



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

DEVELOPMENT REVIEW OFFICER AGENDA

January 10, 2024 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 –

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 Oct. 13 and BCC Nov. 1 Transmittal

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/CA-2022-01922 Boynton Beach Place (Control No: 2022-00112)

FLUA Amendment SCA-2023-00020 on February 9 and BCC March 28

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

3. **ABN/PDD/CA-2023-00832 EIKs MUPD** (Control No: 1973-00033)

FLUA Amendment LGA-2023-09 PLC Hearing January 12 and BCC January 31 Transmittal

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 62nd 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

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

FLUA Amendment - SCA-2023-021 - Hearing on PLC February 9 and BCC March 28

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:** 3/28/2024

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

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

FLUA Amendment - LGA 2024-002 Hearing on March 8 or April 9 PLC and May 1 BCC Transmittal

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:** 04/25/2024

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

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

FLUA & Text Amendments - LGA-2024-003 – PLC Hearing Oct. 13 and BCC January 31 Transmittal

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:** 06/20/2024

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

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

FLUA & Text Amendments - LGA-2024-003 – PLC Hearing Oct. 13 and BCC January 31 Transmittal

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:** 06/20/2024

Open Issues: Co Atty, Survey, WUD, Zoning

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

FLUA & Text Amendments - LGA-2024-003 – PLC Hearing Oct. 13 and BCC January 31 Transmittal

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:** 06/20/2024

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

D. RESUBMITTED ZONING APPLICATIONS

9. **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

10. **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

11. **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 of 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: 02/22/2024

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

12. **ABN/DOA/CA-2023-01491 Polo Gardens MUPD**(Control No: 2013-00296)

Application of Elan Polo Gardens Owner LLC by JMorton Landscape Architect.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Hospital on 25.79 acres
- b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add and delete uses on 25.79 acres
- c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant on 25.79 acres

Location: Southeast corner of Lake Worth Road and Polo Club Road

Project Manager: Lawrence D'Amato, Site Planner II

BCC District: 6 Commissioner Sara Baxter

Sufficiency: 11/01/2023

180 Decision: 04/29/2024

Open Issues: WUD, Zoning

13. **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

Open Issues: Zoning

14. **Z/CA-2023-01470 Gulfstream Haas** (Control 2005-00595)

Application of C&M Farm LLC and F&C Farm LLC, by WGI

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Single Family (RS) Zoning District on 10 acres
- b. **Title:** a Class A Conditional Use **Request:** to allow Zero Lot Line Homes on 10 acres;
- 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

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

15. **DOA -2023-01160 Costco at Boca Congress Center** (Control No: 1995-00063)

Application of Costco Wholesale Corp by Dunay Miskel and Backman LLP

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan; to add fueling positions and modify Conditions of Approval on 27.77 acres
- b. **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan, add fueling positions and to modify Conditions of Approval on 27.77 acres

Location: East side of Congress Avenue, approximately 0.25 miles north of Clint Moore Road

Project Manager: Lawrence D'Amato, Site Planner II

BCC District: 4, Commissioner Marcie Woodward

Sufficiency: 10/04/2023 **180 Decision:** 04/01/2024

Open Issues: Survey, Zoning

16. **DOA-2023-00520 Windsor Place MXP**D (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 **Extension:** 02/22/2024

Open Issues: Planning, Zoning

17. **SV-2023-01472 CCB Development** (2023-00109)

Application of Christopher Ball, Cooper Ball by Gentile Glas Holloway O'Mahoney & Assoc Inc.

