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 Candoit LLC**
   **Request:** a DRO Original Full Review
   **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**
   **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
<table>
<thead>
<tr>
<th>Control No</th>
<th>Application No</th>
<th>Application Name</th>
<th>Applicant / Owner Names</th>
<th>Agent Names</th>
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<th>General Location</th>
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<th>Project Manager</th>
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<tbody>
<tr>
<td>2019-00100</td>
<td>DRO-2019-02246</td>
<td>Mariana Palms</td>
<td>Raymond Michael</td>
<td>Rickel, Robert S; Genesis Realty Consultants, Inc.</td>
<td>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.</td>
<td>Approximately 680 feet south of Melaleuca Lane on the east side of Kirk Road.</td>
<td>3</td>
<td>DADELSPE</td>
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<tr>
<td>1980-00228</td>
<td>DRO-2019-02176</td>
<td>Eglise Evangelique Baptiste Par La Foi</td>
<td>Evangelique Eglise</td>
<td>Duranko, John; MASTER PLAN INC Isidor, Ezechias</td>
<td>to allow a Place of Worship.</td>
<td>East side Military Trail, 486’ S of Westgate Ave.</td>
<td>7</td>
<td>DADELSPE</td>
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<tr>
<td>1987-00152</td>
<td>DROE/W-2019-02135</td>
<td>Southern Self Storage</td>
<td>Public Storage Inc</td>
<td>Kahn, James; Keith and Associates, Inc. Schiller, Neil; Saul Ewing Armstrong &amp; Leher LLP</td>
<td>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.</td>
<td>East side of South Military Trail, approximately 0.40 miles south of Hypoluxo Road.</td>
<td>3</td>
<td>TGOODSON</td>
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<tr>
<td>2006-00367</td>
<td>DRO3/W-2019-01472</td>
<td>Boynton Commons MUPD</td>
<td>Grove Nurseries Inc</td>
<td>Vail, Jennifer; WGINC Riddle, Chad; WGINC</td>
<td>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.</td>
<td>Northwest corner of Boynton Beach Boulevard and Orchid Grove Trail.</td>
<td>5</td>
<td>DADELSPE</td>
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<tr>
<td>2004-00471</td>
<td>DRE2-2020-00137</td>
<td>Chic-Fil-A #4305 - Canyon Town Center</td>
<td>Boynton Beach Associates Xviii Llp Palm Beach County School Board Of Palm Beach County Fl</td>
<td>Pfeffer, Bill; Bowman Consulting Group Baez, Jenny; Bowman Consulting Group</td>
<td>to finalize the Site Plan approved by the Board of County Commissioners to allow a Type 1 Restaurant with a Drive-through.</td>
<td>Southeast corner of Boynton Beach Boulevard and Lyons Road.</td>
<td>5</td>
<td>TGOODSON</td>
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<tr>
<td>2018-00175</td>
<td>DRO-2020-00119</td>
<td>Covenant Villas</td>
<td>Amb4614 Llc</td>
<td>Taylor, Aaron M; Arc Development Global, LLC</td>
<td>to allow for a multifamily residential development with twenty (20) dwelling units.</td>
<td>Approximately 653 feet north of the intersection of Melaleuca Lane and Gulfstream Road, on the east side of Gulfstream Road.</td>
<td>3</td>
<td>DADELSPE</td>
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<tr>
<td>1980-00028</td>
<td>DRO-2020-00115</td>
<td>Eastpointe Country Club</td>
<td>Garantiva, Sofia; Urban Design Kilday Studios, Brinkman, Joni; Urban Design Kilday Studios</td>
<td>to allow a golf course maintenance facility within the Recreation Pod.</td>
<td>3,687 feet (.7 miles) west of the intersection of the Florida Turnpike and Donald Ross Road</td>
<td>1</td>
<td>AMENDENHALL</td>
<td></td>
</tr>
<tr>
<td>1980-00028</td>
<td>DRO-2020-00114</td>
<td>Eastpointe Country Club</td>
<td>Brinkman, Joni; Urban Design Kilday Studios</td>
<td>to finalize the Site Plan and to add a new clubhouse and amenities in a 3.41-acre Recreation Pod.</td>
<td>3,687 feet (.7 miles) west of the intersection of the Florida Turnpike and Donald Ross Road</td>
<td>1</td>
<td>AMENDENHALL</td>
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<tr>
<td>2004-90013</td>
<td>DRO-2019-02311</td>
<td>Elaine Townhomes</td>
<td>Hry Development Llc</td>
<td>Nichols, Josh; Schmidt Nichols</td>
<td>to allow Workforce Housing Density Bonus Program (WHP) and Transfer of Development Rights (TDR) Program for eight (8) townhome dwelling units.</td>
<td>North side of Bowman Road approximately 600 feet east of Haverhill Road.</td>
<td>2</td>
<td>AMENDENHALL</td>
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<tr>
<td>1997-00094</td>
<td>DRO-2020-00111</td>
<td>Kabbalah Learning Center</td>
<td>Kabbalah Centre Of Florida Inc</td>
<td>Rickards, Mark; Kimley Horn and Associates, Inc.</td>
<td>to allow a Place of worship and Charter School</td>
<td>Palmetto Park Road and Lyons Road</td>
<td>5</td>
<td>AMENDENHALL</td>
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<tr>
<td>2008-00133</td>
<td>DRE3/W-2020-00108</td>
<td>Holden of Delray Beach</td>
<td>6595 Llc</td>
<td>Miskel, Bonnie; Dunay, Miskel and Backman, LLP</td>
<td>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.</td>
<td>North side of Monikami Park Road, approximately 310 feet west of Jog Road.</td>
<td>5</td>
<td>MLEIGH</td>
</tr>
<tr>
<td>1984-00152</td>
<td>DRO-2020-00106</td>
<td>Boca Del Mar PUD - Boca Raton Synagogue</td>
<td>Morton, Jennifer; JMorton Planning &amp; Landscape Architecture Mcclellan, Lauren; JMorton Planning &amp; Landscape Architecture</td>
<td>to eliminate the grass parking area and expand the existing Place of Worship.</td>
<td>East side of Montoya Circle, south of Palmetto Park Road</td>
<td>4</td>
<td>DADELSPE</td>
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<tr>
<td>1988-00005</td>
<td>DROE-2020-00105</td>
<td>Congress Avenue Office Park</td>
<td>Florida #2 Lic Florida #8 Lic Ma No 1 Lic Wpb No 1 Lic</td>
<td>Ramdeen, Roger; Shutts and Bowen, LLP</td>
<td>to allow a Car Wash.</td>
<td>Southeast of the intersection of North Congress Avenue and Westgate Avenue.</td>
<td>2</td>
<td>CSISK</td>
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<tr>
<td>1981-00010</td>
<td>DRO-2019-02341</td>
<td>Hypoluxo Express Car Wash</td>
<td>Amzak Carwashes Llc</td>
<td>Megrue, Sandra; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios</td>
<td>to allow a Car Wash.</td>
<td>North side of Hypoluxo Road west of Interstate 95.</td>
<td>3</td>
<td>DADELSPE</td>
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<tr>
<td>1978-00095</td>
<td>DRO/DRO/W-2019-02297</td>
<td>Pratt &amp; Whitney Expansion of Remote Test Site</td>
<td>United Aircraft Corp United Technologies Corp</td>
<td>Brinkman, Joni; Urban Design Kilday Studios Polson, Jan; Urban Design Kilday Studios</td>
<td>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.</td>
<td>South and west of Bee Line Highway, on the west of Pratt Whitney Road</td>
<td>1</td>
<td>DADELSPE</td>
</tr>
</tbody>
</table>
### SUFFICIENCY REVIEW FINDER

