

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



DEVELOPMENT REVIEW OFFICER AGENDA

JANUARY 14, 2020

9:00 A.M.

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

ANNOUNCEMENTS

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

DRO - SUFFICIENCY REVIEW

See attached Full DRO Sufficiency Review Report for recent applications. This report is based on the most recent submittal date on the Zoning Calendar and **does** include prior applications deemed insufficient.

PH - SUFFICIENCY REVIEW

See attached Public Hearing Sufficiency Review Report for recent applications. This report is based on the most recent submittal date on the Zoning Calendar and **does** include prior applications deemed insufficient.

DRO - SUFFICIENT APPLICATIONS

DRO - REQUESTS FOR APPROVAL

1. **Control No:** 1990-50095
Application No: DRO-2019-02316 (**Application Name: Candoit LLC Type 1B Excavation**) application of Candoit Llc by

Title: a DRO Original Full Review

Request: Type 1B Excavation Permit.

General Location: North of West Indiantown Road, on the east side of 134th Way North.

Project Manager: Jordan Jafar, Site Planner I

BCC District: 1

2. **Control No:** 1980-00028
Application No: DRO-2019-02372 (**Application Name: Eastpointe Country Club**) application of Golf & Racquet Club At, Northern Palm Beach County by Urban Design Kilday Studios

Title: a DRO Original Full Review

Request: to allow a subdivision of 75 Zero Lot Line units and a golf course area.

General Location: 3,687 feet (.7 miles) west of the intersection of the Florida Turnpike and Donald Ross Road

Project Manager: Adam Mendenhall, Senior Site Planner

BCC District: 1

DRO - CONCURRENT REVIEW

PH - SUFFICIENT APPLICATIONS

DRO - DRO EXPEDITED PROCESS (DROE) REQUESTS

3. **Control No:** 2000-00020
Application No: DROE/W-2019-01909 (**Application Name:** **Cypress Lake Preserve MUPD**) application of PS Florida One, Inc. by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP
Title: a Development Review Officer Expedited
Request: to finalize the plans approved by the Board of County Commissioners.
Title: a Type 1 Waiver
Request: to allow a reduction of Loading Space and a reduction of the Foundation Planting.
General Location: Northwest corner of Cypress Lakes Preserve Drive and State Road 7.
Project Manager: Travis Goodson, Site Planner II **BCC District:** 6

4. **Control No:** 2018-00103
Application No: DROE-2019-02368 (**Application Name:** **Friends of Peanut**) application of Jeffrey Stefaniak, Monica Stefaniak by Land Research Management Inc.
Title: a Development Review Officer Expedited
Request: to finalize the plans approved by the Board of County Commissioners for a Class A Conditional Use to allow a limited Pet Boarding Facility accessory to a Single Family Residence.
General Location: Northwest corner of Mango Boulevard and 56th Place North.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 6

5. **Control No:** 1980-00028
Application No: DROE-2019-02371 (**Application Name:** **Eastpointe Country Club**) application of Golf And Racquet Club At, Eastpointe Country Club, Inc., Eastpointe Homeowners Assn Inc, Northern Palm Beach County by Urban Design Kilday Studios
Title: a DRO Off The Board
Request: to finalize the Master Site Plan approved by the Board of County Commissioners.
General Location: The subject site is generally bounded by Donald Ross Road to the north, North Jog Road to the west, Hood Road to the south, and Florida's Turnpike to the east.
Project Manager: Ryan Vandenburg, Senior Site Planner

6. **Control No:** 1998-50028
Application No: DROE-2019-02367 (**Application Name:** **Personalized Pet Sitting**) application of Dianna Jordan, John Jordan by Land Research Management Inc.
Title: Development Review Officer Expedited Review
Request: to finalize the plans approved by the Board of County Commissioners for a Class A Conditional Use to allow a limited Pet Boarding Facility accessory to a Single Family Residence.
General Location: North side of 64th Place North, approximately 995 feet west of Indian Trail Drive.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 6

DRO - DRO EXPEDITED PROCESS CONCURRENT REVIEW (DRE)

