

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**AUGUST 11, 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:** 2019-00083

**Application No:** DRO-2020-00913 (**Application Name:** **Nguyen Propety**)  
application of Thien Nguyen by Miller Land Planning

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a Place of Worship, Social Hall and Covent.

**General Location:** 20 miles west of Military Trail on the north side of Lantana Road

**Project Manager:** Jordan Jafar, Site Planner II

**BCC District:** 3

2. **Control No:** 2006-00011

**Application No:** W/DRO-2020-01081 (**Application Name:** **Bethesda West Hospital**) application of Bethesda Health Inc Lessor, Bethesda Health Inc by Urban Design Kilday Studios

**Title:** a Type 1 Waiver

**Request:** to allow relocation of the foundation planting.

**Title:** a Full Development Review Officer (DRO)

**Request:** 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.

**General Location:** Northeast corner of Boynton Beach Boulevard and State Road 7

**Project Manager:** Ryan Vandenburg, Senior Site Planner

**BCC District:** 5

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

**- DRO EXPEDITED (DROE)**

3. **Control No:** 1983-00067

**Application No:** DROE-2020-01095 (**Application Name: Caridad Center Soup Kitchen**) application of Migrant Association of South Florida Inc., by JMorton Planning & Landscape Architecture

**Title:** a Development Review Officer Expedited (DROE)

**Request:** to finalize the plans approved by the Board of County Commissioners to allow a Class A Conditional Use for an Assembly Institutional Non-Profit.

**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

4. **Control No:** 1979-00202

**Application No:** DROE-2020-01125 (**Application Name: East Coast Mulch**) application of East Coast Mulch Corp by Arc Development Global LLC

**Title:** a Development Review Officer Expedited (DROE)

**Request:** to finalize plans approved by the Zoning Commission for a Zoning Variance.

**General Location:** South side of Belvedere Road, approximately 350 east of North Cleary Road and 0.35 miles west of Jog Road.

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

**BCC District:** 2

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

**- PUBLIC HEARING (PH)**

5. **Control No:** 1988-00019

**Application No:** ABN-2020-01027 (**Application Name: Brown Landholding, Inc**) application of Realty Duke by Schmidt Nichols

**Title:** a Development Review Officer Expedited (DROE) Development Order Abandonment

**Request:** the DRO approved site plan for Control No. 1998-00019 for a contractor storage yard use

**General Location:** West side of Benoist Farms Road, south of Belvedere Road

**Project Manager:** Adam Mendenhall, Senior Site Planner

**BCC District:** 2

6. **Control No:** 1988-00019

**Application No:** CA-2020-01026 (**Application Name: Brown Landholding, Inc**) application of Realty Duke by Schmidt Nichols

**Title:** a Class A Conditional Use

**Request:** 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)

**General Location:** West side of Benoist Farms Road, south of Belvedere Road.

**Project Manager:** Timothy Haynes, Senior Site Planner

**BCC District:** 2

7. **Control No:** 1970-00009

**Application No:** DOA-2020-00761 (**Application Name: Forest Oaks Residential**) application of Grillo Golf Management Llc, Mattamy Homes by Design and Entitlement Consultants LLC.

**Title:** a Development Order Amendment

**Request:** to reconfigure the Master Plan; add land area; add units; and, add access points.

**General Location:** South side of Lake Worth Road, approximately 3/4 mile east of Florida Turnpike.

**Project Manager:** Travis Goodson, Site Planner II

**BCC District:** 2

8. **Control No:** 2020-00060  
**Application No:** Z-2020-00909 (**Application Name:** Rice Project) application of Betty Kaylor, Gregory Rice by Brandenburg & Associates P.A.

**Title:** an Official Zoning Map Amendment

**Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

**General Location:** South side of Belvedere Road, approximately 0.15 miles east of Jog Road.

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

**BCC District:** 2

9. **Control No:** 1979-00226  
**Application No:** ZV/ABN/DOA/W-2020-01103 (**Application Name:** Hemstreet Park) application of WH Cleary, LLC by Urban Design Studio

**Title:** a Type 2 Variance

**Request:** to allow activities associated with Chipping and Mulching Use to operate outdoors; reduce access way dimensions; and, to allow a ten foot overlap of an easement into a landscape buffer.

