

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



DEVELOPMENT REVIEW OFFICER AGENDA

AUGUST 10, 2016

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach**

DRO - OFF THE BOARD REQUESTS

1. **Control No:** 1975-00168

Application No: DROE-2016-01031 (**Application Name:** **Els Center for Excellence**) application of Els For Autism Foundation Inc by Cotleur & Hearing Inc.

Title: a Development Review Officer Expedited

Request: to finalize plans approved by the Board of County Commissioners (BCC) for an Official Zoning Map Amendment to allow a rezoning from the Residential High (RH) Zoning District to the Residential Single Family (RS) Zoning District and a Development Order Amendment to reconfigure the Site Plan, add land area, square footage, and an access point.

General Location: Approximately 1 mile north of Indiantown Road on the east side of Limestone Creek Road.

Project Manager: Joyce Lawrence, Site Planner II

BCC District: 1

2. **Control No:** 1995-00063

Application No: DROE-2016-01052 (**Application Name:** **Costco at Boca Congress Center**) application of Credit Brightstar, Costco Wholesale Corp by Dunay Miskel Backman and Blattner LLP

Title: a Development Review Officer Expedited

Request: to finalize the plans approved by the Board of County Commissioners (BCC) for a Development Order Amendment to reconfigure the Site Plan, reduce square footage, add fueling positions and pumps, and modify Conditions of Approval (Engineering, Planned Development, Site Design and Use Limitations); and to finalize Architectural Elevations.

General Location: East side of Congress Avenue north of Clint Moore Road.

Project Manager: Yoan Machado, Site Planner II

BCC District: 4



3. **Control No:** 1979-00132
Application No: DROE/W-2016-01036 (**Application Name: Chevra Kadisha Cemetery**) application of Congregation Cheva Kadisha Inc. by Miller Land Planning

Title: a Development Review Officer Expedited

Request: to finalize plans approved by the Board of County Commissioners (BCC) and the Zoning Commission (ZC) for a Class A Conditional Uses for a Place of Worship and two Class B Conditional Uses for a Cemetery.

Title: a Type I Waiver

Request: to allow a reduction in loading space dimensions.

General Location: Southwest corner of Congress Avenue and Lantana Road.

Project Manager: Yoan Machado, Site Planner II **BCC District:** 3

DRO - REQUESTS FOR APPROVAL

4. **Control No:** 1979-00132
Application No: DRO-2016-01035 (**Application Name: Chevra Kadisha Cemetery**) application of Arl Koehler LLC by Miller Land Planning

Title: a Development Review Officer

Request: to allow the subdivision of one parcel into two with a right of way.

General Location: Southwest corner of Congress Avenue and Lantana Road

Project Manager: Yoan Machado, Site Planner II **BCC District:** 3

5. **Control No:** 1980-00215
Application No: DRO-2016-00864 (**Application Name: Addison Reserve Country Club**) application of Addison Reserve Country Club by JMorton Planning & Landscape Architecture

Title: Development Review Officer

Request: to allow an administrative modification to the Plans approved by the Development Review Officer (DRO) to reconfigure the Site Plan, add and delete square footage, and reconfigure the parking area.

General Location: South side of Linton Boulevard, west of Jog Road

Project Manager: Diego Penaloza, Site Planner I **BCC District:** 5

6. **Control No:** 2015-00169
Application No: DRO/TDR-2016-00255 (**Application Name: Brown RD Multi-Family**) application of Abid Mirza by Cory S. Cross

Title: a Development Review Officer

Request: to allow Multi-Family Residential in the RM Zoning District with MR-5 Land Use.

Title: a Transfer of Development Rights

Request: to allow the Transfer of Development Rights for one unit.

General Location: Approximately 0.75 mile south of Hypoluxo Road and Overlook Road.

Project Manager: Carlos Torres, Site Planner II **BCC District:** 7

DRO - SIX MONTHS

7. **Control No:** 2004-00369
Application No: DRO-2015-02150 (**Application Name: Kaufman Lawn Services**) application of Twin States Holdings LLC by Last Devenport Inc.

Title: a Development Review Officer

Request: to allow Landscape Service as an accessory use to Wholesale Nursery.

General Location: Approximately 1,290 feet west of State Road 7 on the north side of 100th Street South.

Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 5

DRO - CONCURRENT REVIEW

8. **Control No:** 2004-00369
Application No: DRO-2016-00857 (**Application Name:** Valencia Cove South - Pod L -Plat Three) application of Boynton Beach Associates XXII LLLP by G.L. Homes
Title: Development Review Officer
Request: to allow the subdivision of 72 Zero Lot Line lots within Pod L- Plat Three (Type III Concurrent Review Land Development and Zoning).
General Location: South of Boynton Beach Boulevard, between Lyons Road and Florida's Turnpike
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 5
9. **Control No:** 2004-00369
Application No: DRO/DRO-2016-00856 (**Application Name:** Valencia Cove South- Pod M- Plat Four) application of Boynton Beach Associates XXII LLLP by G.L. Homes
Title: a Development Review Officer
Request: to allow the subdivision of 153 Zero Lot Line lots within Pod M - Plat Four (Type III Concurrent Review Land Development and Zoning)
Title: a Development Review Officer Revision
Request: to allow an administrative modification to the Master Plan approved by the Board of County Commissioners (BCC) to modify lake acreages; revise pod acreage for Pod L; delete 2 units and add land to Pod M; add 2 units and delete land from Pod N; and revise open space calculations.
General Location: South of Boynton Beach Boulevard, between Lyons Road and Florida's Turnpike
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 5
10. **Control No:** 2012-00650
Application No: DRO-2016-00433 (**Application Name:** Pioneer Royale) application of AMKBJ Partners Ltd LLLP by Wantman Group Inc.
Title: a Development Review Officer
Request: to allow the subdivision of 34 Single Family Residential Lots through a DRO Type III Concurrent Review (Zoning and Land Development).
General Location: Approximately 600 feet east of the intersection of Pioneer Road and Lyons Road.
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 6
11. **Control No:** 2005-00455
Application No: DRO/DRO-2016-00858 (**Application Name:** Hyder Pods I, J - Plat Seven) application of Boynton Beach Associates XXIV LLLP by G.L. Homes
Title: Development Review Officer
Request: to allow subdivision of 71 Zero Lot Line lots within Pod J and 55 Zero Lot Line lots within a portion of Pod I -Plat Seven (Type III Concurrent Review Land Development and Zoning).
Title: Development Review Officer
Request: to modify the Master Plan
General Location: South of Atlantic Avenue, north of Clint Moore Road between Lyons and State Road 7
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5

PH - REQUESTS FOR CERTIFICATION

12. **Control No:** 1993-00009
Application No: ABN/ZV/DOA/CA-2016-00423 (**Application Name: Young Israel of Boca Raton**) application of Young Israel of Boca Raton Inc by Wantman Group Inc.
Title: a Development Order Abandonment
Request: to abandon the Class B Conditional Use granted under ZR-1993-0002.
Title: a Type II Variance
Request: to allow a reduction in parking spaces.
Title: a Development Order Amendment
Request: to reconfigure the Site Plan, delete Conditions of Approval (Building and Site Design and Use Limitation).
Title: a Class A Conditional Use
Request: to allow a Place of Worship; to allow a Elementary or Secondary School (Private School); and to allow a College or University.
General Location: Approximatly 1,015 feet west of Powerline Road and Palmetto Circle
Project Manager: Adam Mendenhall, Site Planner II **BCC District:** 4
13. **Control No:** 2001-00009
Application No: ZV/DOA/R-2016-00859 (**Application Name: FPL Jupiter West Helistop Addition**) application of Power Florida by BRPH Architects-Engineers Inc.
Title: a Type II Variance
Request: to eliminate trees along a portion of the west property line and remove trees within the existing and proposed interior and terminal parking islands.
Title: Development Order Amendment
Request: to reconfigure the site plan and add a Requested Use.
Title: to allow a Requested Use
Request: to allow a Helipad
General Location: Southwest of Pratt and Whitney Road and the Bee Line Highway
Project Manager: Josue Leger, Site Planner II **BCC District:** 1
14. **Control No:** 2013-00213
Application No: PDD/R-2016-00425 (**Application Name: Feurring Commercial MUPD**) application of Douglas Feurring by Wantman Group Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Requested Use
Request: to allow a Type I Restaurant.
General Location: Southeast corner of Atlantic Avenue and Lyons Road.
Project Manager: Yoan Machado, Site Planner II **BCC District:** 5
15. **Control No:** 1994-00073
Application No: Z-2016-01015 (**Application Name: Faith Farm Ministries**) application of Palm Beach County - Yoan Machado by
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.
General Location: Approximately 0.42 miles north of Boynton Beach Boulevard on the east side of SR 7
Project Manager: Yoan Machado, Site Planner II **BCC District:** 5

16. **Control No:** 1983-00067
Application No: Z-2016-01027 (**Application Name:** **Caridad Center**) application of Palm Beach County Zoning by PBC Zoning
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.
General Location: North side of Boynton Beach Boulevard and 1680 feet east of Lyons Road.
Project Manager: Yoan Machado, Site Planner II **BCC District:** 5
17. **Control No:** 1975-00011
Application No: Z-2016-01028 (**Application Name:** **Eternal Light**) application of PBC Zoning - Yoan Machado by
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.
General Location: East side of State Road 7, approximately 8,795 feet South of Boynton Beach Boulevard.
Project Manager: Yoan Machado, Site Planner II **BCC District:** 5
18. **Control No:** 1984-00152
Application No: ABN/DOA/R-2016-00438 (**Application Name:** **Fuji Yama Restaurant**) application of Boca SVP LLC by Nichols Page Design Associates
- Title:**
Request: to abandon
Title: a Development Order Amendment
Request: to reconfigure the site plan to add a Requested Use.
Title: a Requested Use
Request: to allow a Type II Restaurant over 5,000 square feet in a Planned Unit Development (PUD) Commercial Pod.
General Location: Approximately 2,500 feet West of the Intersection of SW 18th Street and Military Trail on the South Side SW 18th Street.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 4

