DEVELOPMENT REVIEW OFFICER AGENDA

JULY 14, 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

SUFIFFICIENCY REVIEW

- DEVELOPMENT REVIEW OFFICER (DRO) SUFIFFICIENCY 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) SUFIFFICIENCY 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.

SUFIFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

1. Control No: 1997-00095
   Application No: DRO-2020-00789  (Application Name: Green Cay Phase 2 (Pod C and portion of A)) application of Palm Beach County by Urban Design Kilday Studios
   Title: a Development Review Officer (DRO) Modification
   Request: to add a second access point.
   General Location: Southwest Corner of Flavor Pict Road and Jog Road.
   Project Manager: Donna Adelsperger, Site Planner II  BCC District: 5

2. Control No: 2020-00074
   Application No: DRO-2020-00914  (Application Name: Bermuda Landscape and Design) application of Arturo Scroggie by Urban Design Studio
   Title: a Full Development Review Officer (DRO)
   Request: to allow a Wholesale Nursery with Landscape Service.
   General Location: Northeast corner of Park Lane Rd & Heritage Farms Rd. West of SR 7
   Project Manager: Adam Mendenhall, Senior Site Planner  BCC District: 6

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3
3. Control No: 1998-00089
   Application No: DOA/PDD/CA-2020-00882 (Application Name: CHS PROPERTIES MUPD) application of Ranch House Realty, LLC by Schmidt Nichols
   Title: a Development Order Amendment
   Request: to add land area, add uses and square footage; modify the Site Plan; and, modify Conditions of Approval.
   Title: an Official Zoning Map Amendment
   Request: to rezone from Multifamily Residential High Density (RH) to the Multiple Use Planned Development (MUPD) district.
   Title: a Class A Conditional Use
   Request: Vehicle Sales and Rental, Light.
   General Location: NEC of Gun Club and Congress Ave./Australian Ave Flyover
   Project Manager: Ryan Vandenburg, Senior Site Planner
   BCC District: 2

4. Control No: 1985-00162
   Application No: W-2020-00968 (Application Name: Sun Valley PUD) application of Boynton Place Apartments Llc by WGINC
   Title: a Type 1 Waiver
   Request: to allow a reduction in the number of required parking spaces.
   General Location: South side of Boynton Beach Boulevard, approximately 0.5 miles west of Military Trail.
   Project Manager: Travis Goodson, Site Planner II
   BCC District: 5

5. 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

6. Control No: 1975-00156
   Application No: ZV/DOA-2020-00786 (Application Name: Crosstown Plaza) application of West Palm Realty Associates Llc by Urban Design Kilday Studios
   Title: a Type 2 Variance
   Request: to allow an easement to overlap a Right-of-Way Buffer and Incompatibility Buffer; and, to reduce the width of an Incompatibility Buffer.
   Title: a Development Order Amendment
   Request: to reconfigure the Site Plan and to add square footage to an existing retail use.
   General Location: Located at the Southwest corner at the intersection of North Military Trail and Community Drive.
   Project Manager: Brenya Martinez, Site Planner II
   BCC District: 7
7. **Control No:** 2007-00096  
**Application No:** W-2020-00790  
(Application Name: Polo Legacy MXPD)  
application of 2020 Polo Lake Worth, LLC, Mattamy Palm Beach, LLC, HIC Land, Inc. by WGINC  
**Title:** a Type 2 Waiver  
**Request:** to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a parcel of land with a Residential Future Land Use designation or Use.  
**General Location:** Southwest corner of Lake Worth Road and Polo Road.  
**Project Manager:** Meredith Leigh, Senior Site Planner  
**BCC District:** 6

8. **Control No:** 1996-00026  
**Application No:** ZV-2020-00723  
(Application Name: Soapy Shark)  
application of Jaha Boca Llc by Shutts and Bowen LLP  
**Title:** a Type 2 Variance  
**Request:** to reduce minimum lot depth and minimum building frontage, and to eliminate the principal building entrance facing the primary street.  
**General Location:** South side of Okeechobee Blvd., approximately 300 feet east of Congress Ave.  
**Project Manager:** Ryan Vandenburg, Senior Site Planner  
**BCC District:** 2

9. **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

10. **Control No:** 2019-00176  
**Application No:** ZV-2020-00825  
(Application Name: Hankin Townhomes)  
application of HRY Development LLC by Schmidt Nichols  
**Title:** a Type 2 Variance  
**Request:** to eliminate a Type 1 Incompatibility Buffer and required landscape materials.  
**General Location:** North side of Bowman Road approximately 660 feet east of south Haverhill Road.  
**Project Manager:** Brenya Martinez, Site Planner II  
**BCC District:** 2