**Title:** a Development Order Abandonment

**Request:** to abandon a Class B Conditional Use to allow a Recycling Plant.

**Title:** a Development Order Amendment

**Request:** to reconfigure the Site Plan; add land area, square footage, and an access point; and, to modify Conditions of Approval.

**Title:** a Type 2 Waiver

**Request:** to substitute a 6-foot opaque wall with a 6-foot opaque fence in a Type 3 Incompatibility Buffer.

**General Location:** On the west side of North Cleary Road, approximately 250 feet north of Southern Boulevard.

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

**BCC District:** 2

#### - TYPE 2 VARIANCE

10. **Control No:** 1982-00190  
**Application No:** ZV-2020-01119 (**Application Name:** Gulfstream/Jet Aviation - Signage) application of ORR Partners c/o Gulfstream Product Support Corp., Palm Beach County by Urban Design Studio

**Title:** a Type 2 Variance

**Request:** to allow an increase in square footage for a wall sign.

**General Location:** At the Terminus of Green Street, approximately 0.10 miles east of North Military Trail.

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

**BCC District:** 2



Sufficiency Review Finder

8/3/20 Intake - DRO Applications  
Prior Sufficiency

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	DRO_DROE_GRP
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
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
2005-00427	DRO2-2020-01293	Burlington Self Storage of Lake Worth	Burlington Self Storage Lake Worth Llc Steve Allain	Brinkman, Joni; Urban Design Studio Polson, Jan; Urban Design Studio	to review and discuss the requirements for a Type 2 Concurrent Review (Zoning and Land Development) for a Self Service Storage Limited and Multi Access.	West side of DeSoto Road and approximately 633 feet north of the intersection of Lantana Road and DeSoto Road.	3	DADELSPE
2005-00327	DROE-2020-01286	Genesis House	Stephanie Dodge	Frogner, Jim; Frogner Consulting, Inc.	to finalize the Plans approved by the Board of County Commissioners to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width and a Class A Conditional Use to allow a Nursing or Convalescent Facility.	South side of Melaleuca Lane, approximately 450 feet west of Kirk Road.	3	TGOODSON
1996-00026	DRO-2020-01282	Soapy Shark Car Wash	Jaha Boca Llc	Oyer, Harvey E III; Shutts and Bowen, LLP Ramdeen, Roger; Shutts and Bowen, LLP	to allow a Car Wash.	On the south side of Okeechobee Blvd. and approx. 300 ft. east of Congress Ave.	2	AJAFAR
2004-00369	DROE-2020-01280	Valencia Cove AGR-PUD	Akd Real Estate Investments Llc Twin States Land Holdings Llc	DiGirolamo, Gladys; G.L. Homes	to finalize plans approved by the Board of County Commission.	East side of Lyons Road, approximately 2 miles south of Boynton Beach Boulevard. Affected Preserve Parcel 1: East side of Smith Sundry Road, approximately 0.60 miles north of Atlantic Avenue. Affected Parcel 2: North side of 100th Street South, approximately 0.20 miles west of State Road 7.	5	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>
2004-00369	DRO-2020-01267	Treasure Coast Landscape	D C J Llc	Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio	to allow a Wholesale Nursery with Landscape Service.	approximately .22 miles from State Rd 7 on the south side of 87th Pl S	5	DADELSPE
2020-00093	DRO-2020-01266	Baker Landscape	Mark Baker	Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio	to allow a Nursery Wholesale and Landscape Service.	Approximately .63 miles west of SR 7 on the North side of 100th St. S.	5	DADELSPE
2018-00037	DRO-2020-01265	Southern Scapes	Tree Z Inc	Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio	to allow a Nursery Wholesale and Landscape Service.	0.19 miles west of Lyons Road on the south side of 158th Road S.	5	AJAFAR
2005-00455	DRO-2020-01262	Hyder AGR-PUD Amendment	Boca Raton Associates Vii Llp	DiGirolamo, Gladys; G.L. Homes	to allow an administrative modification to delete 57 units from the Final Master Plan.	East of Lyons Road, between Atlantic Ave. & Clint Moore Road.	5	AJAFAR
2005-00455	DRO2-2020-01255	Hyder South Portion of Pod S - Plat Eight	Boca Raton Associates Vii Llp	DiGirolamo, Gladys; G.L. Homes	to allow for Final Subdivision Plan approval.	East of Lyons Road, between Atlantic Ave. & Clint Moore Road	5	AJAFAR
1996-00052	DRO-2020-01254	Military / Melaleuca 7-Eleven	Southland Corp	Seymour, Brian; Gunster, Yoakley & Stewart, PA Long, Josh; Gunster, Yoakley & Stewart, PA	to add a 980 square foot car wash to an existing gat station with convenience store.	Southeast corner of S. Military Trail & Melaleuca Lane	3	ZPERSAUD
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 and Innovation Drive.	1	DADELSPE
2008-00339	DRO2-2020-01230	West Boynton Center	Partners Smigiel	Brinkman, Joni; Urban Design Studio Megrue, Sandra; Urban Design Studio	to review and discuss the requirements for a Type 2 Concurrent Review (Zoning and Land Development) to allow a Self Storage facility and a Type Restaurant without drive-thru.	Northwest corner of Acme Dairy Rd and Boynton Beach Blvd.	5	DADELSPE

