

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



DEVELOPMENT REVIEW OFFICER AGENDA

AUGUST 9, 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:** 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

2. **Control No:** 2010-00502

Application No: DROE-2017-01427 (**Application Name:** **Boca Pawn & Jewelry**) application of Royal Palm Investments & Finance LLC by Frogner Consulting Inc.

Title: a Development Review Officer Expedited Application

Request: to Finalize the plans approved by the BCC for a Class A Conditional Use to allow a pawn shop.

General Location: Southwest corner of Sandalfoot Boulevard and Southwest 66th Avenue.

Project Manager: Josue Leger, Site Planner II

BCC District: 5



3. **Control No:** 1981-00233
Application No: DROE-2017-01429 (**Application Name:** Palm Beach School for Autism) application of Lantana Charter LLC by iPlan and Design LLC

Title: a Development Review Officer Expedited Application

Request: to Finalize the BCC approved plans for a Development Order Abandonment to abandon a Place of Worship; and, a Development Order Amendment to reconfigure the Master Plan and Site Plan; modify square footage (Charter School); amend Conditions of Approval (Engineering and Use Limitations); and, to modify uses

General Location: Approximately 0.45 miles east of the Lyons Road and on the south side of Lantana Road.

Project Manager: Carrie Rechenmacher, Senior Site Planner

BCC District: 3

DRO - REQUESTS FOR APPROVAL

4. **Control No:** 2008-00129
Application No: DRO-2017-01191 (**Application Name:** Andalucia PUD POD A - Phase 4) application of Standard Pacific of Florida by Urban Design Kilday Studios

Title: a Development Review Officer

Request: to allow a Subdivision of 50 Zero Lot Line units.

General Location: East side of Lyons Road, approximately 3,325 feet south of Lake Worth Road.

Project Manager: Carlos Torres, Site Planner II

BCC District: 6

DRO - SIX MONTHS

5. **Control No:** 1995-00102
Application No: DRO-2016-01818 (**Application Name:** Wynn and Sons Environmental) application of Wynn by Jon E Schmidt & Associates

Title: a Development Review Officer Revision

Request: to allow an administrative modification to a Contractor's Storage Yard, to reconfigure the site plan, adding square footage; and add a Security/Caretakers Quarters.

General Location: On the south side of Belvedere Road, approximately 1,600 feet (0.3 miles) east of Pike Road.

Project Manager: Donna Adelsperger, Site Planner I

BCC District: 2

6. **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



7. **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

DRO - CONCURRENT REVIEW

8. **Control No:** 1973-00077
Application No: DRE2-2017-01420 (**Application Name:** **Atlantic Bank Corp**) application of First Union Natl Bank of Fla by Dunay Miskel and Backman LLP
Title: a Development Review Officer Concurrent Review
Request: a Concurrent Review (Zoning and Land Development) to Finalize the BCC approved plans for a Development Order Amendment to reconfigure the Site Plan and delete land area.
General Location: Approximately 160 feet east of Haverhill Road on the south side of Okeechobee Boulevard.
Project Manager: Carolina Valera, Senior Site Planner **BCC District:** 7
9. **Control No:** 2004-00250
Application No: DRO2-2017-01260 (**Application Name:** **Bridges South - Pods I, J and Rec - Plat One**) application of Boca Raton Associates VIII LLLP by G.L. Homes
Title: a Development Review Officer Concurrent Review Type II
Request: to allow the subdivision of 81 Zero Lot Line lots within Pod I and 103 Zero Lot Line Lots within a portion of Pod J; and to subdivide the land for the Recreation Pod.
General Location: East of Lyons Road, between Atlantic Avenue and Clint Moore Road; Approximately 0.5 mile north of Clint Moore Road.
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 5
10. **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



11. **Control No:** 2007-00238
Application No: ZV/ABN/Z/CA-2017-00810 (**Application Name:** KidSanctuary)
 application of Kidsanctuary Campus Inc by Cotleur & Hearing Inc.
- Title:** a Type II Variance
Request: to allow the elimination of a Right-of-Way Buffer and relocation of a required Incompatibility Buffer.
Title: a Development Order Abandonment
Request: abandon a Type III Congregate Living Facility.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Residential Estate (RE) Zoning District and the Residential Single Family (RS) Zoning District to the Institutional and Public Facilities (IPF) Zoning District.
Title: a Class A Conditional Use
Request: to allow a Type III Congregate Living Facility (CLF) (Residential Group Care).
General Location: Southeast corner of Pioneer Road and Safe Haven Drive.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 2

