

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



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

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:** 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

- DRO EXPEDITED (DROE)
- DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3
- PUBLIC HEARING (PH)

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

- TYPE 2 VARIANCE

7. **Control No:** 2007-00096
Application No: W-2020-00790 (**Application Name:** **Polo Legacy MXP**) 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 fronting 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



7/6/20 Intake - DRO Applications Prior Sufficiency

Sufficiency Review Finder

Search By	Search Criteria Operator	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
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 .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 & Innovation Drive.	1	DADELSPE
1983-00067	DROE-2020-01095	Caridad Center Soup Kitchen	Migrant Association Of South Florida Inc	McClellan, Lauren; JMorton Planning & 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

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>
2006-00011	W/DRO-2020-01081	Bethesda West Hospital	Bethesda Health Inc Bethesda Health Inc Lessor	Brinkman, Joni; Urban Design Kilday Studios Broadnix, Shayne; Urban Design Kilday Studios	to allow relocation of the foundation planting. to finalize the plans approved by the Board of County Commissioners to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock; to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District; and a Type 2 Variance to allow one additional Freestanding Sign.	Northeast corner of Boynton Beach Boulevard and State Road 7	5	RVANDENBURG
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
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
1988-00019	ABN-2020-01027	Brown Landholding, Inc	Realty Duke	Nichols, Josh; Schmidt Nichols	the DRO approved site plan for Control No. 1998-00019 for a contractor storage yard use	West side of Benoist Farms Road, south of Belvedere Road	2	AMENDENHALL



Sufficiency Review Finder

**7/6/20 Intake - PH 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>
1978-00067	ZV-2020-01119	Gulfstream/Jet Aviation - Signage	Palm Beach County	Miller, Bradley; Urban Design Studio	to allow an increase in square footage for the wall sign.	North of Southern Boulevard and east of Military Trail.	2	MLEIGH
2020-00078	DOA/PDD-2020-01117	Seneca Property	Pebb Atlantic Llc	Muller, Edwin; WGINC	to reconfigure the Site Plan to add land area. to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.	South side of Atlantic Avenue, approximately 725 feet east of Lyons Road	5	THAYNES
2020-00052	CB-2020-01114	Corkscrew Plantation	Skyrise Properties Inc	Keir, David; Seminole Bay Land Company Inc.	Compost, mulch and potting soil production, aggregate recycling and trans-shipment, agricultural storage.	West side of State Road 27 (opposite the levee), 0.6 miles west of Rita Village Road	6	BMARTINEZ
2009-01961	ZV/ABN/DOA/W-2020-01103	Hemstreet Park	Wh Cleary Llc	Brinkman, Joni; Urban Design Studio Polson, Jan; Urban Design Studio	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. to abandon the Resolution ZR-2015-010 which allowed a Class B Conditional Use for a Recycling Plant. to modify Conditions of Approval; to reconfigure the Site Plan to add land area; to add square footage, and to add an access point. to allow a Type 3 Incompatibility Buffer with a 6 foot opaque fence in lieu of wall.	On the north side of Cleary Road, approximately .12 miles north of Southern Boulevard	2	MLEIGH

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>
2019-00146	ZV/SV/CA-2020-01097	La Hacienda	La Hacienda Wf Wpb Llc	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.	Approximately 0.2 mile south of the intersection of Purdy Lane & Military Trail, on the west side of Military Trail.	2	THAYNES
2020-00060	Z-2020-00909	Rice Project	Gregory Rice	Brandenburg, Gary; Brandenburg & Associates, P.A.	to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.	South side of Belvedere Road, approximately 0.15 miles east of Jog Road.	2	MLEIGH
1988-00019	CA-2020-01026	Brown Landholding, Inc	Realty Duke	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)	West side of Benoist Farms Road, south of Belvedere Road.	2	THAYNES
1970-00009	PDD/DOA-2020-00761	Forest Oaks Residential	Grillo Golf Management Llc	DeLaTorre, Ken; Design and Entitlement Consultants, LLC.	to rezone from AR (North parcel) to PUD. to reconfigure the Master Plan.	South side of Lake Worth Road, approximately 3/4 mile east of Florida Turnpike.	2	TGOODSON

Total Records: 8