

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



DEVELOPMENT REVIEW OFFICER AGENDA

MARCH 10, 2020

9:00 A.M.

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

ANNOUNCEMENTS

WORKSHOP

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

SUFFICIENCY REVIEW

- DEVELOPMENT REVIEW OFFICER (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.

- PUBLIC HEARING (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.

- SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

1. **Control No:** 2004-00471

Application No: DRO/DRO-2020-00256 (**Application Name:** **Canyon Town Center MUPD - Pod B**) application of Palm Beach County by Urban Design Kilday Studios, Palm Beach County

Title: a Development Review Officer Revision

Request: to allow an administrative modification to the Master Plan to add use.

Title: a Development Review Officer

Request: to allow the Government Service (Library) use.

General Location: South of Boynton Beach Blvd, east of Lyons Road

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 5

2. **Control No:** 2016-00114

Application No: DRO/DRO-2020-00267 (**Application Name:** **The Oasis of the Palm Beaches**) application of Picerne Development Corporation of Florida, Concert Fountains Prop Llc by Wantman Group Inc.

Title: a Development Review Officer Revision

Request: Final DRO Administrative Modification to a Final Master Plan

Title: a DRO Original Full Review

Request: Final DRO Administrative Modification to a Final Site Plan

General Location: West side of Jog Road, between Lake Worth Road and Melaleuca Lane.

Project Manager: Adam Mendenhall, Senior Site Planner

BCC District: 2

3. **Control No:** 2018-00175
Application No: DRO/W-2020-00119 (**Application Name:** **Covenant Villas**)
application of AMB4614 LLC by Arc Development Global LLC

Title: a Development Review Officer
Request: to allow for a multifamily residential development with twenty (20) dwelling units.
Title: a Type 1 Waiver
Request: to eliminate the Incompatibility Buffer.
General Location: Approximately 653 feet north of the intersection of Melaleuca Lane and Gulfstream Road, on the east side of Gulfstream Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 3

4. **Control No:** 2018-00029
Application No: DRO-2019-02239 (**Application Name:** **New Testament Church of God Word of Hope Ministries Inc**) application of New Testament Church Of God Word Of Hope by Boutros Bounahra Architect
Title: a DRO Original Full Review
Request: to allow a Place of Worship.
General Location: 2431 Queen Street, West Palm Beach FL 33417
Project Manager: Adam Mendenhall, Senior Site Planner **BCC District:** 7

5. **Control No:** 2019-00100
Application No: DRO-2019-02246 (**Application Name:** **Mariana Palms**)
application of Raymond Michael by Genesis Realty Consultants Inc.

Title: a DRO Original Full Review
Request: 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 .
General Location: Approximately 680 feet south of Melaleuca Lane on the east side of Kirk Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 3

6. **Control No:** 1984-00152
Application No: DRO-2020-00106 (**Application Name:** **Boca Del Mar PUD - Boca Raton Synagogue**) application of Boca Raton Synagogue Inc by JMorton Planning & Landscape Architecture
Title: a Development Review Officer
Request: to eliminate the grass parking area and expand the existing Place of Worship.
General Location: East side of Montoya Circle, south of Palmetto Park Road
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 4

7. **Control No:** 2005-00594
Application No: DRO-2020-00274 (**Application Name:** **Fields at Gulfstream Polo PUD-Pod E**) application of Homes Divosta by Urban Design Kilday Studios

Title: a Development Review Officer
Request: to allow a subdivision for 52 Zero Lot Line units and 70 Townhouse units.
General Location: E/W sides of Polo Rd & approx. 650' South of Lake Worth Rd.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6

8. **Control No:** 2004-00250
Application No: DRO-2020-00280 (**Application Name: Bridges Mizner AGR-PUD FMP Amendment**) application of Boca Raton Associates VIII, LLLP by G.L. Homes

Title: a Development Review Officer

Request: to allow an administrative modification to the Final Master Plan.

