

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



DEVELOPMENT REVIEW OFFICER AGENDA

NOVEMBER 10, 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:** 2020-00082

Application No: DRO-2020-01130 (**Application Name:** Duplex) application of Ch76 Investment Llc by Harvest Property Solutions LLC

Title: a Full Development Review Officer (DRO)

Request: to allow a Transfer of Development Rights (1 unit).

General Location: West side of Meridian Road and approximately 0.4 miles south of Okeechobee Boulevard.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 2

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

2. **Control No:** 1981-00190

Application No: DRO2-2020-01721 (**Application Name:** Palm Beach Park of Commerce - Project Energy) application of Az Palm Beach Fl Landlord Llc, Frp Developers Ltd by Urban Design Studio

Title: a Development Review Officer (DRO) Concurrent Type 2

Request: Type 2 Concurrent Review (Zoning and Land Development) and an Administrative Modification to the approved Final Master Plan and Final Site Plan.

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)

3. **Control No:** 1980-00103
Application No: DRO/W-2020-01504 (**Application Name:** Sandalfoot Square)
application of Taco Bell Of America Llc, Management Physicians, South Atlantic Sandalfoot Llc, Sandalfoot Retail Plaza Llc, B & F Purchasing Ltd, Care Auto, Sandalfoot Plaza Boca Llc, Sandalfoot Plaza Holdings Llc, Sandalfoot Plaza Prop Assn Inc, Restaurants Mcdonalds by Schmidt Nichols
Title: a Full Development Review Officer (DRO)
Request: Full DRO Review for Final Site Plan approval.
Title: a Type 1 Waiver
Request: to reduce minimum loading space depth, and for the relocation of 50% of the required foundation planting along east façade.
General Location: Approximately 690 feet east of the intersection of U.S. 441 and Sandalfoot Blvd.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5

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

- PUBLIC HEARING (PH)

4. **Control No:** 1991-00044
Application No: ABN-2020-01716 (**Application Name:** Southern Gunite)
application of Southern Gunite, Inc., GFM Florida, LLC by Cotleur & Hearing Inc.
Title: a Development Order Abandonment
Request: to abandon a Special Exception to allow bulk storage of gas and oil, [as amended by Resolution R-1992-1586.]
General Location: North side of Weisman Way, approximately 0.5 miles east of State Road 7.
Project Manager: Travis Goodson, Site Planner II **BCC District:** 6
5. **Control No:** 2017-00042
Application No: CA-2020-01215 (**Application Name:** Memory Care at the Acreage)
application of Moore Florida Property Investment, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Class A Conditional Use
Request: to allow a Type 2 Congregate Living Facility.
General Location: North side of Northlake Boulevard, approximately 1,100 feet west of Grapeview Boulevard.
Project Manager: Travis Goodson, Site Planner II **BCC District:** 6
6. **Control No:** 2020-00052
Application No: CB-2020-01114 (**Application Name:** Corkscrew Plantation)
application of Skyrise Properties Inc by Seminole Bay Land Company Inc.
Title: a Class B Conditional Use
Request: to allow Chipping & Mulching.
General Location: Located on the South side of State Road 27 and approximately 0.5 miles west of Corkscrew Boulevard.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 6
7. **Control No:** 1986-00008
Application No: DOA-2020-01546 (**Application Name:** AutoZone Pinewood Square)
application of Pinewood Palm Beach Retail LLC. by Insite Studio
Title: a Development Order Amendment
Request: to modify the approved Site Plan, amend existing Conditions of Approval, modify the Master Sign Plan and add square footage.
General Location: Southeast corner of Lantana Road and South Jog Road.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 3