PH - REQUESTS FOR CERTIFICATION

7. **Control No:** 1981-00010
Application No: ABN-2019-02322 (**Application Name:** **Hypoluxo Convenience with Gas Sales**) application of AMZAK Carwashes, LLC, Al Hypoluxo Llc by Urban Design Kilday Studios
Title: a Development Order Abandonment
Request: to abandon a Class A Conditional Use to allow a Convenience Store with Gas Sales.
General Location: North side of Hypoluxo Road, approximately 700 feet west of Interstate 95.
Project Manager: Travis Goodson, Site Planner II **BCC District:** 3
8. **Control No:** 2016-00130
Application No: DOA-2019-02323 (**Application Name:** **West Atlantic Business Plaza**) application of West Atlantic Business Plaza Llc by JMorton Planning & Landscape Architecture
Title: a Development Order Amendment
Request: To reconfigure the Site Plan; delete square footage; modify uses; and, to modify Conditions of Approval.
General Location: South side of Atlantic Avenue, approximately 0.25 miles west of Half Mile Road.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 5
9. **Control No:** 2007-00096
Application No: EAC-2019-02324 (**Application Name:** **Polo Legacy MXPD**) application of Mattamy Palm Beach Llc by Urban Design Kilday Studios
Title: an Development Order Amendment Expedited Application Consideration
Request: to modify Conditions of Approval; and, allow an alternative location for a Class A Conditional Use.
General Location: Southwest corner of Lake Worth Road and Polo Road.
Project Manager: Meredith Leigh, Senior Site Planner **BCC District:** 6
10. **Control No:** 1978-00160
Application No: ZV/PDD/DOA/CA/W-2019-00532 (**Application Name:** **Waterside Plaza**) application of Gator 2018 Disregarded Entity Llc by Kimley-Horn and Associates Inc
Title: a Type 2 Variance
Request: to reduce the width and planting material for the Right-of-Way, Compatibility and Type 3 Incompatibility Buffers; to increase number of signs, increase size of wall signage; relocate Loading Spaces; reduction in Loading Space Screening requirements; reduce parking lot drive aisle width; and, to increase the number of signs permitted along right-of-way.
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 Development Order Amendment
Request: to reconfigure the Site Plan; modify uses; add square footage; and, to modify Conditions of Approval.
Title: a Class A Conditional Use
Request: to allow two, Type 1 Restaurants with Drive-thru.
Title: a Type 2 Waiver
Request: to allow a 24-hour operation.
General Location: Northeast corner of 10th Avenue and S. Florida Mango Road
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 3

TYPE 2 VARIANCE

**OTHER
WORKSHOP ITEMS
WITHDRAWALS**



Sufficiency Review Finder

<u>Search By</u>	<u>Search Criteria</u>	<u>Value</u>
APP_TYPE_GROUP_CODE	Like	DRO_DROE_GRP
STATUS_CODE	Like	1
SUFFICIENCY_APP_IND	Like	Y

Sufficiency Review Finder

<u>Control No</u>	<u>Application No</u>	<u>Application Name</u>	<u>Applicant / Owner Names</u>	<u>Agent Names</u>	<u>Requests</u>	<u>General Location</u>	<u>District</u>	<u>Project Manager</u>
2019-00100	DRO-2019-02246	Mariana Palms	Raymond Michael	Rickel, Robert S; Genesis Realty Consultants, Inc.	to allow a Final Site Plan for 22 multi-family townhomes to include a Transfer of Development Rights for 1 unit and a Workforce Housing density increase of 50 percent .	Approximately 680 feet south of Melaleuca Lane on the east side of Kirk Road.	3	DADELSPE
1980-00228	DRO-2019-02176	Eglise Evangelique Baptiste Par La Foi	Evangelique Eglise	Duranko, John; MASTER PLAN INC Isidor, Ezechias	to allow a Place of Worship.	East side Military Trail, 485' S of Westgate Ave.	7	DADELSPE
1987-00152	DROE/W-2019-02135	Southern Self Storage	Public Storage Inc	Kahn, James; Keith and Associates, Inc. Schiller, Neil; Saul Ewing Arnstein & Leher LLP	to finalize the plans approved by the Board of County Commissioners for a Type 2 Variance to increase building coverage and Development Order Amendment to reconfigure the Site Plan, to eliminate an accessory use and add a new building and square footage; and, to modify Conditions of Approval. xxxxx	East side of South Military Trail, approximately 0.40 miles south of Hypoluxo Road.	3	TGOODSON
2006-00367	DRO3/W-2019-01472	Boynton Commons MUPD	Grove Nurseries Inc	Vail, Jennifer; WGINC Riddle, Chad; WGINC	to finalize the plans approved by the BCC. (Concurrent Type 3 - Zoning, Land Development and Building) with Administrative Modifications. to allow a reduction of loading space dimension and to eliminate the Incompatibility Buffer adjacent to the CLF.	Northwest corner of Boynton Beach Boulevard and Orchid Grove Trail.	5	DADELSPE
2004-00471	DRE2-2020-00137	Chick-Fil-A #4305 - Canyon Town Center	Boynton Beach Associates Xviii Llp Palm Beach County School Board Of Palm Beach County Fl	Pfeffer, Bill; Bowman Consulting Group Baez, Jenny; Bowman Consulting Group	to finalize the Site Plan approved by the Board of County Commissioners to allow a Type 1 Restaurant with a Drive-through.	Southeast corner of Boynton Beach Boulevard and Lyons Road.	5	TGOODSON

