

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



DEVELOPMENT REVIEW OFFICER AGENDA

JULY 12, 2017

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

DRO - OFF THE BOARD REQUESTS

1. **Control No:** 1977-00190

Application No: DROE-2017-01252 (**Application Name:** **Central Palm Beach Service Center**) application of Palm Beach County Tax Collector, Lake Worth Drainage District by Urban Design Kilday Studios

Title: a Development Review Officer Expedited

Request: to finalize plans approved by the Zoning Commission (ZC) for a Type II Variance to allow a reduction in the width of an incompatibility buffer and elimination of the required shrubs within the buffer.

General Location: Northwest corner of Military Trail and Landar Drive.

Project Manager: Donna Adelsperger, Site Planner I

BCC District: 2,3

2. **Control No:** 2008-00421

Application No: DROE/W-2017-01251 (**Application Name:** **Hagen Commercial MUPD**) application of M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios

Title: a Development Review Officer Expedited

Request: to finalize plans approved by the Zoning Commission (ZC) and the Board of County Commissioners (BCC) for a Subdivision Variance to allow access to a major street; a Development Order Amendment to reconfigure the Site Plan; delete square footage; add an access point; add uses; allow an Alternative MUPD Landscape Buffer; and modify and delete Conditions of Approval (Architectural Review, Landscaping, Engineering, Signs, Use Limitation); and a Requested Use to allow a Type I Restaurant with Drive-through.

Title: a Type I Waiver

Request: to allow a reduction in the required loading space dimensions.

General Location: Northeast corner of Boynton Beach Boulevard and Hagen Ranch Road.

Project Manager: Roger Ramdeen, Senior Site Planner

BCC District: 5



3. **Control No:** 1984-00030

Application No: DROE-2017-01019 (**Application Name:** **Public Storage**)
application of Public Storage Inc by Bercow Radell & Fernandez PLLC

Title: a Development Review Officer Expedited

Request: to finalize plans approved by the Board of County Commission (BCC) for a Development Order Amendment to reconfigure the Site Plan, add square footage, and delete Conditions of Approval (Engineering).

General Location: Approximately 0.25 mile south of Glades Road on the west side of Boca Rio Road.

Project Manager: Yoan Machado, Site Planner II

DRO - REQUESTS FOR APPROVAL

4. **Control No:** 1988-00024

Application No: DRO-2017-01018 (**Application Name:** **South Region Water Reclamation Facility**) application of Palm Beach County Water Utilities Depart by Urban Design Kilday Studios

Title: a Development Review Officer Revision

Request: to allow an administrative modification to reconfigure the Site Plan approved by the DRO and to add square footage.

General Location: Southwest corner of Hagen Ranch Road and Flavor Pict Road.

Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 5

5. **Control No:** 2009-01658

Application No: DRO-2017-00802 (**Application Name:** **Motowash Express Carwash**) application of Ghadeer Kachachi by iPlan and Design LLC

Title: Development Review Officer

Request: to allow a Car Wash.

General Location: Approximately 0.25 mile (1,300 feet) north of Belvedere Road on Military Trail.

Project Manager: Diego Penaloza, Site Planner I **BCC District:** 7

DRO - SIX MONTHS

6. **Control No:** 1989-00052

Application No: DRO-2016-01827 (**Application Name:** **Palm Beach Aggregates**) application of Pba Holdings Inc, Power Florida, South Fla Water Mgmt Dist, PBA Holdings Inc by Carlton Fields P.A.

Title: a Development Review Officer

Request: to allow an administrative modification to Plans approved by the Board of County Commissioners to modify the Phasing, reconfigure the access; and to allow drainage from off-site.

General Location: North of SR 80, approximately 3 miles west of Seminole Pratt and Whitney Road.