**Search By**
- APP_TYPE_GROUP_CODE
- STATUS_CODE
- SUFFICIENCY_APP_IND

**Search Criteria**
- Operator: Like
- Value: PUBHRG_GRP

<table>
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<td>1980-00228</td>
<td>ABN/ABN-2019-02195</td>
<td>Eglise Evangelique Baptiste Par La Foi</td>
<td>ISIDOR, EZECHIAS Duranko, John; MASTER PLAN INC</td>
<td>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,</td>
<td>East side Military Trail, approximately 485 feet south of Westgate Ave.</td>
</tr>
<tr>
<td>2001-00077</td>
<td>ZV/DOA-2019-02186</td>
<td>Planet Kids Seminole Pratt Whitney</td>
<td>Schmidt, Jon E; Schmidt Nichols</td>
<td>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.</td>
<td>Southwest corner of Seminole Pratt Whitney Road &amp; 92nd Lane North.</td>
</tr>
<tr>
<td>2013-00200</td>
<td>W-2019-02175</td>
<td>Palm Elite Car Wash</td>
<td>Cheguis, Brian; iPlan and Design, LLC</td>
<td>to allow for waivers from rear parking; primary entrance and building standard requirements.</td>
<td>East side of South Military Trail and North side of Vermont Avenue.</td>
</tr>
<tr>
<td>1997-00032</td>
<td>CA/DOA/ZV-2019-02166</td>
<td>Boca Raton Commerce Center CLF</td>
<td>Schmidt, Jon E; Schmidt Nichols</td>
<td>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.</td>
<td>West terminus of 210th Street South, approximately 580 feet west of Boca Rio Road.</td>
</tr>
</tbody>
</table>

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**General Location**
- East side Military Trail, approximately 485 feet south of Westgate Ave.
- Southwest corner of Seminole Pratt Whitney Road & 92nd Lane North.
- East side of South Military Trail and North side of Vermont Avenue.
- West terminus of 210th Street South, approximately 580 feet west of Boca Rio Road.