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2018-00175	DRO-2020-00119	Covenant Villas	Amb4614 Llc	Taylor, Aaron M; Arc Development Global, LLC	to allow for a multifamily residential development with twenty (20) dwelling units.	Approximately 653 feet north of the intersection of Melaleuca Lane and Gulfstream Road, on the east side of Gulfstream Road.	3	DADELSPE
1980-00028	DRO-2020-00115	Eastpointe Country Club	Golf And Racquet Club At Club	Garantiva, Sofia; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios	to allow a golf course maintenance facility within the Recreation Pod.	3,687 feet (.7 miles) west of the intersection of the Florida Turnpike and Donald Ross Road	1	AMENDENHALL
1980-00028	DRO-2020-00114	Eastpointe Country Club	Golf And Racquet Club At Club	Brinkman, Joni; Urban Design Kilday Studios Garantiva, Sofia; Urban Design Kilday Studios	to finalize the Site Plan and to add a new clubhouse and amenities in a 3.41-acre Recreation Pod.	3,687 feet (.7 miles) west of the intersection of the Florida Turnpike and Donald Ross Road	1	AMENDENHALL
2004-90013	DRO-2019-02311	Elaine Townhomes	Hry Development Llc	Nichols, Josh; Schmidt Nichols	to allow Workforce Housing Density Bonus Program (WHP) and Transfer of Development Rights (TDR) Program for eight (8) townhome dwelling units.	North side of Bowman Road approximately 600 feet east of Haverhill Road.	2	AMENDENHALL
1997-00094	DRO-2020-00111	Kabbalah Learning Center	Kabbalah Centre Of Florida Inc	Rickards, Mark; Kimley Horn and Associates, Inc.	to allow a Place of worship and Charter School	Palmetto Park Road and Lyons Road	5	AMENDENHALL
2008-00133	DRE3/W-2020-00108	Holden of Delray Beach	6595 Llc	Miskel, Bonnie; Dunay, Miskel and Backman, LLP Schantz, Beth; Dunay, Miskel and Backman, LLP	to finalize the plans approved by the Board of County Commissioners to allow a Type 3 Congregate Living Facility. to eliminate the incompatibility buffer required between the residential and recreational pods of development.	North side of Morikami Park Road, approximately 310 feet west of Jog Road.	5	MLEIGH
1984-00152	DRO-2020-00106	Boca Del Mar PUD - Boca Raton Synagogue	Boca Raton Synagogue Inc	Morton, Jennifer; JMorton Planning & Landscape Architecture McClellan, Lauren; JMorton Planning & Landscape Architecture	to eliminate the grass parking area and expand the existing Place of Worship.	East side of Montoya Circle, south of Palmetto Park Road	4	DADELSPE

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1988-00005	DROE-2020-00105	Congress Avenue Office Park	Florida #2 Llc Florida #8 Llc Ma No 1 Llc Wpb No 1 Llc	Ramdeen, Roger; Shutts and Bowen, LLP		Southeast of the intersection of North Congress Avenue and Westgate Avenue.	2	CSISK
1981-00010	DRO-2019-02341	Hypoluxo Express Car Wash	Amzak Carwashes Llc	Megrue, Sandra; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios	to allow a Car Wash.	North side of Hypoluxo Road west of Interstate 95.	3	DADELSPE
1978-00095	DRO/DRO/W-2019-02297	Pratt & Whitney Expansion of Remote Test Site	United Aircraft Corp United Technologies Corp	Brinkman, Joni; Urban Design Kilday Studios Polson, Jan; Urban Design Kilday Studios	to allow an administrative modification to the Master Plan to add square footage. to review and finalize the Site Plan to add the remote test site facility. to allow a reduction of the loading space.	South and west of Bee Line Highway, on the west of Pratt Whitney Road	1	DADELSPE



Sufficiency Review Finder

<u>Search By</u>	<u>Search Criteria</u>	<u>Value</u>
APP_TYPE_GROUP_CODE	Like	PUBHRG_GRP
STATUS_CODE	Like	1
SUFFICIENCY_APP_IND	Like	Y

