufficiency: 11/01/2023 **180 Decision:** 04/29/2024

27. **ZV/DOA-2023-1093 Lake Worth Self-Storage** (Control 1996-0004)

Application of Palm Beach Skate Zone; 2012 LLC; SST II 8135 Lake Worth Road LLC, by BOHLER Engineering, agent

a. **Title:** a Type 2 Variance **Request:** to allow an increase in building coverage on 17.25 acres

b. **Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan to add

square footage on 17.25 acres

Location: North side of Lake Worth Road, approx. 455 feet west of The Florida's Turnpike

Project Manager: Lawrence D'Amato, Site Planner II

BCC District: 6, Commissioner Sara Baxter

Sufficiency: 11/01/2023 **180 Decision:** 04/29/2024

F. FIRST ROUND OF COMMENTS - ADMINISTRATIVE DRO APPLICATIONS

28. DRO-2023-01415 Westchester Assemblage PUD (Control No: 2021-00123)

Application of 6690 S Military Trail, LLC; George Homrich; MG3 Alf Military LLC; Ray Marcinkoski; William Kennedy by Insite Studio, agent.

- a. **Title:** a Development Review Officer **Request:** to finalize the plans approved by the Zoning Commission to eliminate the Compatibility and Type 1 Incompatibility Buffers (north, east and west property lines of preserve area), and the Board of County Commissioners to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District

Location: East side of Military Trail, approximately 0.3 miles north of Hypoluxo Road

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 2 Mayor Gregg K. Weiss

Sufficiency: 11/01/2023 **120 Decision:** 02/29/2024