Project Manager: Carrie Rechenmacher, Senior Site Planner **BCC District:** 6



7. **Control No:** 2015-00085
Application No: DRO/DRO/W-2016-01650 (**Application Name:** **Central Park Commerce Center**) application of PBA Holdings Inc by Urban Design Kilday Studios, Wantman Group Inc.
Title: a Development Review Officer revision
Request: to allow administrative modification to Site Plan; approved by the Board of County Commissioners (BCC).
Title: a Development Review Officer
Request: to allow Data Information Processing and accessory office located within Phase I Pod A.
Title: a Type I Waiver
Request: to allow a reduction in the required loading space dimensions.
General Location: North side of Southern Boulevard, approximately 3 miles west of Seminole Pratt Whitney Road
Project Manager: Carlos Torres, Site Planner II **BCC District:** 6
8. **Control No:** 2015-00085
Application No: DRO-2016-02021 (**Application Name:** **Central Park Commerce Center**) application of PBA Holdings Inc by Wantman Group Inc.
Title: a Development Review Officer Type II Concurrent Review (Zoning and Land Development)
Request: to allow the subdivision of 7 lots within a MUPD Zoning District.
General Location: Southern Boulevard, approximately 3 miles west of Seminole Pratt Whitney Road.
Project Manager: Carlos Torres, Site Planner II **BCC District:** 6
9. **Control No:** 1986-00013
Application No: DRO-2016-02193 (**Application Name:** **Gun Club Road Subdivision**) application of Diocese of Palm Beach Inc by Land Research Management Inc.
Title: a Development Review Officer
Request: to allow the subdivision of one lot into two lots.
General Location: South side of Gun Club Road, west of Military Trail
Project Manager: Carlos Torres, Site Planner II **BCC District:** 2
10. **Control No:** 2016-00025
Application No: DRO-2016-01050 (**Application Name:** **Heritage Farms Stables**) application of Heritage Barn & Equestrian Center LLC by Urban Design Kilday Studios
Title: a Development Review Officer
Request: to allow an administrative modification to uses approved by the Development Review Officer (DRO) to allow a Commercial Stable.
General Location: 0.618 miles west of the intersection of Hypoluxo and US 441/State Road 7.
Project Manager: Diego Penalozza, Site Planner I **BCC District:** 6
11. **Control No:** 1976-00134
Application No: DRO-2016-01815 (**Application Name:** **Ponderosa Industrial Park- Lot 13**) application of Sharelle, Inc by Jon E Schmidt & Associates
Title: a Development Review Officer
Request: to finalize plans approved by the Board of County Commissioners (greater than 2 months) for a Type II Variance to eliminate terminal and interior landscaping islands, divider medians, and interior trees and shrubs; a Development Order Amendment to reconfigure the Site Plan, add square footage, and add a Requested Use; and a Requested Use to allow an Outdoor Auction (Auto).
General Location: Approximately 500 feet north of the intersection of Southern Boulevard and Kelly Drive.
Project Manager: Joyce R. Lawrence, Site Planner II **BCC District:** 2



12. **Control No:** 1977-00048
Application No: DROE/W-2017-00184 (**Application Name:** **Western Plaza -First Coast Energy Convenience Store No. 2719**) application of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP
Title: a Development Review Officer Expedited
Request: to finalize plans approved by the Zoning Commission (ZC) and the Board of County Commissioners (BCC) for a Type II Variance to allow a reduction in number of parking spaces and the width of a Right-of-Way buffer; a Development Order Amendment to reconfigure the Site Plan; add square footage and fueling stations; modify Conditions of Approval (Engineering); and, a Requested Use to allow a Convenience Store with Gas Sales.
Title: a Type I Waiver
Request: to allow a reduction of required loading space dimensions.
General Location: At the Southeast corner of State Road 7 and Southern Boulevard.
Project Manager: Carlos Torres, Site Planner II
13. **Control No:** 1985-00172
Application No: DRO-2016-02217 (**Application Name:** **Boca Rio Golf Club**) application of Boca Rio Golf Club Inc by Cotleur & Hearing Inc.
Title: a Type II Concurrent Review Development Review Officer
Request: to allow a Type II Concurrent Review (Zoning and Building) to allow a Golf Course (existing) and add square footage to the existing clubhouse.
General Location: Southeast corner of Palmetto Park Road and Boca Rio Road.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 5
14. **Control No:** 1982-00053
Application No: DROE-2016-01633 (**Application Name:** **Able Lawnmower Sales and Service**) application of Meloche Rick J Trust & by Wantman Group Inc.
Title: a Development Review Officer Expedited
Request: to finalize plans approved by the Board of County Commissioners (BCC) and the Zoning Commission (ZC) for a Type II Variance to allow additional hours of operation for a use within 250 feet of a residential district; delete foundation planting; delete terminal islands and associated landscape material, reduce side setback adjacent to a residential district, and to allow shell rock instead of asphalt paving; and, An Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR), Residential Single Family (RS) and Residential Transitional Urban (RTU) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.
General Location: Approximately 180 feet west of the Haverhill Road on the north side of Lantana Road.
Project Manager: Diego Penalosa, Site Planner I **BCC District:** 2