Sufficiency Review Finder

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1997-00008	DRO2/DRO-2020-01228	Heathwood Reserve	Amkbj Partners Ltd Llp	Morton, Jennifer; JMorton Planning & Landscape Architecture McClellan, Lauren; JMorton Planning & Landscape Architecture	Subdivision Plan approval and Type 2 Concurrent Review for Zoning and Land Development. to reduce the total number of residential units from 176 to 162.	West side of Military Trail, approximately 0.60 miles north of Lantana Road	3	ZPERSAUD
2001-00076	DRO-2020-01225	PBSO Headquarter Annex (District 1 & Marine Unit)	Palm Beach County	Aubourg, Miradieu; Palm Beach County Megrue, Sandra; Urban Design Studio Walter, Collene; Urban Design Studio	to modify the Final Site Plan to add an access point; to amend the Final Master Plan to reflect updates related to the Public Civic Pod, and, to allow approval of a Final Site Plan for the use of government services as proposed within the Public Civic Pod.	934 feet south of Belvedere Road and Jog Road.	2	ZPERSAUD
2020-00082	DRO-2020-01130	Duplex	Ch76 Investment Llc	Gutierrez, Julian; Harvest Property Solutions LLC	to allow a Transfer of Development Rights (1 unit).	Approximately .4 miles from Okeechobee Boulevard.	2	DADELSPE
2006-00305	DROE-2020-01098	CERTUS Premier Memory Care at Boynton Beach	Hdrs Llc	Lentini, Pat; Gentile Glas Holloway O'Mahoney & Assoc Inc.	to finalize plans approved by the Board of County Commission.	South side of Woolbright Road, approximately 200 feet west of Jog Road.	5	TGOODSON
1984-00046	DRO/W-2020-00798	Iglesia Church	Iglesia De Adoracion Familiar Inc	Herd, Chad; CRH Design	to allow a Place of Worship. to relocate the foundation planting.	Indian Town Road and 120th Trail N.	1	DADELSPE