PH - SIX MONTHS

12. **Control No:** 2006-00367
Application No: DOA/R-2017-00189 (**Application Name:** Boynton Commons MUPD) application of Grove Nurseries Inc by Miller Land Planning
- Title:** a Development Order Amendment
Request: to reconfigure the Site Plan; delete square footage; modify uses; and to modify and delete Conditions of Approval (Architecture, Landscape).
Title: a Requested Use
Request: to allow a Type I Restaurant with drive-through.
General Location: Northwest corner of Boynton Beach Boulevard and Orchid Grove Trail.
Project Manager: Josue Leger, Site Planner II **BCC District:** 5
13. **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
14. **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



15. **Control No:** 1991-00037
Application No: ZV/ABN/DOA/PDD/CA-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 Right-of-Way Landscape Buffer width, and 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 Class A Conditional Use
Request: to allow a Retail Gas and Fuel Sales with a Convenience Store.
General Location: Northwest corner of Southern Boulevard and Benoist Farms Road.
Project Manager: Meredith Leigh, Site Planner II **BCC District:** 2
16. **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



17. **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

WITHDRAWALS

18. **Control No:** 2016-00143
Application No: DRO/W-2016-02198 (**Application Name:** **TRG Wholesale Nursery**) application of TRG Farms LLC by Urban Design Kilday Studios

Title: a Development Review Officer
Request: to allow a Nursery Wholesale and a accessory landscape service
Title: a Type I Waiver
Request: to allow a reduction in landscape requirements
General Location: North of 441 and Lantana Road
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 6

WORKSHOP

19. **Control No:** 1973-00039
Application No: DOA/R-2016-02009 (**Application Name:** **The Reserve Self-Storage at Oriole Plaza**) application of Oriole RLV by Holland & Knight LLP, Charles Putman & Associates
Title: a Development Order Amendment
Request: to reconfigure the Site Plan and modify uses.
Title: a Requested Use
Request: to allow a Self Service Storage.
General Location: Northeast corner of Atlantic Avenue and Hagen Ranch Road.
Project Manager: Josue Leger, Site Planner II **BCC District:** 5
20. **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



21. **Control No:** 1979-00031
Application No: DRO-2017-01012 (**Application Name:** **Delray Lakes Estates PUD**) application of Delray Lakes Estates Hmowners by WGINC
- Title:** a Development Review Officer
Request: to finalized plans approved by the Board of County Commissioners (greater than 2 months) for a Development Order Amendment to delete a Condition of Approval (Engineering); and to allow an administrative modification to allow a guardhouse.
General Location: Approximately 347 feet south of Atlantic Boulevard and 2,384 feet east of Lyons Road.
Project Manager: Diego Penalozza, Site Planner I **BCC District:** 5
22. **Control No:** 2017-00017
Application No: PDD/CA/TDR-2017-00807 (**Application Name:** **Bainbridge Apartments- Lake Worth**) application of The Bainbridge Companies, LLC by Cotleur & Hearing Inc.
- Title:** a Planned Development District
Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Class A Conditional Use
Request: to allow Workforce Housing Density Bonus units in excess of 30 percent, and to allow Transfer of Development Right units in excess of two dwelling units per acre.
Title: a Transfer of Development Rights
Request: to allow a Transfer of Development Rights (TDRs).
General Location: East side of SR 7, 0.6 miles north of Lantana Road.
Project Manager: Carlos Torres, Site Planner II **BCC District:** 3
23. **Control No:** 2012-00433
Application No: PDD/R/TDR-2017-00345 (**Application Name:** **Boynton Atrium 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 10 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
24. **Control No:** 2017-00016
Application No: Z-2017-00800 (**Application Name:** **West Atlantic Avenue Industrial**) application of 9130 West Atlantic Avenue, LLC - Greg DiMaria, Bartolomeo Salazar by JMorton Planning & Landscape Architecture
- Title:** an Official Zoning Map Amendment.
Request: to allow a rezoning from the Agriculture Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.
General Location: South side of Atlantic Avenue, approximately 1,100 feet west of Lyons Road.
Project Manager: Josue Leger, Site Planner II **BCC District:** 5



25. **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

TYPE II VARIANCE

26. **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 24 hours operation within 250 feet of a residential district

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

PRE-APPLICATION NO REVIEW

27. **Control No:** 1975-00069

Application No: PA-2017-01446 (**Application Name: Checkers at Sam's Wholesale Club Plaza**) application of Concierge Development 2 Llc by WGINC

Title: a Concurrent Review Pre-Application Conference

Request: to discuss requirements for a DRO Type 3 Concurrent Review (no questions).

General Location: Southwest corner of Hypoluxo Road and Seacrest Boulevard.

Project Manager: Yoan Machado, Site Planner II

BCC District: 7