DRO - CONCURRENT REVIEW

15. **Control No:** 2016-00142
Application No: DROE-2017-00812 (**Application Name:** **Place of Hope Lane Outreach Center**) application of Place of Hope, Inc., John Cinicolo by Cotleur & Hearing Inc.
Title: a Development Review Officer Expedited Type II Concurrent Review (Zoning & Land Development)
Request: to finalize plans approved by the Zoning Commission (ZC) and the Board of County Commissioners (BCC) for an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District; and a Class A Conditional Use to allow an Office, Business or Professional greater than 15,000 square feet (sq. ft.).
General Location: Southwest corner of Northlake Boulevard and Bates Road.
Project Manager: Josue Leger, Site Planner II **BCC District:** 1



PH - REQUESTS FOR CERTIFICATION

16. **Control No:** 1993-00057
Application No: ABN/PDD/DOA-2017-00574 (**Application Name:** **Polo Trace II PUD**) application of Golf Southern, Southern Golf Partners LLLP, Polo Trace Hmowners Assn Inc by Urban Design Kilday Studios
Title: a Development Order Abandonment
Request: to allow a Legislative Abandonment of Resolution R-89-1321 which allowed a golf course.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from the Residential Single Family (RS) and the Agricultural Residential (AR) Zoning Districts in part to the Planned Unit Development (PUD) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure the Master Plan; add land area; to re-designate golf course to residential; add units; modify and/or delete Conditions of Approval (Engineering, Planned Unit Development); and, to restart the commencement of development clock.
General Location: West side of Hagen Ranch Road and approximately 0.60 miles north of Lake Ida Road.
Project Manager: Josue Leger, Site Planner II **BCC District:** 5

PH - SIX MONTHS

17. **Control No:** 2003-30038
Application No: Z/CA-2016-01831 (**Application Name:** **Aladdin Residential**) application of Betsalel Lazar by WGINC

Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-family (RS) Zoning District.
Title: a Class A Conditional Use
Request: to allow Zero Lot Line units.
General Location: Approximately 585 feet east of Lawrence Road on the north side of Aladdin Avenue.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 3
18. **Control No:** 2004-00589
Application No: ZV/ABN/PDD/R-2016-02031 (**Application Name:** **Allegro at Boca Raton**) application of Educational Alternate, Ronald Simon by Urban Design Kilday Studios, Miller Permitting and Land Development LLC
Title: a Type II Variance
Request: to allow a reduction in the number of loading spaces and to allow the loading spaces to not be located adjacent to the Type 3 Congregate Living Facility.
Title: a Development Order Abandonment
Request: to abandon the approval of a Class B Conditional Use allowing a day care, general granted in resolution ZR-2005-004 and the Class A Conditional Use allowing an elementary or secondary school in the Agricultural Reserve Zoning District granted in resolution R-2006-0019.
Title: a Non-Residential Planned Development District
Request: to allow a rezoning from the Agriculture Residential (AGR) Zoning District to the Institutional Multiple Use Planned Development (MUPD) Zoning District.
Title: a Requested Use
Request: to allow a Type 3 Congregate Living Facility (CLF) and a Day Care, General.
General Location: Northwest corner of Clint Moore Road and Florida's Turnpike.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 5



