



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

**DEVELOPMENT REVIEW OFFICER AGENDA**

**December 13, 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 – December 8, 2023 PLC (Canceled)**

**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, Lornco Farms LLC, Robin Fleming, Kolter Group Acquisitions, LLC by Urban Design Studio, Agent

- 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    **120 Decision/Ext :** 01/17/2024    **180 Decision/Ext.:** 3/28/2024

**Open Issues: Zoning:** Co Attorney, ERM, Health, ITID, Land Dev, Palm Tran, Park, Plan, School, Survey, Traffic, WUD, Zoning

**2. 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, Agent

- 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

**General 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    **120 Decision/Ext.:** 01/17/2024    **180 Decision/Ext.:** 03/28/2024

**Open Issues:** Attorney, ERM, Health, ITID, Palm Tran, Park, Plan, School, Survey, Traffic, WUD, Zoning

3. **PDD/CA-2022-01922 Boynton Beach Place** (Control No: 2022-00112)  
**FLUA Amendment SCA-2023-00020**

**Application of** Carl Jobson, Job-Man Development LLC - Daniel Mancini by Schmidt Nichols

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 8.89 acres
- b. **Title:** a Class A Conditional Use **Request:** to allow a Type I Restaurant with drive-through on 8.89 acres
- c. **Title:** a Class A Conditional Use **Request:** to allow Light Vehicle Sales and Rental on 8.89 acres
- d. **Title:** a Class A Conditional Use **Request:** to allow a Limited Access Self Service Storage Facility on 8.89 acres
- e. **Title:** a Class A Conditional Use **Request:** to allow an Automated Car Wash on 8.89 acres

**Location:** North side of Boynton Beach Blvd, 600 feet East of Jog Road

**Project Manager:** Donna Adelsperger, Senior Site Planner

**BCC District:** 5, Mayor Maria Sachs

**Sufficiency:** 02/01/2023     **120 Decision/Ext.:** 01/17/2024     **180 Decision/Ext.:** 03/28/2024

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

4. **ABN/PDD/CA-2023-00832 Eiks MUPD** (Control No: 1973-00033)  
**FLUA Amendment LGA-2023-09**

**Application of** West Palm Beach Lodge #1352 by Schmidt Nichols, Agent

- a. **Title:** a Development Order Abandonment **Request:** to abandon the approval for a Fraternal Organization on 11.64-acres
- b. **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 11.64-acres
- c. **Title:** a Class A Conditional Use **Request:** to allow the Transfer of Development Rights (TDR) program in excess of 2 units to the acre, and to allow a Workforce Housing Density Bonus Program (WHP) greater than 50 percent for 195 proposed dwelling units on 11.64 acres.

**General Location:** Southeast corner of Belvedere Road and 62<sup>nd</sup> Drive North

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 2, Commissioner Gregg K. Weiss

**Sufficiency:** 08/17/2022     **120 Decision/Ext.:** 12/20/2023     **180 Decision/Ext.:** 02/22/2024

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

## D. RESUBMITTED ZONING APPLICATIONS

### 5. DOA-2023-00869 Chimu MUPD (Control 1994-00013)

**Application of** Prelux LLC by Urban Design Studio, Agent

- a. **Title:** a Development Order Amendment **Request:** to allow a modification of the Site Plan to relocate uses, remove 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 and delete square footage for a Type 1 Restaurant with drive-through on 8.69-acres
- c. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan and delete square footage for a Type 1 Restaurant with drive-through on 8.69-acres
- d. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan and delete square footage for a Car Wash on 8.69-acres

**General Location:** Northeast corner of Hypoluxo Road and Adonis Avenue

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

**BCC District:** 2, Commissioner Gregg K. Weiss

**Sufficiency:** 05/03/2023     **120 Decision/Ext.:** 12/20/23     **180 Decision/Ext.:** 02/22/2024

**Open Issues:** Zoning

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

**Application of** RCRU Investments by Land Research Management, Agent

- a. **Title:** a Class B Conditional Use **Request:** to allow Multifamily 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

**General 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     **120 Decision/Ext.:** 01/17/2024     **180 Decision/Ext.:** 03/28/2024