8. **Control No:** 2003-00035
Application No: EAC-2020-01693 (**Application Name:** **Countryside Meadows PUD**) application of Cobblestone Creek Homeowner's Association, Inc. - by JMorton Planning & Landscape Architecture
Title: an Expedited Application Consideration
Request: to amend conditions of approval.
General Location: On the east side of Lyons Road, approximately 485 feet north of Boynton Beach Boulevard.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
9. **Control No:** 2020-00078
Application No: PDD/DOA-2020-01117 (**Application Name:** **Plaza Delray**) application of Pebb Atlantic Llc by WGINC
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Development Order Amendment
Request: a Development Order Amendment to an MUPD to reconfigure and add land area to the approved Site Plan that included a Type 1 Restaurant with drive-thru lane, Type 2 Restaurants and retail uses.
General Location: South side of Atlantic Avenue, approximately 725 feet east of Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
10. **Control No:** 2020-00152
Application No: Z-2020-01508 (**Application Name:** **Autumn Ridge Apartments**) application of Tum Vythiya Trust &, Autumn Ridge , LLC by Schmidt Nichols
Title: an Official Zoning Map Amendment
Request: to Rezone from RM - Multifamily Residential District to CG - General Commercial District.
General Location: East side of North Congress Avenue approximately 625' north of intersection of Cherry Road. and North Congress Avenue.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 2
11. **Control No:** 2020-00074
Application No: W-2020-01659 (**Application Name:** **Bermuda Landscape and Design**) application of H Farms Llc by Urban Design Studio
Title: a Type 2 Waiver
Request: Type 2 Waiver to reduce the Minimum Legal Access for Collocated Landscape Services.
General Location: Northeast corner of Park Lane Road & Heritage Farms Road, west of SR 7.
Project Manager: Joanne Keller, Director Land Development **BCC District:** 6
- **TYPE 2 VARIANCE**
12. **Control No:** 2020-00117
Application No: ZV-2020-01396 (**Application Name:** **Wiggans Residence**) application of John Wiggans by Cotleur & Hearing Inc.
Title: a Type 2 Variance
Request: to allow a reduction in the front setback for a single family house.
General Location: Paradise Point Road & Donald Ross Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1



Sufficiency Review Finder

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	DRO_DROE_GRP
SUFFICIENCY_APP_IND	Like	Y

**Intake 11/2/20 - DRO Applications
Prior to Sufficiency**

Sufficiency Review Finder

Control No	Application No	Application Name	Applicant / Owner Names	Agent Names	Requests	General Location	District	Project Manager
1974-00195	W-2020-01902	Jonathan's Landing	Jonathans Landing Golf Club Inc	Terry, Brian; Insite Studio	to reduce the number of on-site parking spaces by 15% Article 6.C.A.	Approximately 1/4 mile east of the intersection of South A1A and Captain Kirle Drive.	1	NFRONTANY
2004-00206	DRO-2020-01895	Critchfield Holdings	Richard Critchfield	Schranz, Beth; Dunay, Miskel and Backman, LLP Zachariades, Ele Esq; Dunay, Miskel and Backman, LLP	Full DRO Review to allow a Landscape Service use.	Northside of Smith Sundry Road approximately 0.1 mile west of Lyons Road	5	DADELSPE
2003-00087	DROE/W-2020-01722	Lake Worth & Nassau MUPD	7 Eleven Inc Lake Worth Commercial Assn Inc Palms West Professional Plaza Llc	Machado, Yoan; WGINC Brophy, Jeff; WGINC	DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission. to reduce the size of the required loading space width and length.	Northeast corner of Lake Worth Road and Nassau Road.	2	MLEIGH
2005-00394	DROE-2020-01867	Arden PUD	Arden Homeowners Association Inc Highland Dunes Associates Property Llc	Broadnix, Shayne; Urban Design Kilday Studios Walter, Collene; Urban Design Kilday Studios	DRO Expedited Off the Board Final Master Plan Review to amend the Master Plan to reflect the BCC approval that included modifications to Pods D, G, H and I within Phase 3.	North side of Southern Boulevard, approximately 2.5 miles west of Seminole Pratt Whitney Road.	6	MLEIGH
1976-00096	DRO2-2020-01705	Southwind Lakes Homeowners Association, Inc.	Southwind Lakes Homeowners Assn Inc	Schomberg, Yexsy; URBANA	Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) to amend the Site Plan to the PUD Recreation POD.	Northeast corner of State Road 7 and Kimberly Boulevard.	5	AJAFAR