General Location: East of Lyons Road, between Atlantic Avenue and .5 miles north of Clint Moore Road

Project Manager: Adam Mendenhall, Senior Site Planner

BCC District: 5

9. **Control No:** 2017-00050
Application No: DRO-2020-00284 (**Application Name: A and D Investments**) application of A&D Property Investments Llc by Land Research Management Inc.

Title: a Development Review Officer

Request: to approve one Transfer of Development Rights for 1 unit.

General Location: East side of Gulfstream Road, north of Melaleuca Lane.

Project Manager: Adam Mendenhall, Senior Site Planner

BCC District: 3

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

10. **Control No:** 2018-00034
Application No: DRO2/W-2019-02203 (**Application Name: Stonewood Estates**) application of D. R. Horton, INC - Paul Quinn by WGINC

Title: Development Review Officer Concurrent Type 2

Request: to allow a Type 2 Concurrent Review (Zoning and Land Development).

General Location: West side of Limestone Creek Road, approximately 0.30 miles north of Church Street.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 1

11. **Control No:** 2004-00250
Application No: DRO2-2020-00282 (**Application Name: Bridges South - Plat Seven**) application of Boca Raton Associates VIII, LLLP by G.L. Homes

Title: Development Review Officer Concurrent Type 2

Request: to allow a subdivision for 79 Zero Lot Line Units in Pod M and 68 Zero Lot Line Units in Pod O of the Plat Seven.

General Location: East of Lyons Road, between Atlantic Avenue and .5 miles north of Clint Moore Road

Project Manager: Adam Mendenhall, Senior Site Planner

BCC District: 5

- DRO EXPEDITED (DROE)

12. **Control No:** 1986-00070
Application No: DROE/W-2020-00218 (**Application Name: Trikon Northlake**) application of Trikon Northlake, LLC by Insite Studio

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 in the number of required loading spaces.

General Location: On the north side of Northlake Boulevard (Blvd), approximately 630 feet west of MacArthur Blvd.

Project Manager: Carrie Rechenmacher, Senior Site Planner

BCC District: 1

13. **Control No:** 1981-00186
Application No: DROE/W-2020-00240 (**Application Name:** **Lee Square**) application of Spilan Parcel LLC, Revenue Properties Lantana Inc, Revenue Properties Lantana, Hess Realty LLC by Dunay Miskel and Backman LLP, Insite Studio
Title: a DRO Off The Board
Request: to allow for Final Site Plan approval.
Title: a Type 1 Waiver DROE
Request: Elimination of Incompatibility Buffer
General Location: Northeast corner of South Jog Road and Lantana Road.
Project Manager: Ryan Vandenburg, Senior Site Planner

14. **Control No:** 1987-00134
Application No: DROE-2020-00278 (**Application Name:** **Mangone and Spirk Self-Storage MUPD**) application of Military Self Storage, LLC by Urban Design Kilday Studios
Title: a Development Review Officer Expedited
Request: to finalize the plans approved by the Board of County Commissioners for a Development Order Amendment to reconfigure the Site Plan, add square footage, modify uses, add land area, and modify Conditions of Approval; and, a Class A Conditional Use to allow a Multi-Access Self Service Storage facility.
General Location: West side of South Military Trail, approximately 1,730 feet north of Hypoluxo Road.
Project Manager: Meredith Leigh, Senior Site Planner

- DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3

15. **Control No:** 1984-00163
Application No: DRE2/W-2020-00291 (**Application Name:** **Delray Commons (Barkley Place)**) application of Barkley International, Inc. by Dunay Miskel and Backman LLP
Title: a Development Review Officer Expedited - Concurrent Type 2
Request: to finalize the plans approved by the Board of County Commissioners and to review and discuss the requirements for a Concurrent Review Type 2.
Title: a Type 1 Waiver
Request: to allow reduction of the loading zone.
General Location: West side of Military Trail, approximately 0.25 miles north of Flavor Pict Road.
Project Manager: Carrie Rechenmacher, Senior Site Planner **BCC District:** 5