- 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

BCC District: District 01 Commissioner Maria G Marino

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

Open Issues: Co Atty, Zoning

18. 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, Traffic

E. FIRST ROUND OF COMMENTS - PUBLIC HEARING APPLICATIONS

19. DOA 2023-01761 Rainberry PUD (Control No. 1984-00139)

Application of Adolph & Rose Levis JCC by WGINC

a. **Title:** a Development Order Amendment **Request:** To reconfigure Master and Site Plan to modify Uses and Conditions of Approval on 115.77 acres

Location: Approximately 634 feet east of 95th Avenue South and Ruth and Baron Coleman Boulevard

Project Manager: Michael Birchland, Site Planner I

BCC District: 5, Commissioner Maria Sachs

Sufficiency: 1/3/24 **180 Decision:** 07/01/2024

20. DOA/CA/W 2023-01483 Boynton Trail center – Racetrac (Control No. 1981-00152)

Application of Sunset Centers Outparcel LP by Insite Studio

a. **Title:** Development Order Amendment **Request:** to reconfigure Master Site Plan to modify uses, decrease overall square footage and to modify Conditions of Approval on 24.67 acres

b. **Title:** a Class A Conditional Use **Request:** to allow a Retail Gas and Fuel Sales with Convenience Store on 1.40 acre outparcel

c. **Title:** Type 2 Waiver **Request:** to allow 24-hour Hours of Operations within 250-feet of a residential district or use on 1.40 acre outparcel

Location: Northeast corner of South Military Trail and Boynton Beach Boulevard

Project Manager: Zubida Persaud, Senior Site Planner

BCC District: 2, Commissioner Gregg Weiss

Sufficiency: 1/3/24 **180 Decision:** 07/01/2024

F. FIRST ROUND OF COMMENTS - ADMINISTRATIVE DRO APPLICATIONS

21. DRO-2023-01797 Vista Center Parcel 20 (Control No: 1984-00130)

Application of Comac Vista LLC, Moss Acquisitions LLC, and Perez Business Group Inc by Urban Design Studio, Agent

- a. **Title:** a Development Review Officer (DRO) Concurrent Type 2 **Request:** to allow a Limited Access Self-Service Storage and a Professional Office

General Location: Approximately 0.6 miles North of Okeechobee Boulevard and east of Jog Road

Project Manager: Brenya Martinez, Site Planner II

BCC District: 7, Commissioner Mack Bernard

Sufficiency: 01/03/2024 **120 Decision/Ext.:** 03/21/2024

22. DRO-2023-01788 Place of Hope at Rinker Campus (Control No: 1973-00206)

Application of Place Of Hope At The Haven Campus Inc by Cotleur & Hearing, Inc., Agent

- a. **Title:** a Development Review Officer Concurrent Type 2 **Request:** to modify the site plan to relocate square footage

General Location: Approximately one mile south of Glades Road, on the west side of Boca Rio Road

Project Manager: Matthew Boyd, Site Planner II

BCC District: 5, Commissioner Maria Sachs

Sufficiency: 01/03/2024 **120 Decision/Ext.:** 03/21/2024

23. DRO/W-2023-01786 Palm Beach Park of Commerce Hardscape (Control No: 1981-00190)

Application of Ricetti Holdings LLC by Cotleur & Hearing, Inc., Agent

- a. **Title:** a Development Review Officer Concurrent Type 2 **Request:** to allow a Warehouse; and a Contractor Storage Yard

- b. **Title:** a Type 1 Waiver **Request:** to allow a reduction in the loading space width and length

General Location: Approximately 0.4 miles east of Pratt Whitney Road and north of Corporate Road North

Project Manager: Jerome Smalls, Senior Site Planner

BCC District: 1, Commissioner Maria G. Marino

Sufficiency: 01/03/2024 **120 Decision/Ext.:** 03/21/2024

24. DRO-2023-01623 Southampton PUD (Control No: 1973-00215)

Application of KI Reflection Bay LLC by WGINC, Agent

- a. **Title:** a Development Review Officer Concurrent Type 2 **Request:** to allow a Subdivision of 608 Townhouse units

General Location: Northwest Corner of Okeechobee Boulevard and Haverhill Road Intersection

Project Manager: Matthew Boyd, Site Planner II

BCC District: 2, Commissioner Gregg K. Weiss

Sufficiency: 01/03/2024 **120 Decision/Ext.:** 03/21/2024