ANNOUNCEMENTS

WORKSHOP

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

1. Control No: 2020-00064
   Application No: PAC-2020-00791 (Application Name: Gardener Apartments)
   application of 4455 Venus Ave Llc by Steven J. Bruh Architect

   Title: a Pre-Application Conference
   Request: This property is within the Urban/Suburban tier, within the UI zoning
district and an UI (Urban Infill) FLU. The Applicant proposes Multi-Family Apartments.
   General Location: 4455 Venus Ave, West Palm Beach FL, 33406
   Project Manager: Donna Adelsperger, Site Planner II
   BCC District: 2

2. Control No: 1971-10014
   Application No: PAC-2020-00795 (Application Name: Southport Grove)
   application of Southport Financial Services, Inc. - David Page, Smith Blanchard by
   Schmidt Nichols
   Title: a Pre-Application Conference
   Request: The applicant proposes to rezone the property to the Urban Infill (UI)
zoning district over the entire site and opt-in to the URAO. The applicant proposes the
development of a multifamily residential project consisting of 92 total dwelling units
   General Location: 5321 Maine Street, Lake Worth, FL 33461
   Project Manager: Meredith Leigh, Senior Site Planner
   BCC District: 3

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
3. Control No: 2020-00066
   Application No: DRO-2020-00751 (Application Name: BET Holdings) application of Bet Holdings Llc by Miller Land Planning

   Title: a Full Development Review Officer (DRO)
   Request: to allow a Wholesale Nursery with Landscape Services.
   General Location: approximately 0.16 miles south of Heritage Farms Rd on the west side of Park Lane Rd
   Project Manager: Adam Mendenhall, Senior Site Planner BCC District: 6

4. Control No: 2020-00067
   Application No: DRO-2020-00753 (Application Name: Dixie Landscape) application of East Glade Hldg Inc by Miller Land Planning

   Title: a Full Development Review Officer (DRO)
   Request: to allow a Wholesale Nursery with Landscape Services.
   General Location: Approximately 0.245 mile N of Heritage Farms Road on the E side of Park Lane Road
   Project Manager: Adam Mendenhall, Senior Site Planner BCC District: 6

5. Control No: 1988-00024
   Application No: DRO-2020-00776 (Application Name: Southern Region Water Reclamation Facility) application of Palm Beach County by Urban Design Kilday Studios

   Title: a Development Review Officer (DRO) Modification
   Request: to add a building and an accessory to the building.
   General Location: SW corner of Hagen Ranch Road and Flavor Pict Road
   Project Manager: Adam Mendenhall, Senior Site Planner BCC District: 5

6. Control No: 2017-00017

   Title: a Development Review Officer (DRO) Concurrent Type 2
   Request: to allow a Subdivision for 32 Single Family units, 61 Zero Lot Line units and 7 Townhouse units.
   Title: a Full Development Review Officer (DRO)
   Request: to approve 30% Workforce Housing Program and approval for 18 TDR units.
   General Location: East side of SR7/US441, 0.6 mile north of Lantana Road.
   Project Manager: Donna Adelsperger, Site Planner II BCC District: 3

7. Control No: 1981-00190
   Application No: DRO2/DRO-2020-00693 (Application Name: Palm Beach Park of Commerce - Project Energy) application of Ytg Palm Beach Ig Wr Lp by Urban Design Kilday Studios

   Title: a Development Review Officer (DRO) Concurrent Type 2
   Request: to review and discuss the requirements for a concurrent review (Zoning and Building) to allow for the construction of a 1,000,000 square foot warehouse facility consisting of 974,500 square feet of warehouse and 25,500 square feet of accessory office.
   Title: a Development Review Officer (DRO) Modification
   Request: to eliminate a previously proposed ROW on the eastern boundary of the property and to reconfigure the preservation areas.
   General Location: On the north side of Corporate Road South, approximately .35 miles east of Park of Commerce Boulevard.
   Project Manager: Donna Adelsperger, Site Planner II BCC District: 1
8. **Control No:** 2003-00079  
**Application No:** DROE/W-2020-00720  
**Application Name:** Windsor Place MXPD  
(application of Hatzlacha WP Holdings, LLC by WGINC)

**Title:** a Development Review Officer Expedited  
**Request:** to finalize the plans approved by the Board of County Commissioners to reconfigure the Master Plan and Site Plan, add and delete square footage; add units; modify uses; modify Conditions of Approval, allow Workforce Housing Density Bonus in excess of 30 percent; additional Transfer of Development Rights (TDR) units; and a Type 1 Restaurant with a Drive-Through.