Sufficiency Review Finder

<u>Control No</u>	<u>Application No</u>	<u>Application Name</u>	<u>Applicant / Owner Names</u>	<u>Agent Names</u>	<u>Requests</u>	<u>General Location</u>	<u>District</u>	<u>Project Manager</u>
1980-00228	ABN/ABN-2019-02195	Eglise Evangelique Baptiste Par La Foi	Evangelique Eglise	ISIDOR, EZECHIAS Duranko, John; MASTER PLAN INC	to abandon a Class B Conditional Use to allow a General Daycare in the General Commercial (CG) Zoning District and to abandon a Class B Conditional Use to allow indoor entertainment in the CG Zoning District, to abandon a Class A Conditional Use to allow a Place of Worship in the General Commercial (CG) Zoning District.	East side Military Trail, approximately 485 feet south of Westgate Ave.	7	BMARTINEZ
2001-00077	ZV/DOA-2019-02186	Planet Kids Seminole Pratt Whitney	Planet Kids Ix Inc	Schmidt, Jon E; Schmidt Nichols	to allow a reduction of the required foundation planting and to allow a reduction of the required width of landscape terminal island. to reconfigure the Site Plan; to add land area and to add square footage.	Southwest corner of Seminole Pratt Whitney Road & 92nd Lane North.	6	MLEIGH
2013-00200	W-2019-02175	Palm Elite Car Wash	Palm Elite Car Wash Inc	Cheguis, Brian; iPlan and Design, LLC	to allow for waivers from rear parking; primary entrance and building standard requirements.	East side of South Military Trail and North side of Vermont Avenue.	3	BMARTINEZ
1997-00032	CA/DOA/ZV-2019-02166	Boca Raton Commerce Center CLF	Boca Raton Commerce Center li Llc Pechter Community Foundation Inc	Schmidt, Jon E; Schmidt Nichols	to allow purchase and use of Transfer of Development Rights. to reconfigure the Site Plan to modify Conditions of Approval; to add square footage and to add uses. to allow eliminate requirement for access and frontage to Collector or Arterial street and to allow a reduction of the minimum lot size requirement.	West terminus of 210th Street South, approximately 580 feet west of Boca Rio Road.	5	RVANDENBURG

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2016-00114	ZV-2019-01966	Lake Worth Crossing	Concert Fountains Prop Llc	Purser, Jerrod; WGINC	Requirements for a wall or fence in a landscape buffer.	SE Corner of Lake Worth Road and Fountains Drive.	2	BMARTINEZ
2004-00903	CA-2020-00117	Cotton Limited Pet Boarding	Mary Cotton	McGinley, Kevin; Land Research Management, Inc.	to allow a Limited Pet Boarding facility	Approximately 1200 feet east of Seminole Pratt Whitney Road, 0.6 miles north of Okeechobee Blvd.	6	BMARTINEZ
1978-00005	DOA-2020-00116	Hamptons Square	Mct Properties Inc	Muller, Edwin; WGINC Murray, Doug; WGINC	to reconfigure the Site Plan; add square footage; and, to add children (Daycare).	Southwest corner of Kimberly Boulevard and Hampton Drive.	5	TGOODSON
2019-00144	ZV/Z-2020-00113	Serenity Estates	Henry Stevens Joey Logan Paula Logan Science Of Spirituality Inc Vincent Bonvento	Terry, Brian; Insite Studio	xxxxx xxxxx	Approximately 0.33 miles west of the intersection of Lyons Road and Pioneer Road.	6	MLEIGH
1997-00094	ABN-2020-00110	Kabbalah Learning Center, Inc.	Kabbalah Centre Of Florida Inc	Rickards, Mark; Kimley Horn and Associates, Inc.	to abandon Resolution No. 2007-1621 that allowed for a Place of Worship.	Palmetto Park Road and Lyons Road	5	BMARTINEZ
2005-00427	Z/DOA-2019-02370	Burlington Self-Storage of Lake Worth	Burlington Self Storage Lake Worth Llc Steve Allain	Polson, Jan; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios	to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Industrial Light (IL) Zoning District. to a Class A Conditional Use for Limited Access Self Service Storage, to reconfigure the Site Plan and add land area.	On the northeast corner of Lantana Road and DeSoto Road, approximately 800 feet east of Haverhill Road.	3	CRECHENM
2008-00339	PDD/CA-2019-02321	West Boynton Center	Partners Smigiel	Brinkman, Joni; Urban Design Kilday Studios Megrue, Sandra; Urban Design Kilday Studios	to allow a rezoning from the Commercial General Zoning District and Agriculture Reserve Zoning District to the Multiple Use Planned Development District. to allow a Self Service Storage Facility.	Northwest corner of Acme Dairy Road and Boynton Beach Boulevard	5	CRECHENM
1979-00202	ZV-2019-02196	East Coast Mulch	East Coast Mulch Corp	McGinley, Kevin; Land Research Management, Inc.	to reduce the number of required parking spaces; and, to eliminate an opaque wall in a Type 3 Incompatibility Buffer.	South side of Belvedere Road, approximately 0.4 miles west of Jog Road.	2	MLEIGH

Total Records: 12