11. **Control No:** 1978-00095  
**Application No:** ZV-2020-00878  
(Application Name: Pratt & Whitney Expansion of Remote Test Site)  
application of United Technologies Corp. by Urban Design Studios  
**Title:** a Type 2 Variance  
**Request:** to allow a reduction in the number of required parking spaces.  
**General Location:** South and west of Bee Line Highway, on the west of Pratt Whitney Road  
**Project Manager:** Travis Goodson, Site Planner II  
**BCC District:** 1
### Search Criteria

<p>| Control No | Application No | Application Name   | Applicant / Owner Names | Agent Names                   | Requests                                                      | General Location                                                                 | District | Project Manager |
|------------|----------------|--------------------|--------------------------|-------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------|---------|----------------|----------------|
| 2020-00082 | DRO-2020-01130 | Duplex             | Ch76 Investment Llc      | Gutierrez, Julian; Harvest Property Solutions LLC | to allow a purchase of 1 TDR Unit for a duplex.            | Approximately 0.4 miles from Okeechobee Boulevard.                        | 2       | DADELSPE        |
| 1979-00202 | DROE-2020-01125| East Coast Mulch   | East Coast Mulch Corp   | Taylor, Aaron M; Arc Development Global, LLC | to finalize plans approved by the Zoning Commission for a Zoning Variance. | South side of Belvedere Road, approximately 350 east of North Cleary Road and 0.35 miles west of Jog Road. | 2       | MLEIGH          |
| 2005-00335 | DRO-2020-01116 | Ashem Group' Us Lawn Nursery | Ashem Group Llc          | Donahue, Bryan; Insite Studio | to allow a Wholesale Nursery with collocated Landscape Service use. | Approximately 1/2 mile west of the intersection of Happy Hollow Road and Smith Sunday. | 5       | AJAFAR          |
| 1978-00095 | DRO-2020-01113 | Sikorsky Aircraft | United Aircraft Corp    | Murray, Doug; WGINC          | the addition of new 30,000 square feet concrete paved test pad area within the Sikorsky Aircraft site. | Southwest corner of the intersection of Bee Line Hwy &amp; Innovation Drive. | 1       | DADELSPE        |
| 1983-00067 | DROE-2020-01095| Caridad Center Soup Kitchen | Migrant Association Of South Florida Inc | McClellan, Lauren; JMorton Planning &amp; Landscape Architecture | to finalize the plans approved by the Board of County Commissioners to allow a Class A Conditional Use for an Assembly Institutional Non-Profit. | North side of Boynton Beach Boulevard, approximately 500 feet west of Acme Dairy Road. | 5       | RVANDENBURG     |
| 1985-00013 | DROE-2020-01087| Hypoluxo Plaza     | Andrade Associates Ltd Prtnrshp Daszkal Bros Properties Llc Hypoluxo Center Llc Ps Lantana Hypoluxo 2013 Llc | Miller, Bradley D; Miller Land Planning Tuttle, Christi; Miller Land Planning | to finalize the Plans approved by the Board of County Commissioners to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock; and a Class A Conditional Use to allow a Type 1 Restaurant with a drive-through. | Southeast corner of Hypoluxo Road and Military Trail. | 3       | TGOODSON        |</p>
<table>
<thead>
<tr>
<th>Control No</th>
<th>Application No</th>
<th>Application Name</th>
<th>Applicant / Owner Names</th>
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<th>Requests</th>
<th>General Location</th>
<th>District</th>
<th>Project Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-00011</td>
<td>W/DRO-2020-01081</td>
<td>Bethesda West Hospital</td>
<td>Bethesda Health Inc</td>
<td>Brinkman, Joni; Urban Design Kilday Studios</td>
<td>to allow relocation of the foundation planting.</td>
<td>Northeast corner of Boynton Beach Boulevard and State</td>
<td>5</td>
<td>RVANDENBURG</td>
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<td></td>
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<td>Bethesda Health Inc Lessor</td>
<td>Broadnix, Shayne; Urban Design Kilday Studios</td>
<td>to finalize the plans approved by the Board of County Commissioners to</td>
<td>Road 7</td>
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<td>reconfigure the Site Plan; add square footage and buildings; add</td>
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<td>land area; and, to restart the commencement clock; to rezone from the</td>
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<td>General Commercial (CG) Zoning District to the Multiple Use Planned</td>
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<td>Development (MUPD) Zoning District; and a Type 2 Variance to allow one</td>
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<td>additional Freestanding Sign.</td>
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<td>1999-00036</td>
<td>DRO-2020-00924</td>
<td>Coconut Plaza</td>
<td>Spw 4785 Llc Taz Inc</td>
<td>Gilgenbach, James E; James E Gilgenbach Architect</td>
<td>to allow the approval of the Final Site Plan to amend Conditions of</td>
<td>SE corner of Military Trail and Coconut Lane</td>
<td>4</td>
<td>AMENDENHALL</td>
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<tr>
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<td>Approval (Landscape).</td>
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<tr>
<td>2019-00083</td>
<td>DRO-2020-00913</td>
<td>Nguyen Propety</td>
<td>Thien Nguyen</td>
<td>Tutte, Christi; Miller Land Planning Miller,</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</td>
<td>3</td>
<td>AJAFAR</td>
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<tr>
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<td>Bradley D; Miller Land Planning</td>
<td></td>
<td>Lantana Road</td>
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<td>1988-00019</td>
<td>ABN-2020-01027</td>
<td>Brown Landholding, Inc</td>
<td>Realty Duke</td>
<td>Nichols, Josh; Schmidt Nichols</td>
<td>the DRO approved site plan for Control No. 1998-00019 for a contractor</td>
<td>West side of Benoist Farms Road, south of Belvedere</td>
<td>2</td>
<td>AMENDENHALL</td>
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<tr>
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<td>storage yard use</td>
<td>Road</td>
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Total Records: 10
### Sufficiency Review Finder