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>
2020-00130	DRO-2020-01841	Town of Lake Clark Shores Minor Utility Facility	Lake Clarke Shores Town Of	Buckmaster -Glas, Dodi; Gentile Glas Holloway O'Mahoney & Assoc Inc. Siemsen, Dan; Gentile Glas Holloway O'Mahoney & Assoc Inc. Lentini, Pat; Gentile Glas Holloway O'Mahoney & Assoc Inc.	Full DRO Review to amend the approved Site Plan to increase building square footage.	East side of Kewanee Road.	3	DADELSPE
2018-00158	DROE/W-2020-01840	AHS Pine Ridge PUD	Southern & Jog Apartments Llc	Nichols, Josh; Schmidt Nichols	a DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission. to eliminate the requirement for a Type 2 incompatibility buffer between the residential and recreational pods.	Northeast corner of Southern Boulevard and First Street.		RVANDENBURG
2005-00394	DRO2-2020-01797	Arden PUD Pod I-South	Highland Dunes Associates Property Llc	Broadnix, Shayne; Urban Design Studio Walter, Collene; Urban Design Studio	Subdivision Plan Review - DRO Type 2 Concurrent Review (Zoning and LD) Plat for POD I South.	Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.		AJAFAR
2005-00394	DRO2-2020-01796	Arden PUD Pod G-South	Highland Dunes Associates Property Llc	Walter, Collene; Urban Design Kilday Studios Broadnix, Shayne; Urban Design Kilday Studios	Subdivision Plan Review- DRO Type 2 Concurrent Review (Zoning and LD) Plat for POD G South.	Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.		AJAFAR
2006-00372	DROE-2020-01542	Pine Bay	Ec Development Llc	Taylor, Aaron M; Arc Development Global, LLC	DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.	Southwest corner of Purdy Lane and Greengate Circle, approximately 0.4 miles west of Haverhill Road.	2	TGOODSON
1989-00112	DRO-2020-01501	Dos Hermanos	Enterprises Pronto Norberto Calderon Pronto Enterprises Of Palm Beach Inc Pronto Enterprizes Of Pbc Inc	Page, Edward; EPage Consulting	DRO Full Review to allow for a mixed use development including general retail and three (3) multifamily residential dwelling units.	Northwest corner of Westgate Avenue and Cherokee Avenue	7	DADELSPE

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>
2020-00152	DRO-2020-01509	Autumn Ridge Apartments	S & M Services Iii Llc Tum Vythiya Trust &	Nichols, Josh; Schmidt Nichols	to allow 106 multifamily dwelling units and 1,100 square feet of retail space.	East side of N. Congress Avenue approximately 625 feet north of intersection of Cherry Road. and N. Congress Avenue.	2	AJAFAR

Total Records: 12



Sufficiency Review Finder

**Intake 11/2/20 - PH Applications
Prior to 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
1998-40143	W-2020-01915	International Electrical Union	Brightwork Real Estate, Inc. Local Union 728 Building Corp	Backman, Scott; Dunay, Miskel and Backman, LLP Schrantz, Beth; Dunay, Miskel and Backman, LLP	Type 2 Waivers including Block Building PDRs, Primary Entrance, Fenestration, Storefronts, Planting/Amenity Zone, Pedestrian Circulation Zone, Greens, Pedestrian amenities, Parking and Loading Standards, Signage Standards.	South Side of Summit Boulevard approximately 150 feet west of Military Trail.	2	RVANDENBURG
2011-00245	ABN-2020-01894	Reflection Bay	Fairways Llc	Murray, Doug; WGINC Brophy, Jeff; WGINC	to Abandon Resolution R-2011-029 approving a Type II Variance. to Abandon Resolution No. R-2013-209 (ZR-2011-029) which allowed a Type 3 Congregate Living Facility.	Northwest quadrant of the intersection of Okeechobee Boulevard and Haverhill Road.	2	MLEIGH
1989-00131	DOA-2020-01883	Fidelity Federal at Jog and Hypoluxo MUPD	Lampson Western Palm Beach Mri Llc Pwgi li Llc	Sanchez, Michael; Managed Land Entilements, LLC	to modify and/or delete Conditions of Approval; to reconfigure the Site Plan, and Sign Plan; to add and/or delete square footage; to add, delete or modify Uses.	Southeast corner of intersection of Jog Road and Hypoluxo Road.	3	BMARTINEZ
2020-00141	Z-2020-01699	Hyder West Rezoning	GI Homes Of Palm Beach Associates Ltd	DiGirolamo, Gladys; G.L. Homes	To allow a rezoning from the Agriculture Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.	West side of State Road 7, approximately 0.5 miles north of Clint Moore Road and 2 miles south of Atlantic Avenue.	5	MLEIGH
2020-00145	Z-2020-01700	155th Lane Rezoning	9231 155th Lane Llc	DiGirolamo, Gladys; G.L. Homes	to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.	Located approximately 0.4 miles east of Lyons Road and Half Mile Road.	5	MLEIGH