**Open Issues:** Zoning, Parks, WUD, Land Development

### 7. 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, Agent

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval on 18.25 acres

**General 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     **120 Decision/Ext.:** 12/20/2023     **180 Decision/Ext.:** 02/22/2024

**Open Issues:** Planning, Survey, Zoning

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

**Application of** Gods Church of Faith Inc by Land Research Management Inc., Agent

- 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 Michael A. Barnett

**Sufficiency:** 05/31/2023      **120 Decision/Ext:** 12/20/2023      **180 Decision/Ext.:** 2/22/2024

**Open Issues:** Zoning, Land Development, Survey, Traffic

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

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

- 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

**General Location:** West side of Military Trail, approximately 1,800 feet north of Old Boynton Road

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

**BCC District:** 02, Commissioner Gregg Wise

**Sufficiency:** 08/30/2023      **120 Decision:** 12/20/2023      **180 Decision/Ext.:** 02/22/2024

**Open Issues:** Address, ERM, Planning, PREM, School, Survey, Traffic, Zoning

10. **ABN/CA-2023-001142 IDDeal Home** (Control No: 1986-00094)

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

- 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

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

**Project Manager:** Nancy Frontany Bou, Senior Site Planner

**BCC District:** 3, Commissioner Michael A. Barnett

**Sufficiency:** 8/30/2023      **120 Decision:** 12/20/2023      **180 Decision/Ext.:** 02/22/2024

**Open Issues:** Land Development, Zoning, Parks

**11. DOA-2023-01335 Palm Beach Logistic Center** (Control No: 1988-00019)

**Application of** Duke Realty LLC by Schmidt Nichols, Agent

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan to add land area (5.43 acres) to an existing 23.99 acre; add square footage and to modify Conditions of Approval on 29.42 acres

**General Location:** West side of N. Benoist Farms Road, approximately 0.12 miles South of Belvedere Road

**Project Manager:** Nancy Frontany, Senior Site Planner

**BCC District:** 2, Commissioner Gregg K. Weiss

**Sufficiency:** 10/4/2023      **120 Decision/Ext.:** 01/17/2024      **180 Decision/Ext.:** 03/28/2024

**Open Issues:** Traffic, ERM, Land Development, WUD, Planning, Survey, Zoning

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

**Application of** Prodigy Early Learning Center at Wellington by WGI, Agent

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site plan; and add square footage, children and staff on 36.34 acres

**General Location:** East side of State Road 7, approximately 150 feet south of Morning Mist Way

**Project Manager:** Lawrence D'Amato, Site Planner II

**BCC District:** 6, Commissioner Sara Baxter

**Sufficiency:** 08/2/2023      **120 Decision/Ext.:** 01/17/2024      **180 Decision/Ext.:** 03/28/2024

**Open Issues:** No issues

**13. PDD/DOA-2023-848 Valencia Shores AGR PUD Preserve Relocation** (Control No: 2004-00369)

**Application of** Anthony Amante; Michael Crab; One Mile Properties LLC by JMorton Planning and Landscape Architecture, Agent

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres
- b. **Title:** a Development Order Amendment **Request:** to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,408 acre approval;
- c. **Title:** Release of Conservation Easement **Request:** to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres

**General Location:** Northwest corner of Starkey Road and Atlantic Avenue

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

**BCC District:** 5, Mayor Maria Sachs

**Sufficiency:** 10/04/2023      **120 Decision/Ext.:** 01/17/2024      **180 Decision/Ext.:** 03/28/2024

**Open Issues:** Attorney, ERM, Fire, Planning, Survey, Zoning

**14. Z-2023-00850 One Mile Property** (Control No: 2023-00016)

**Application of** One Mile Properties LLC by JMorton Planning and Landscape Architecture, Agent

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres

**General Location:** Northwest corner of Starkey Road and Atlantic Avenue

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

**BCC District:** 5, Mayor Maria Sachs

**Sufficiency:** 10/04/2023      **120 Decision/Ext.:** 01/17/2024      **180 Decision/Ext.:** 03/28/2024

**Open Issues:** Attorney, ERM, Planning, Zoning

**15. ABN/DOA-2023-01497 Palm Beach Park of Commerce** (Control No: 1981-00190)

**Application of** Palm Beach Investment Property LLC by Urban Design Studio, Agent.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Type 1 Restaurant with drive-through on 9.54 acres
- b. **Title:** a Development Order Amendment **Request:** to modify the Master Plan to re-designate 7.55 acres of General Commercial Pod to an Industrial Pod
- c. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to reconfigure the remaining Commercial Pod for the previously approved Retail Gas and Fuel Sales on 1.99 acres