16. **Control No:** 2004-00471
Application No: DRE2-2020-00137 (**Application Name:** **Chick-Fil-A #4305 - Canyon Town Center**) application of Chick-Fil-A, Inc., Boynton Beach Associates XVIII LLLP by Bowman Consulting Group
Title: a Development Review Officer Expedited
Request: to finalize the Site Plan approved by the Board of County Commissioners to allow a Type 1 Restaurant with a Drive-Through.
General Location: Southeast corner of Boynton Beach Boulevard and Lyons Road.
Project Manager: Travis Goodson, Site Planner II **BCC District:** 5

- PUBLIC HEARING (PH)

17. **Control No:** 1983-00067
Application No: CA-2020-00253 (**Application Name:** **Caridad Center Soup Kitchen**) application of Migrant Association Of South Florida Inc by JMorton Planning & Landscape Architecture
Title: a Class A Conditional Use
Request: to modify the Site Plan to add square footage.
General Location: North side of Boynton Beach Boulevard, approximately 500 feet west of Acme Dairy Road.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 5

18. **Control No:** 1996-00007
Application No: DOA/CA/W-2020-00263 (**Application Name:** **EOS Fitness @ Mission Bay Corporate Park MUPD**) application of West Boca Investment Llc, Cole Mp Pm Portfolio Llc, Mission Bay Community Assn Inc, EOS Fitness Florida, LLC, Michigan Blue Hens Llc, Sci Funeral Services Of Florida Llc, Pan York Glades Llc by Urban Design Kilday Studios
Title: a Development Order Amendment
Request: to modify uses and Conditions of Approval.
Title: a Class A Conditional Use
Request: to allow a Fitness Center.
Title: a Type 2 Waiver
Request: to allow a 24 hour operation within 250 feet of a Residential Future Land Use or Use.
General Location: SW Corner of State Road 7 and Glades Rd.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 5
19. **Control No:** 2003-00087
Application No: DOA/CA-2019-01971 (**Application Name:** **Lake Worth & Nassau MUPD**) application of Palms West Professional Plaza Llc by WGINC
Title: a Development Order Amendment
Request: to reconfigure the Site Plan, add square footage, modify uses and, modify Conditions of Approval; and, restart the Commencement of Development Clock.
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with a Drive-through.
General Location: Northeast corner of Lake Worth Road and Nassau Road.
Project Manager: Meredith Leigh, Senior Site Planner **BCC District:** 2
20. **Control No:** 2004-00201
Application No: DOA-2020-00183 (**Application Name:** **StorAll Glades Road**) application of Ps Boca Raton Turnpike 2013 Llc by Miller Land Planning
Title: a Development Order Amendment
Request: to a Class A Conditional Use to reconfigure the Site Plan; add square footage; and, modify Conditions of Approval.
General Location: West side of 81st Way S, approximately 575 feet north of Glades Road.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 5
21. **Control No:** 2004-00247
Application No: EAC-2020-00269 (**Application Name:** **Town Commons PUD**) application of D R Horton Inc by WGINC
Title: an Expedited Application Consideration
Request: to amend and delete Conditions of Approval.
General Location: NE Corner of Lyons Rd and Hypoluxo Rd.
Project Manager: Carrie Rechenmacher, Senior Site Planner **BCC District:** 3