**Title:** a Type 1 Waiver DROE  
**Request:** to eliminate Incompatibility Buffer for recreational pod.

**General Location:** Northwest corner of Hypoluxo Road and Lyons Road.

**Project Manager:** Carrie Rechenmacher, Senior Site Planner

**BCC District:** 3

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9. **Control No:** 2005-00394  
**Application No:** ABN/ZV/DOA-2020-00766  
**Application Name:** Arden PUD application of Highland Dunes Associates Property LLC, Arden Homeowners Association Inc by Urban Design Kilday Studios

**Title:** a Development Order Abandonment  
**Request:** to abandon a Type II Variance to allow transfer of density in excess of 30 percent.

**Title:** a Type 2 Variance  
**Request:** to eliminate required privacy wall or fence; to eliminate interior tree requirements; to eliminate the interior shrub requirements; and, to allow Citrus trees to qualify as a required tree.

**Title:** a Development Order Amendment  
**Request:** to modify the Master Plan, to add units; to reconfigure Pods D, G, H and I, to reallocate unit types within these Pods; and, to modify Conditions of Approval.

**General Location:** Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.

**Project Manager:** Meredith Leigh, Senior Site Planner

**BCC District:** 6

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10. **Control No:** 1976-00138  
**Application No:** DOA/CA/W-2020-00444  
**Application Name:** McDonalds L/C 009-2660 application of McDonalds USA, LLC, Florida Made Homes, Inc. by Corporate Property Services

**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan, add square footage and a use.

**Title:** a Class A Conditional Use  
**Request:** to allow a Type 1 Restaurant with a Drive-through

**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:** Northwest corner of Okeechobee Boulevard and North Military Trail.

**Project Manager:** Meredith Leigh, Senior Site Planner

**BCC District:** 7
11. Control No: 2005-00594  
Application No: DOA-2020-00775 (Application Name: Fields at Gulfstream Polo PUD) application of Homes Divosta by Urban Design Kilday Studios

Title: a Development Order Amendment  
Request: to reconfigure the Master Plan; to delete land area; to relocate the recreation area and to reduce the number of units.  
General Location: 700 feet south of Lake Worth Road, west of Polo Road.  
Project Manager: Ryan Vandenburg, Senior Site Planner  
BCC District: 6

12. Control No: 2013-00296  
Application No: PDD/CA-2020-00788 (Application Name: Polo Gardens MUPD) application of Homes Divosta, Dears Farm Llc, Haley Farms Llc, Palm Tree Farms Llc by J Morton Planning & Landscape Architecture

Title: an Official Zoning Map Amendment  
Request: from RT and PUD to MUPD  
Title: a Class A Conditional Use  
Request: Workforce Housing Density Bonus greater than 50%, and TDR Units.  
General Location: Southeast corner of Lake Worth Road & Polo Club Road  
Project Manager: Ryan Vandenburg, Senior Site Planner  
BCC District: 6

13. Control No: 2007-00008  
Application No: SV-2020-00760 (Application Name: Summertime Apartments) application of Summertime Apartments LLC by Urban Design Studio

Title: a Subdivision Variance  
Request: to allow access from a 40-foot right-of-way with 20-feet of paved roadway with no shoulder/sidewalk  
General Location: Located at the terminus of Summer Street, on the south side of 10th Avenue N and east of Congress Avenue.  
Project Manager: Joanne Keller, Director Land Development  
BCC District: 3