#### Search Criteria

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<tr>
<td>SUFFICIENCY_APP_IND</td>
<td>Like Y</td>
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<tbody>
<tr>
<td>1978-00067</td>
<td>ZV-2020-01119</td>
<td>Gulfstream/Jet Aviation - Signage</td>
<td>Palm Beach County</td>
<td>Miller, Bradley; Urban Design Studio</td>
<td>to allow an increase in square footage for the wall sign.</td>
<td>North of Southern Boulevard and east of Military Trail.</td>
<td>2</td>
<td>MLEIGH</td>
</tr>
<tr>
<td>2020-00078</td>
<td>DOA/PDD-2020-01117</td>
<td>Seneca Property</td>
<td>Pebb Atlantic Llc</td>
<td>Muller, Edwin; WGINC</td>
<td>to reconfigure the Site Plan to add land area.</td>
<td>South side of Atlantic Avenue, approximately 725 feet east of Lyons Road</td>
<td>5</td>
<td>THAYNES</td>
</tr>
<tr>
<td>2020-00052</td>
<td>CB-2020-01114</td>
<td>Corkscrew Plantation</td>
<td>Skyrise Properties Inc</td>
<td>Keir, David; Seminole Bay Land Company Inc.</td>
<td>Compost, mulch and potting soil production, aggregate recycling and trans-shipment, agricultural storage.</td>
<td>West side of State Road 27 (opposite the levee), 0.6 miles west of Rita Village Road</td>
<td>6</td>
<td>BMARTINEZ</td>
</tr>
<tr>
<td>2009-01961</td>
<td>ZV/ABN/DOA/W-2020-01111</td>
<td>Hemstreet Park</td>
<td>Wh Cleary Llc</td>
<td>Brinkman, Joni; Urban Design Studio Polson, Jan; Urban Design Studio</td>
<td>to allow a reduction of the street width; to allow activities associated with Chipping and Mulching Use and to allow a 10 feet overlap of an easement into a landscape buffer.</td>
<td>On the north side of Cleary Road, approximately .12 miles north of Southern Boulevard</td>
<td>2</td>
<td>MLEIGH</td>
</tr>
</tbody>
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7/6/20 Intake - PH Applications

Prior Sufficiency
<table>
<thead>
<tr>
<th>Control No</th>
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<tr>
<td>2019-00146</td>
<td>ZV/SV/CA-2020-01097</td>
<td>La Hacienda</td>
<td>La Hacienda Wf Wpb Llc</td>
<td>Donahue, Bryan; Insite Studio Frontage Access 1) WHP 80% density 2) Mult-Family use within RM Zoning District w/a MR-5 FLU designation. 3) WFH and TDR in excess of 2 units per acre.</td>
<td>Approximately 0.2 mile south of the intersection of Purdy Lane &amp; Military Trail, on the west side of Military Trail.</td>
<td>2</td>
<td>THAYNES</td>
</tr>
<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. to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.</td>
<td>South side of Belvedere Road, approximately 0.15 miles east of Jog Road.</td>
<td>2</td>
<td>MLEIGH</td>
</tr>
<tr>
<td>1988-00019</td>
<td>CA-2020-01026</td>
<td>Brown Landholding, Inc</td>
<td>Realty Duke</td>
<td>Nichols, Josh; Schmidt Nichols a 123,521 s.f. warehouse building w/ 20,500 s.f. accessory office (exceeds 100,000 s.f. threshold per Table 4.A.9.B) to rezone from AR (North parcel) to PUD. to reconfigure the Master Plan.</td>
<td>West side of Benoist Farms Road, south of Belvedere Road.</td>
<td>2</td>
<td>THAYNES</td>
</tr>
<tr>
<td>1970-00099</td>
<td>PDD/DOA-2020-00781</td>
<td>Forest Oaks Residential</td>
<td>Grillo Golf Management Llc</td>
<td>DeLaTorre, Ken; Design and Entitlement Consultants, LLC.</td>
<td>South side of Lake Worth Road, approximately 3/4 mile east of Florida Turnpike.</td>
<td>2</td>
<td>TGOODSON</td>
</tr>
</tbody>
</table>