Total Records: 18



Sufficiency Review Finder

8/3/20 Intake - PH Applications  
Prior Sufficiency

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	PUBHRG_GRP
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
1980-00028	ZV-2020-01294	Eastpointe Country Club Plat 15 Variance	Eastpointe Hmowners Assn Inc Eastpointe Homeowners Assn Inc Golf & Racquet Club At Golf And Racquet Club At Northern Palm Beach County	Brinkman, Joni; Urban Design Studio	to increase the wall height by 2 feet on lots adjacent to Jog Rd and Donald Ross Rd and to increase the building coverage on Zero Lot Line Lots.	SW Corner of N Jog Rd & Donald Ross Rd	1	BMARTINEZ
1994-00010	ABN-2020-01284	Solid Waste Authority of Palm Beach County	Waste Solid	McGinley, Kevin; Land Research Management, Inc.	to Abandon Resolution No. 1994-951 which allowed a rezoning from IL to IG with voluntary commitments.	East side of Benoist Farms Road, north of SR 80.	2	RVANDENBURG
2005-00014	Z-2020-01278	Swaney	Boynton Beach Associates Xxv Lllp	DiGirolamo, Gladys; G.L. Homes	to allow a rezoning from AGR-PUD to AGR.	North of Boynton Beach Blvd & West of Acme Dairy Rd.	5	RVANDENBURG
2005-00014	DOA/PDD-2020-01277	Monticello AGR-PUD	Lake Worth Drainage Dist Lake Worth Drainage District	DiGirolamo, Gladys; G.L. Homes	to amend Conditions of Approval; to add land area; approve the release of conservation easements. rezoning from AGR to AGR-PUD.	West side of Lyons Road south of Flavorpict Road		RVANDENBURG
2005-00162	Z-2020-01276	Amestoy Rezoning	Delray Beach Associates li Lllp	DiGirolamo, Gladys; G.L. Homes	to rezone from AGR-PUD to AGR.	North of Boynton Beach Blvd., West of Lyons Road	5	RVANDENBURG
1971-10014	ZV/Z/W-2020-01272	Southport Grove	Smith Blanchard	Nichols, Josh; Schmidt Nichols	to reduce the number of required off street parking spaces. Rezoning from Neighborhood Commercial (CN) and Medium Density Residential (RM) to Urban Infill (UI) Six (6) waiver requests including Block Dimension requirements, Block Building PDR's, Open Space Standards, maximum building floors and Slip Street frontage.	5321 Maine Street Lake Worth Florida	3	MLEIGH
2020-00067	W-2020-01270	Dixie Landscape	East Glade Hldg Inc	Tuttle, Christi; Urban Design Studio Miller, Bradley; Urban Design Studio	for Minimum Legal Access Standards related to a Collocated Wholesale Nursery/Landscape Services use in AR/RSA Zoning District.	Approximately 0.245 mile N of Heritage Farms Road on the E side of Park Lane Road.	6	JKELLER

## 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>
2020-00066	W-2020-01268	BET Holdings	Bet Holdings Llc	Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio	for Minimum Legal Access Standards related to a Collocated Wholesale Nursery/Landscape Services use in AR/RSA Zoning District.	Approximately 0.16 miles south of Heritage Farms Rd on the west side of Park Lane Rd	6	JKELLER
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) Multi-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
1997-00008	ABN-2020-01227	Heathwood Reserve	Amkjb Partners Ltd Lllp	Morton, Jennifer; JMorton Planning & Landscape Architecture McClellan, Lauren; JMorton Planning & Landscape Architecture	to Abandon a Class A Conditional Use approval for Workforce Housing with a density bonus greater than 30% approved under a previous WHP Ordinance.	West side of Military Trail, approximately 0.60 miles north of Lantana Road	3	THAYNES
2020-00092	CA-2020-01099	DogSmith Pet Boarding	Rachel Williams	McGinley, Kevin; Land Research Management, Inc.	to allow a Limited Pet Boarding facility	Northeast corner of 78th Drive North and 165th Street North.	1	THAYNES
1995-00057	ZV-2020-00908	Walmart Neighborhood Market 6967	Galileo Marketplace Wycliffe Llc	Miles, Amy; pb2 architecture + engineering	to increase the maximum allowable Channel Letter sign area square footage.	Northwest corner of State Road 7/US 441 and Lake Worth Road.	6	BMARTINEZ
2016-00143	ZV/W/CA-2020-00880	TRG Farms	Trg Farms Llc	Frogner, Jim; Frogner Consulting, LLC	accessory structure setback from easement to substitute an opaque barrier for the required six feet high opaque wall in a Type 3 Incompatibility Buffer; and, to allow a reduced Right-of-Way width for access. to allow Landscape Services.	South side of Anderson Lane, approximately 0.70 miles west of State Road 7/US 441.	6	MLEIGH



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1984-00046	ABN-2020-00797	Iglesia De Oracion Familiar	Iglesia De Adoracion Familiar Inc	Herd, Chad; CRH Design	to abandon Resolution R-84-1165, which allowed a Special Exception to allow a Church.(Petition No. 84-46) and to abandon Resolution R-89-1057 for a Special Exception to amend the Site Plan for a Church (Petition No. 84-46) to: increase Building square footage and re-design the site and	Located North of Indian Town Road & 120th Trail North, approximately 3.5 miles east of Pratt Whitney Road.	1	BMARTINEZ