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**District**
- 7
- 6
- 3
- 5

**Project Manager**
- BMARTINEZ
- MLEIGH
- BMARTINEZ
- RVANDENBURG

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**Print Date:** 1/8/2020 2:21:07PM
<table>
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<tr>
<td>2016-00114</td>
<td>ZV-2019-01966</td>
<td>Lake Worth Crossing</td>
<td>Concert Fountains Prop Llc</td>
<td>Purser, Jerrod; WGINC</td>
<td>Requirements for a wall or fence in a landscape buffer; to allow a Limited Pet Boarding facility</td>
<td>SE Corner of Lake Worth Road and Fountains Drive</td>
<td>2</td>
<td>BMARTINEZ</td>
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<tr>
<td>2004-00903</td>
<td>CA-2020-00117</td>
<td>Cotton Limited Pet Boarding</td>
<td>Mary Cotton</td>
<td>McGinley, Kevin; Land Research Management, Inc.</td>
<td>to reconfigure the Site Plan; add square footage; and, to add children (Daycare)</td>
<td>Approximately 1200 feet east of Seminole Pratt Whitney Road, 0.6 miles north of Okeechobee Blvd.</td>
<td>6</td>
<td>BMARTINEZ</td>
</tr>
<tr>
<td>1978-00005</td>
<td>DOA-2020-00116</td>
<td>Hamptons Square</td>
<td>Mct Properties Inc</td>
<td>Muller, Edwin; WGINC Murray, Doug; WGINC</td>
<td></td>
<td>Southwest corner of Kimberly Boulevard and Hampton Drive.</td>
<td>5</td>
<td>TGOODSON</td>
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<tr>
<td>2019-00144</td>
<td>ZV/Z-2020-00113</td>
<td>Serenity Estates</td>
<td>Henry Stevens Joey Logan Paula Logan Science Of Spirituality Inc Vincent Bonvento</td>
<td>Terry, Brian; Insite xxxx xxxx</td>
<td></td>
<td>Approximately 0.33 miles west of the intersection of Lyons Road and Pioneer Road.</td>
<td>6</td>
<td>MLEIGH</td>
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<tr>
<td>1997-00094</td>
<td>ABN-2020-00110</td>
<td>Kabbalah Learning Center, Inc.</td>
<td>Kabbalah Centre Of Florida Inc</td>
<td>Rickards, Mark; Kimley Horn and Associates, Inc.</td>
<td>to abandon Resolution No. 2007-1621 that allowed for a Place of Worship.</td>
<td>Palmetto Park Road and Lyons Road</td>
<td>5</td>
<td>BMARTINEZ</td>
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<tr>
<td>2005-00427</td>
<td>Z/DOA-2019-02370</td>
<td>Burlington Self-Storage of Lake Worth</td>
<td>Burlington Self Storage Lake Worth Llc Steve Allain</td>
<td>Polson, Jan; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios</td>
<td>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.</td>
<td>On the northeast corner of Lantana Road and DeSoto Road, approximately 800 feet east of Haverhill Road.</td>
<td>3</td>
<td>CRECHENM</td>
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<tr>
<td>2008-00339</td>
<td>PDD/CA-2019-02321</td>
<td>West Boynton Center</td>
<td>Partners Smigiel</td>
<td>Brinkman, Joni; Urban Design Kilday Studios Megrue, Sandra; Urban Design Kilday Studios</td>
<td>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, to reduce the number of required parking spaces; and, to eliminate an opaque wall in a Type 3 Incompatibility Buffer.</td>
<td>Northwest corner of Acme Dairy Road and Boynton Beach Boulevard</td>
<td>5</td>
<td>CRECHENM</td>
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<tr>
<td>1979-00202</td>
<td>ZV-2019-02196</td>
<td>East Coast Mulch</td>
<td>East Coast Mulch Corp</td>
<td>McGinley, Kevin; Land Research Management, Inc.</td>
<td></td>
<td>South side of Belvedere Road, approximately 0.4 miles west of Jog Road.</td>
<td>2</td>
<td>MLEIGH</td>
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</tbody>
</table>

Total Records: 12