14. Control No: 2018-00034  
Application No: SV-2020-00796 (Application Name: Reserve at Jupiter) application of Stonewood Jupiter, LLC, D.R. Horton, Inc. by WGINC

Title: a Subdivision Variance  
Request: to allow for an increase in 2,254 Project Daily Trips from the 1,500 ADT threshold for a 60’ ROW on Limestone Creek Road.  
General Location: West side of Limestone Creek Road, approximately 0.30 miles north of Church Street.  
Project Manager: Joanne Keller, Director Land Development  
BCC District: 1

15. Control No: 2019-00094  
Application No: Z-2020-00471 (Application Name: Reach Estate) application of Aguiar Rene F Trust by Cotleur & Hearing Inc.

Title: an Official Zoning Map Amendment  
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low-Office (CL-O) Zoning District.  
General Location: Southwest corner of Seminole Pratt Whitney Road and Orange Boulevard.  
Project Manager: Ryan Vandenburg, Senior Site Planner  
BCC District: 6

- TYPE 2 VARIANCE
16. Control No: 2004-00459  
Application No: ZV-2020-00787  (Application Name: Johns Glades West MXPD)  
application of Glades 95th Owner, LLC by Dunay Miskel and Backman LLP

Title: a Type 2 Variance  
Request: to increase the maximum wall sign area.  
General Location: Southwest corner of Glades Road and 95th Avenue South, approximately 1,500 feet east of State Road 7.  
Project Manager: Travis Goodson, Site Planner II  
BCC District: 5

17. Control No: 2019-00175  
Application No: ZV-2020-00792  (Application Name: Lakeshore at the Fountains)  
application of Concert Fountains Prop Llc by WGINC

Title: a Type 2 Variance  
Request: to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall.  
General Location: Southwest corner of Lake Worth Road and Fountains Drive.  
Project Manager: Brenya Martinez, Site Planner II  
BCC District: 2
### 6/1/20 Intake - DRO Applications

**Prior Sufficiency**

<table>
<thead>
<tr>
<th>Control No</th>
<th>Application No</th>
<th>Application Name</th>
<th>Applicant / Owner Names</th>
<th>Requests</th>
<th>General Location</th>
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<th>Project Manager</th>
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<tbody>
<tr>
<td>1999-00036</td>
<td>DRO-2020-00924</td>
<td>Coconut Plaza</td>
<td>Spw 4785 Llc Taz Inc</td>
<td>to allow the approval of the Final Site Plan to amend Conditions of Approval (Landscape).</td>
<td>SE corner of Military Trail and Coconut Lane.</td>
<td>4</td>
<td>AMENDENHALL</td>
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<tr>
<td>1997-00095</td>
<td>DRO-2020-00789</td>
<td>Green Cay Phase 2</td>
<td>Palm Beach County</td>
<td>to add a second access point.</td>
<td>SWC Flavor Pict Road and Jog Road.</td>
<td>5</td>
<td>DADELSPE</td>
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<td>2019-00083</td>
<td>DRO-2020-00913</td>
<td>Nguyen Property</td>
<td>Thien Nguyen</td>
<td>to allow a Place of Worship, Social Hall and Covent.</td>
<td>20 miles west of Military Trail on the north side of Lantana Road</td>
<td>3</td>
<td>AJAFAR</td>
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<tr>
<td>2003-90009</td>
<td>DRO-2020-00914</td>
<td>Bermuda Landscape</td>
<td>Arturo Scroggie</td>
<td>to allow a Wholesale Nursery with Landscape Service.</td>
<td>Northeast corner of Park Lane Rd &amp; Heritage Farms Rd. West of SR 7</td>
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<td>AMENDENHALL</td>
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#### Search Criteria