Sufficiency Review Finder

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2001-00039	ZV/Z/ABN-2020-01856	PMH 1713 Quail, LLC	Opportunity Inc Of Palm Beach County	Nichols, Josh; Schmidt Nichols	To allow a reduction of the required parking from 40 spaces to 25 spaces; to allow a 39 foot front setback reduction of the minimum front setback; to allow for a 35 foot depth reduction of the minimum lot depth; to allow for a 3 foot reduction of the minimum foundation planting along the front and sides of the existing building; to allow for a 5-10 foot reduction of the minimum width of a Type II Incompatibility Landscape Buffer. to rezone from Multi-Family Residential (High Density) District to CG- General Commercial District. to abandon ZR-2001-007 which allowed a Class B Conditional Use for a Daycare, General in the RH Zoning District.	Southwest corner of the intersection of Quail Drive and Westgate Avenue.	7	THAYNES
2002-00067	PDD/DOA-2020-01701	Canyon Lakes AGR-PUD	Amy Belcher Carly Landco Inc Elton Sellars GI Homes Of Palm Beach Associates Ltd Rnd Landholdings Llc Tomas Gasper Twin States Land Holdings Llc	DiGirolamo, Gladys; G.L. Homes	to rezone from AGR - Agricultural Reserve District to AGR-PUD - Agricultural Reserve Planned Unit Development. to allow the swapping out of preserves areas with unencumbered substitute preserve areas.	S. Boynton Beach Blvd., east of and adjacent to Lyons Road	5,6	MLEIGH
2019-00070	CA-2020-01844	The Busch Wildlife Sanctuary Foundation	Bgtg Properties Llc	Lentini, Pat; Gentile Glas Holloway O'Mahoney & Assoc Inc. Gentile, George; Gentile Glas Holloway O'Mahoney & Assoc Inc. Siemsen, Dan; Gentile Glas Holloway O'Mahoney & Assoc Inc.	to allow Assembly, Institutional Nonprofit.	Southwest corner of Indiantown Road and Rocky Pines Road, bounded by 112th Drive North on the west.	1	RVANDENBURG
2020-00022	SV-2020-01842	Haverhill Apartments	K&F Investment Group Inc	Granberry, Randall; United Construction Partners	an increase in Projected Daily Trips for a 50-foot right-of-way.	west of N Haverhill Road, on the south side of Stacy Street	2	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>
1983-00090	Z-2020-01715	PBC Mosquito Control Complex Redevelopment	Palm Beach County Waste Solid	Hutton, Christen; Schmidt Nichols Nichols, Josh; Schmidt Nichols	to rezone from RE Residential Estate District and AR- Agricultural Residential District to PO- Public Ownership.	2000 feet east of the intersection of State Road 441 and Lantana Road	3	BMARTINEZ
2003-00096	ABN/CB-2020-01702	Museo Vault	Westgate Centre Llc	Schrantz, Beth; Dunay, Miskel and Backman, LLP	to abandon two Resolutions for: 1) a Class A Conditional use for an office/warehouse and, 2) a Development Order Amendment to amend conditions of approval. to allow Self-Service Storage, Limited Access, and Self-Storage, Multi-Access.	South side of Westgate Avenue approximately 1/4 mile east of Military Trail	7	THAYNES
1973-00215	DOA/PDD-2020-01500	Southampton PUD	Capital Benenson Fairways Llc	Murray, Doug; WGINC Brophy, Jeff; WGINC	to add land area, to modify the Master Plan and Conditions of approval of the Southampton PUD; rezoning from TND to PDD.	Northwest corner of Okeechobee Boulevard and Haverhill Road intersection.	2	MLEIGH
1980-00234	CA/DOA-2020-01452	The Farms Market Place MUPD	Jupiter Burrito Bros Llc	Lentini, Pat; Gentile Glas Holloway O'Mahoney & Assoc Inc. holloway, troy; Gentile Glas Holloway O'Mahoney & Assoc Inc.	to allow a Microbrewery use; to amend a previously approved MUPD to reconfigure the site plan, add building square footage and add a microbrewery use.	West side of Jupiter Farms Road, approximately 1.2 miles south of West Indiantown Road.	1	THAYNES