

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**JUNE 9, 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**

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**

**- DEVELOPMENT REVIEW OFFICER (DRO)**

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

**- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3**

6. **Control No:** 2017-00017

**Application No:** DRO2/DRO-2020-00653 (**Application Name:** **Windsong Estates**) application of Pulte Home Company, LLC, Mazzoni William A Tr & by Urban Design Kilday Studios

**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

**- DRO EXPEDITED (DROE)**

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

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

**- PUBLIC HEARING (PH)**

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

10. **Control No:** 1976-00138

**Application No:** DOA/CAW-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 JMorton 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



Sufficiency Review Finder

**6/1/20 Intake - DRO Applications  
Prior Sufficiency**

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	DRO_DROE_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
1999-00036	DRO-2020-00924	Coconut Plaza	Spw 4785 Llc Taz Inc	Gilgenbach, James E; James E Gilgenbach Architect	to allow the approval of the Final Site Plan to amend Conditions of Approval (Landscape).	SE corner of Military Trail and Coconut Lane.	4	AMENDENHALL
1997-00095	DRO-2020-00789	Green Cay Phase 2 (Pod C and portion of A)	Palm Beach County	Walter, Collene; Urban Design Kilday Studios Megrue, Sandra; Urban Design Kilday Studios	to add a second access point.	SWC Flavor Pict Road and Jog Road.	5	DADELSPE
2019-00083	DRO-2020-00913	Nguyen Propety	Thien Nguyen	Tuttle, Christi; Miller Land Planning Miller, Bradley D; Miller Land Planning	to allow a Place of Worship, Social Hall and Covent.	20 miles west of Military Trail on the north side of Lantana Road	3	AJAFAR
2003-90009	DRO-2020-00914	Bermuda Landscape and Design	Arturo Scroggie	Tuttle, Christi; Urban Design Studio Miller, Bradley; Urban Design Studio	to allow a Wholesale Nursery with Landscape Service.	Northeast corner of Park Lane Rd & Heritage Farms Rd. West of SR 7	6	AMENDENHALL

Total Records: 4



Sufficiency Review Finder

**Intake 6/1/20 - Public Hearing Applications  
Prior Sufficiency**

<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>
1996-00026	ZV-2020-00723	Soapy Shark	Jaha Boca Llc	Ramdeen, Roger; Shutts and Bowen, LLP Oyer, Harvey E III; Shutts and Bowen, LLP	to reduce the minimum lot depth and building frontage and to eliminate the principal entrance on the primary street.	South side of Okeechobee Blvd., approximately 300 feet east of Congress Ave.	2	RVANDENBURG
2019-00176	ZV-2020-00825	Hankin Townhomes	Hry Development Llc	Nichols, Josh; Schmidt Nichols	To allow for the elimination of the 10' Type I Incompatibility Landscape Buffer along the west property line	North side of Bowman Road approximately 600 feet east of Haverhill Road	2	BMARTINEZ
2007-00096	W-2020-00790	Polo Legacy MXPD	Mattamy Palm Beach Llc	Muller, Edwin; WGINC Vail, Jennifer; WGINC	to allow a 24 hour operation.	Southwest corner of Lake Worth Road and Polo Road.	6	MLEIGH
1978-00095	ZV-2020-00878	Pratt & Whitney Expansion of Remote Test Site	United Aircraft Corp United Technologies Corp	Brinkman, Joni; Urban Design Studios Broadnix, Shayne; Urban Design Studios	reduction of required parking spaces.	South and west of Bee Line Highway, on the west of Pratt Whitney Road	1	TGOODSON
2016-00143	ZV/CA/W-2020-00880	TRG Farms	Trg Farms Llc	Frogner, Jim; Frogner Consulting, LLC	accessory structure setback from easement landscape service use reduced right-of-way for access	1 mile west of 441 off 52nd PL South	6	MLEIGH
1998-00089	DOA/PDD/CA-2020-00882	CHS PROPERTIES MUPD	Palm Beach County Ranch House Prop Inc Ranch House Prop Owners Assn Ranch House Realty Llc Scotts Gas Llc SI Australian Avenue Llc	Nichols, Josh; Schmidt Nichols	to add land area. to rezone from RM to MUPD vehicle sales and rental.	NEC of Gun Club and Congress Ave./Australian Ave Flyover	2	RVANDENBURG
1975-00156	ZV/DOA-2020-00786	Crosstown Plaza	West Palm Realty Associates Llc	Miller, Bradley; Urban Design Kilday Studios Tuttle, Christi; Urban Design Kilday Studios	x to reconfigure the Site Plan and to add square footage to an existing retail use.	Located at the Southwest corner at the intersection of North Military Trail and Community Drive.	7	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>
2020-00060	Z-2020-00909	Rice Project	Gregory Rice	Brandenburg, Gary; Brandenburg & Associates, P.A.	to allow a rezoning from Agriculture Residential (AR) Zoning District to the Residential Single (RS) Zoning District.	South side of Belvedere Road, 500 feet east of intersection with Jog Rd.	2	MLEIGH
1995-00057	ZV-2020-00908	Walmart Neighborhood Market 6967	Galileo Marketplace Wycliffe Llc		to add a channel letter sign.	Northwest corner - intersection of State Road 7 & Lake Worth Road	6	BMARTINEZ

Total Records: 9