- TYPE 2 VARIANCE



Intake 3/2/20 - DRO Applications

Prior Sufficiency

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>
1983-00161	DROE-2020-00503	Mercedes Maintenance Renovation	Country New	Brandenburg, Gary; Brandenburg & Associates, P.A.	Off the Board Expedited Review to finalize the plans approved by the BCC.	Southeast corner of Okeechobee Boulevard and Indian Road.	7	RVANDENBURG
2004-00457	DROE-2020-00470	Terra Nova MUPD	Anasca Development Group Llc	Riddle, Chad; Wantman Group, Inc. Brophy, Jeff; Wantman Group, Inc. Africano, Polidoro; AJP Consulting Services, LLC	Off the Board Expedited Review to finalize plans approved by the BCC.	North side of Atlantic Avenue and west side of Hagen Ranch Road, approximately 350 feet west and 650 feet north of the intersection of Atlantic Avenue and Hagen Ranch Road.	5	RVANDENBURG
1985-00007	DRO/DRO2-2020-00448	Boca West Recreational POD	Boca West Club Inc Boca West Country Club Inc	Patton, Tara-Lynn; Planning and Entitlements, LLC	An Administrative Modification to the Master Plan to amend Sites i and II Recreational Pods. Full DRO approval to amend the Site Plans for the recreational Pods (sites 1 and 2) and a Concurrent Review Type 2 (Zoning and Land Development).	At the intersection of Country Club Blvd and Boca West Drive, all three quadrants of intersection	5	DADELSPE
1986-00090	W/DRO-2020-00447	Polo Club Shoppes MUPD	Pcs Jamestown	Polson, Jan; Urban Design Kilday Studios Dinsmore, Robert; Urban Design Kilday Studios	to reduce loading space dimension. to allow an Administrative Modification of a Plan approved by the Board of County Commissioners for MUPD.	Southwest corner of the intersection of Military Trail and Champion Boulevard.	4,5	DADELSPE

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>
2004-00248	DRO/DRO2/W-2020-00270	Town Commons MUPD2	Lynx Zuckerman At Fort Myers Llc	Brophy, Jeff; WGINC Purser, Jerrod; WGINC	approval of the Final Site Plan for a Type 1 Restaurant with drive-thru lane. Type 2 Concurrent Review application (Zoning and Building). to reduce loading space and to relocate 50% of the required foundation planting.	Northeast corner of Town Commons Drive and Hypoluxo Road	3	DADELSPE
1978-00225	DRO-2020-00262	Fire Station 40	Palm Beach County	Aubourg, Miradieu; Palm Beach County	to allow a Government Services use for a Fire Station.	East of S. Military Trail approximately 0.5 miles North of Gateway Blvd.	3	AMENDENHALL
1978-00237	DRO/W-2020-00219	FoundCare Medical Offices	Foundcare Inc	Michelson, Charles; Saltz Michelson Architects	to amend the Site Plan to allow for an increase in building square footage and to allow for medical office use. to reduce loading space width or length.	North side of Okeechobee Boulevard, east of the Florida Turnpike	2	AMENDENHALL
2005-00455	DRO2-2020-00356	Hyder South Portion of Pod Q - Plat Six	Boca Raton Associates Vii Lllp	DiGirolamo, Gladys; G.L. Homes	to allow Subdivision Hyder South - Pod S - Plat Six	East of Lyons Road between Atlantic Avenue Clint Moore Road	5	AMENDENHALL
2005-00455	DRO-2020-00354	Hyder AGR-PUD	Boca Raton Associates Vii Lllp	DiGirolamo, Gladys; G.L. Homes	To allow Administrative Modification of a Plan approved by the Board of County Commissioners for Final Master Plan Amendment	East of Lyons Road between Atlantic Avenue Clint Moore Road	5	AMENDENHALL
1997-00094	DRO/W-2020-00111	Kabbalah Learning Center	Kabbalah Centre Of Florida Inc	Millar, Charles; Kimley-Horn and Associates, Inc	to allow a Place of worship and Charter School Loading spaces	Palmetto Park Road and Lyons Road	5	AMENDENHALL

Total Records: 10



**Intake 3/2/20 - Public Hearing Applications
Prior to Sufficiency**

Sufficiency Review Finder

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	PUBHRG_GRP
STATUS_CODE	Like	1
SUFFICIENCY_APP_IND	Like	Y