**General Location:** Northwest corner of Beeline Highway at Park of Commerce Boulevard

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

**BCC District:** 1, Vice Mayor Maria G. Marino

**Sufficiency:** 10/04/2023      **120 Decision/Ext.:** 02/15/2024      **180 Decision/Ext.:** 04/25/2024

**Open Issues:** ERM, Land Development, Traffic, Plan, Zoning

**16. SV-2023-01472 CCB Development** (Control No: 2021-00099)

**Application of.** Christopher Ball Gentile Glass Holloway O'Mahoney & Assoc Inc., Agent

- a. **Title:** a Subdivision Variance **Request:** to allow access from the existing 30-foot Right-of-Way on 0.34 acres

**General Location:** North side of 3rd Street, approximately 0.02 miles east of Limestone Creek Road

**Project Manager:** Werner Vaughan, Professional Engineer

**BCC District:** 1, Vice Mayor Maria G. Marino

**Sufficiency:** 10/18/2023      **120 Decision/Ext.:** 2/15/2024      **180 Decision/Ext.:** 04/25/2024

**Open Issues:** Attorney, Survey, Land Development, Zoning

**D. FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS**

## E. FIRST ROUND OF COMMENTS - ADMINISTRATIVE DRO APPLICATIONS

### 17. DRO/W-2023-01429 John's West PUD - Rec Pod (Control No: 2021-00123)

**Application of** Boca Raton Associates X Llp by G.L. Homes, Agent

- a. **Title:** a Full Development Review Officer (DRO) **Request:** to allow a Recreation Facility
- b. **Title:** a Type 1 Waiver **Request:** to eliminate the Type 2 Incompatibility Buffer between the Recreation Pod and Residential Pods

**General Location:** East side of State Road 7, approximately 0.25 miles north of Glades Road

**Project Manager:** Jerome Small, Senior Site Planner

**BCC District:** 5, Mayor Maria Sachs

**Sufficiency:** 11/29/2023    **120 Decision/Ext.:** 03/22/2024

### 18. DRO-2023-01338 Family Church Sherbrooke (Control No: 1974-00063)

**Application of** Family Church 4 Llc by Duland Design LLC, Agent

- a. **Title:** a Development Review Officer (DRO) Modification **Request:** to allow an administrative modification to add square footage

**General Location:** Northeast corner of Lantana Road and Aquarius Boulevard

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

**BCC District:** 6, Commissioner Sara Baxter

**Sufficiency:** 11/29/2023    **120 Decision/Ext.:** 03/22/2024

### 19. DRO-2023-01645 KidSanctuary (Control No: 2007-00238)

**Application of** Place Of Hope Inc by Cotleur & Hearing Inc., Agent

- a. **Title:** a Full Development Review Officer (DRO) **Request:** to reconfigure the Site Plan, and reduce the number of beds and building square footage

**General Location:** Southwest corner of Pioneer Road and Florida's Turnpike

**Project Manager:** Brenya Martinez, Site Planner II

**BCC District:** 6, Commissioner Sara Baxter

**Sufficiency:** 11/29/2023    **120 Decision/Ext.:** 03/22/2024

### 20. DRO2-2023-01468 Florida Mango School Estates (Control No: 2019-00150)

**Application of** Bill Sanderson by Urban Design Studio, Agent

- a. **Title:** a Development Review Officer (DRO) Concurrent Type 2 **Request:** to allow a subdivision of 3 Single Family Residential lots

**General Location:** West side of S Florida Mango Road, approximately 0.17 miles south of Summit Boulevard

**Project Manager:** Jerome Small, Senior Site Planner

**BCC District:** 3, Commissioner Michael A. Barnett

**Sufficiency:** 11/29/2023    **120 Decision/Ext.:** 03/22/2024