19. **Control No:** 2006-00504
Application No: DOA-2016-02008 (**Application Name:** **More Than Conquerors Life Church**) application of Leroy Evangelistic Assn Inc by Shutts and Bowen LLP
- Title:** a Development Order Amendment
Request: to reconfigure the site plan, reduce square footage, and modify and/or delete Conditions of Approval.
General Location: Approximately 375 feet north of Horseshoe Circle North on the west side of Haverhill Road
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 2
20. **Control No:** 2008-00247
Application No: ZV/SV/PDD/R-2016-01819 (**Application Name:** **Okeechobee and Turnpike MUPD**) application of Ds Investments 1 LLC by Jon E Schmidt & Associates
- Title:** a Type II Variance
Request: to allow a reduction in the required separation for 24-hour uses and residential zoning districts.
Title: a Subdivision Variance
Request: to allow access from a 50-foot ingress/egress easement.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Requested Use
Request: to allow two (2) Hotels.
General Location: North side of Okeechobee Boulevard, directly east of the Sunshine State Parkway - Floridas Turnpike.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 2
21. **Control No:** 2008-00297
Application No: DOA-2016-02211 (**Application Name:** **Gulfstream PUD**) application of Lennar Homes LLC by Wantman Group Inc.
- Title:** a Development Order Amendment.
Request: reconfigure the Master Plan; delete units; modify unit type, modify Conditions of Approval (Planning).
General Location: Approximately 0.34 miles south of Lake Worth Road on the east side of Lyons Road.
Project Manager: Josue Leger, Site Planner II **BCC District:** 6



22. **Control No:** 1991-00037
Application No: ZV/ABN/DOA/PDD/R-2016-02202 (**Application Name:** **Wawa SB 1327**) application of Brightwork Acquisitions, LLC by Dunay Miskel and Backman LLP
Title: a Type II Variance
Request: to allow a reduction in the required Right-of-Way buffer width, and a reduction of the minimum required foundation planting dimensions.
Title: a Development Order Abandonment
Request: to abandon the Special Exception allowing a Planned Industrial Development, including a business dispatching office and all other permitted uses within the IL Zoning District granted under R-1991-1483.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Light Industrial (IL) Zoning District and Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Requested Use
Request: to allow a Convenience Store with Retail Gas and Fuel Sales.
General Location: Northwest corner of Southern Boulevard and Benoist Farms Road.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 2
23. **Control No:** 1984-00130
Application No: DOA/R-2016-02204 (**Application Name:** **Vista Center Parcel 6**) application of Vista Center Parcel 6 LLC, Northern Palm Beach County by Wantman Group Inc.
Title: a Development Order Amendment
Request: to add a use to the Master Plan and to reconfigure the Site Plan for Parcel 6.
Title: a Requested Use
Request: to allow a Type III Congregate Living Facility (For Senior Care).
General Location: Approximately 0.63 miles east of the intersection of Okeechobee Boulevard and North Jog Road
Project Manager: Yoan Machado, Site Planner II **BCC District:** 2

WITHDRAWALS

24. **Control No:** 1999-00013
Application No: DRO/DRO/ABN/W-2017-00816 (**Application Name:** **Little Angels Daycare**) application of Little Angels Daycare & Learning Center by Jose C. Huertas P.E.
Title: a Development Review Officer Revision
Request: to allow administrative modification to reconfigure the site plan, delete parking and modify the uses.
Title: Development Review Officer
Request: to allow a General Daycare
Title: Development Order Abandonment
Request: to allow a Development Order Abandonment
Title: a Type I Waiver
Request: to allow a reduction in the required loading space area
General Location: North side of Summit Boulevard, just west of Military Trail.
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 2