Sufficiency Review Finder

Control No	Application No	Application Name	Applicant / Owner Names	Agent Names	Requests	General Location	District	Project Manager
1978-00237	ABN-2020-00488	FoundCare Medical Offices	Foundcare Inc	Gutierrez, Maday; Saltz Michelson Architects	of R-1978-1594 that was a Special Exception to allow a financial institution with drive-up teller windows.	North side of Okeechobee Boulevard, east of the Florida Turnpike.	2	TGOODSON
2019-00094	Z-2020-00471	Reach Estate	Aguiar Rene F Trust	Ahrenholz, Alexander; Cotleur & Hearing, Inc.	from AR-Agricultural Residential to CLO-Commercial Low Office.	Southwest corner of Seminole Pratt Whitney Road and Orange Boulevard.	6	RVANDENBURG
1985-00162	ZV-2020-00467	Sun Valley PUD	Boynton Place Apartments Llc	Machado, Yoan; WGINC	to allow for a reduction in the required number of parking spaces per ULDC Table 6.A.1.B Minimum Off-Street Parking and Loading Requirements.	0.50 miles west of the intersection of West Boynton Beach Blvd. and S. Military Trail.	5	TGOODSON
1981-00190	ZV-2020-00455	Palm Beach Park of Commerce Lot 1 Plat 13	Nht Palm Beach Llc	Polson, Jan; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios	to eliminate Compatibility buffer and plant materials.	NW corner of Corporate Road South and Park of Commerce Blvd.	1	BMARTINEZ
1981-00190	ZV-2020-00454	Palm Beach Park of Commerce - Plat 19	Ytg Palm Beach Ig Nr Lp	Polson, Jan; Urban Design Kilday Studios Brinkman, Joni; Urban Design Kilday Studios	to eliminate Compatibility buffer and plant materials.	South of Corporate Road N., west of Park of Commerce Boulevard, and east of Distribution Way.	1	BMARTINEZ
1976-00138	CA/DOA/W-2020-00444	Mc Donald's L/C 009-2660	Florida Made Homes Inc		Type 1 Restaurant with drive thru lane to amend and reconfigure the approved Site Plan. to operate a Type 1 restaurant with drive-thru 24 hours a day, seven days a week.	Northwest corner of the intersection of Okeechobee Bouelvard and North Military Trail.	7	MLEIGH
1997-00094	ABN-2020-00110	Kabbalah Learning Center, Inc.	Kabbalah Centre Of Florida Inc	Rickards, Mark; Kimley Horn and Associates, Inc.	to abandon a Class A Conditional Use to allow a Church or Place of Worship with dormitory and rabbi's residence.	Palmetto Park Road and Lyons Road	5	BMARTINEZ

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>
2005-00506	PDD/DOA-2020-00268	Tuscan Gardens of Delray Beach	Gardens Tuscan Shelby Investment Properties Llc Tuscan Gardens Of Delray Bch Properties	Machado, Yoan; WGINC Vail, Jennifer; WGINC	Rezoning from the Agricultural Residential (AR) district to Planned Unit Development (PUD) to modify the approved plan to add 96 beds and modify/delete conditions of approval (Planned Development, Architecture).	1/2 mile north of Atlantic Ave & Sims Rd intersection on the west side of Sims Rd	5	TGOODSON
2020-00023	Z-2020-00161	Lazo Rezoning	Lazo Ventures Llc	Nichols, Josh; Schmidt Nichols	Rezoning from CN - Neighborhood Commercial to RM - Multifamily Residential.	Northeast corner of Southern Boulevard and Ethelyn Drive.	2	TGOODSON
2005-00001	PDD-2020-00433	The Quartet MUPD	8475lwr Llc	Terry, Brian; Insite Studio	to allow an Official Zoning Map Amendment from (RS) Zoning District to (MUPD) Zoning District	Northeast corner of Lake Worth Road and Blanchette Trail.	6	TGOODSON
2005-00001	ZV-2020-00430	The Quartet MUPD	8475lwr Llc	Terry, Brian; Insite Studio	to allow a Type 2 Variance for the reduction in minimum lot size of 3 acres for a MUPD to 1.6 acres.	Northeast corner of Lake Worth Road and Blanchette Trail.	6	TGOODSON
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, approximately 0.5 miles east of State Road 7.	5	TGOODSON

Total Records: 12