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<tr>
<td>1996-00026</td>
<td>ZV-2020-00723</td>
<td>Soapy Shark</td>
<td>Jaha Boca Llc</td>
<td>Ramdeen, Roger; Shutts and Bowen, LLP; Oyer, Harvey E III; Shutts and Bowen, LLP</td>
<td>to reduce the minimum lot depth and building frontage and to eliminate the principal entrance on the primary street.</td>
<td>South side of Okeechobee Blvd., approximately 300 feet east of Congress Ave.</td>
<td>2</td>
<td>RVANDENBURG</td>
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<tr>
<td>2019-00176</td>
<td>ZV-2020-00825</td>
<td>Hankin Townhomes</td>
<td>Hry Development Llc</td>
<td>Nichols, Josh; Schmidt Nichols</td>
<td>To allow for the elimination of the 10' Type I Incompatibility Landscape Buffer along the west property line</td>
<td>North side of Bowman Road approximately 600 feet east of Haverhill Road.</td>
<td>2</td>
<td>BMARTINEZ</td>
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<tr>
<td>2007-00096</td>
<td>W-2020-00790</td>
<td>Polo Legacy MXPD</td>
<td>Mattamy Palm Beach Llc</td>
<td>Muller, Edwin; WGINC Vail, Jennifer; WGINC</td>
<td>to allow a 24 hour operation.</td>
<td>Southwest corner of Lake Worth Road and Polo Road.</td>
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<td>MLEIGH</td>
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<tr>
<td>1997-00095</td>
<td>ZV-2020-00878</td>
<td>Pratt Whitney Expansion of Remote Test Site</td>
<td>United Aircraft Corp United Technologies Corp</td>
<td>Brinkman, Joni; Urban Design Studios Broadnix, Shayne; Urban Design Studios</td>
<td>reduction of required parking spaces.</td>
<td>South and west of Bee Line Highway, on the west of Pratt Whitney Road.</td>
<td>1</td>
<td>TGOODSON</td>
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<td>2016-00143</td>
<td>ZV/CAW-2020-00880</td>
<td>TRG Farms</td>
<td>Trg Farms Llc</td>
<td>Frogner, Jim; Frogner Consulting, LLC</td>
<td>accessory structure setback from easement landscape service use reduced right-of-way for access</td>
<td>1 mile west of 441 off 52nd PL South</td>
<td>6</td>
<td>MLEIGH</td>
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<tr>
<td>1998-00089</td>
<td>DOA/PDD/CA-2020-00882</td>
<td>CHS PROPERTIES MUPD</td>
<td>Palm Beach County Ranch House Prop Inc Ranch House Prop Owners Assn Ranch House Realty Lc Scotts Gas Lc Si Australian Avenue Llc</td>
<td>Nichols, Josh; Schmidt Nichols</td>
<td>to add land area. to rezone from RM to MUPD vehicle sales and rental.</td>
<td>NEC of Gun Club and Congress Ave./Australian Ave Flyover</td>
<td>2</td>
<td>RVANDENBURG</td>
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<td>1975-00156</td>
<td>ZV/DOA-2020-00786</td>
<td>Crosstown Plaza</td>
<td>West Palm Realty Associates Llc</td>
<td>Miller, Bradley; Urban Design Kilday Studios Tuttle, Christi; Urban Design Kilday Studios</td>
<td>x to reconfigure the Site Plan and to add square footage to an existing retail use.</td>
<td>Located at the Southwest corner at the intersection of North Military Trail and Community Drive.</td>
<td>7</td>
<td>BMARTINEZ</td>
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<tr>
<td>2020-00060</td>
<td>Z-2020-00909</td>
<td>Rice Project</td>
<td>Gregory Rice</td>
<td>Brandenburg, Gary; Brandenburg &amp; Associates, P.A.</td>
<td>to allow a rezoning from Agriculture Residential (AR) Zoning District to the Residential Single (RS) Zoning District.</td>
<td>South side of Belvedere Road, 500 feet east of intersection with Jog Rd.</td>
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<td>MLEIGH</td>
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<tr>
<td>1995-00057</td>
<td>ZV-2020-00908</td>
<td>Walmart Neighborhood Market 6967</td>
<td>Galileo Marketplace Wycliffe Lic</td>
<td>to add a channel letter sign.</td>
<td>Northwest corner - intersection of State Road 7 &amp; Lake Worth Road</td>
<td>6</td>
<td>BMARTINEZ</td>
<td></td>
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