WORKSHOP



25. **Control No:** 2002-00018
Application No: DOA-2017-01020 (**Application Name:** **Palm Beach County Park Site at Sansbury's Way**) application of Kings Academy Inc, Palm Beach County by Urban Design Kilday Studios
Title: a Development Order Amendment
Request: to reconfigure the Land Use Allocation Master Plan; and delete land area.
General Location: Approximately 0.5 miles north of the intersection of Sansbury's Way and Belvedere Road.
Project Manager: Lorraine Fuster, Site Planner II **BCC District:** 2
26. **Control No:** 2002-00018
Application No: SV/Z/DOA-2017-00576 (**Application Name:** **The King's Academy and PBC Park Site at Sansbury's Way**) application of Kings Academy Inc by Urban Design Kilday Studios
Title: a Subdivision Variance
Request: to allow a variance from the requirement that access shall be by a street of suitable design and construction standards as established by the subdivision regulations.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Residential Single Family (RS) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure the Land Use Allocation Master Plan; add land area and square footage to school; and to add access point.
General Location: Northeast corner of Belvedere Road and Sansbury's Way.
Project Manager: Lorraine Fuster, Site Planner II **BCC District:** 2
27. **Control No:** 2012-00433
Application No: PDD/R/TDR-2017-00345 (**Application Name:** **Boynton Dunes CLF**) application of Blanca Moreda, Mignano Maria Trust, Mignano Maria Rev Trust by Jon E Schmidt & Associates
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.
Title: a Requested Use
Request: to allow a Type III CLF and allow a Transfer of Development Rights for 13 units.
Title: a Transfer of Development Rights
Request: to designate the site as a receiving area for 13 TDR units.
General Location: Approximately .25 miles south of Golf Road on the east side of Military Trail.
Project Manager: Carlos Torres, Site Planner II **BCC District:** 4



28. **Control No:** 1981-00190
Application No: ZV/DOA/CA-2017-00572 (**Application Name:** **Palm Beach Park of Commerce Surf Ranch Florida**) application of American Equities Ltd No 6 by Urban Design Kilday Studios
Title: a Type II Variance
Request: to eliminate the requirement for a six-foot wall within the portion of the site which requires a Type III Incompatibility buffer (west approximately 2,040 feet along the north property line); allow an eight-foot vinyl coated chain link fence in the front setback; and eliminate the requirement for cross-access to the balance of the PPD, both vehicular and non-vehicular.
Title: a Development Order Amendment
Request: to reconfigure the Master Plan; modify Use Zones; add a use; delete Conditions of Approval (Landscape); and to allow Outdoor Entertainment.
Title: a Class A Conditional Use
Request: to allow Outdoor Entertainment.
General Location: East side of Pratt Whitney Road, approximately 1,000 feet north of Corporate Road North.
Project Manager: Lorraine Fuster, Site Planner II **BCC District:** 1
29. **Control No:** 2009-00141
Application No: DRO/TDR-2017-00359 (**Application Name:** **Schalls Landing**) application of Palm Beach County Housing Auth by Wantman Group Inc.

Title: a Development Review Officer
Request: to allow Multi-family Residential and increase the number of units.
Title: a Transfer of Development Rights
Request: to allow the site to be deemed a receiving area for six units
General Location: 630 feet west of Military Trail on the north side of Schall Road.
Project Manager: Lorraine Fuster, Site Planner II **BCC District:** 7

TYPE II VARIANCE

30. **Control No:** 2002-00011
Application No: ZV-2017-00559 (**Application Name:** **MPC III Turnpike Business Park**) application of MPC 3 LLC by McCraney Property Co.
- Title:** a Type II Variance
Request: to allow an increase in hours of operation (24 hours).
General Location: On the west side of Cleary Road approximately 1,500 feet south of Belvedere Road
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 2

PRE-APPLICATION FULL REVIEW

31. **Control No:** 1984-00152
Application No: PA-2017-01081 (**Application Name:** **Boca Colony**) application of Peter Van Rens by Kimley Horn and Associates Inc.
- Title:** a Pre-Application Conference
Request: to review and discuss the requirements for Type III Concurrent Review for Zoning, Building, and Land Development.
General Location: Boca Del Mar drive and West Palmetto Park Road.
Project Manager: Carolina Valera, Senior Site Planner **BCC District:** 4

PRE-APPLICATION NO REVIEW



32. **Control No:** 2004-00250

Application No: PA-2017-01381 (**Application Name:** **Bridges - Mizner AGR PUD Pod J Plat 2**) application of Boca Raton Associates VIII LLLP by G.L. Homes

Title: a Pre-Application Conference

Request: to discuss the requirements for a Type 2 Concurrent Review (Zoning and Land Development).

General Location: East side of Lyons Road.

Project Manager: Donna Adelsperger, Site Planner I

BCC District: 5