PH - SIX MONTHS

19. **Control No:** 2002-90045
Application No: PDD/W-2015-01457 (**Application Name:** **Indian Trails Grove**) application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios
- Title:** an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from Agricultural Production (AP) and Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Type II Waiver
Request: to allow 65% of the local streets within the overall PUD to terminate in a cul-de-sac.
General Location: West of Seminole Pratt Whitney Road, south of Hamlin Boulevard.
Project Manager: Roger Ramdeen, Senior Site Planner **BCC District:** 1,6

20. **Control No:** 2013-00345
Application No: Z/CA-2015-02509 (**Application Name:** Pho Chieu Buddhist Center) application of Pho Chieu Buddhist Center Inc by Sycamore Engineering Inc.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.
Title: a Class A Conditional Use
Request: to allow a Place of Worship.
General Location: Northwest corner of Lake Worth Road and Cypress Isle Way.
Project Manager: Yoan Machado, Site Planner II **BCC District:** 6
21. **Control No:** 1980-00164
Application No: ZV/DOA-2015-02529 (**Application Name:** Mikv Ah Aitz Chaim) application of Congregation Aitz Chaim Of WPB Inc by Kaller & Associates
Title: a Type II Variance
Request: to allow a reduction in the width of the south buffer
Title: a Development Order Amendment
Request: to reconfigure the site plan and add square footage
General Location: approximately 2,600 feet north of Okeechobee Boulevard on the East side of Haverhill Road.
Project Manager: Yoan Machado, Site Planner II **BCC District:** 7
22. **Control No:** 1975-00072
Application No: ZV-2015-02173 (**Application Name:** Lexus of Palm Beach) application of Autonation Imports of Palm Beach Inc by Mark Brenchley Planning Consultants
Title: a Type II Variance
Request: to allow an increase in sign height.
General Location: Southeast corner of Okeechobee Boulevard and Citation Drive.
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 2
23. **Control No:** 2003-00087
Application No: ZV/DOA/R-2015-02507 (**Application Name:** 7-Eleven Lake Worth Road) application of 7-Eleven Inc. by Gunster Yoakley & Stewart PA
Title: a Type II Variance
Request: to allow encroachment of easement within a Right-of-Way buffer.
Title: a Development Order Amendment
Request: to reconfigure the site plan and add a Requested Use
Title: a Requested Use
Request: to allow a Convenience Store with gas sales.
General Location: Northeast corner of Lake Worth Road and Nassau Road.
Project Manager: Carlos Torres, Site Planner II **BCC District:** 2
24. **Control No:** 1977-00048
Application No: ZV/DOA-2015-02348 (**Application Name:** Western Plaza -First Coast Energy Convenience Store No. 2719) application of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP
Title: a Type II Variance
Request: to allow a reduction in required parking and to allow a reduction in the Right-of-Way buffer.
Title: a Development Order Amendment
Request: to reconfigure Site Plan, add square footage and fueling stations, and modify Conditions of Approval (Engineering).
General Location: East side of State Road 7 south of Southern Boulevard.
Project Manager: Carlos Torres, Site Planner II **BCC District:** 6

25. **Control No:** 2009-02311
Application No: ZV/Z/CA-2015-02346 (**Application Name:** **Speedy Tires**)
 application of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design
- Title:** a Type II Variance
Request: to allow a reduction in building frontage requirement of 60% to 37%.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Neighborhood Commercial (CN) and the Residential Multi-family (RM) Zoning Districts to the General Commercial (CG) Zoning District.
Title: a Class A Conditional Use
Request: to allow Repair and Maintenance, General.
General Location: Northeast Corner of Old Congress Avenue and North Congress Avenue.
Project Manager: Roger Ramdeen, Senior Site Planner **BCC District:** 2
26. **Control No:** 1992-00017
Application No: ZV/ABN/PDD/DOA/R-2015-01924 (**Application Name:** **Calvary Chapel Church of Jupiter**) application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc.
- Title:** a Type II Variance
Request: to allow a monument sign.
Title: a Development Order Abandonment
Request: to abandon use granted under Resolution R-2013-647 for a Water and Wastewater Treatment Plant.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from Commercial Community (CC) and Commercial Low Office (CLO) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure Site Plan, add square footage, modify/delete Conditions of Approval (Health), add Requested Use.
Title: a Requested Use
Request: to allow a Place of Worship
General Location: Southwest corner of Jupiter Farms Road and Indiantown Road.
Project Manager: Carlos Torres, Site Planner II **BCC District:** 1

WITHDRAWALS

27. **Control No:** 2000-00032
Application No: ZV-2016-00650 (**Application Name:** **Sussman AGR-PUD**)
 application of 441 Acquisition LLC by G.L. Homes
- Title:** a Type II Variance
Request: to allow a reduction in front setback for front loading garage for Single-family and front loading garage for Zero Lot Line homes.
General Location: Approximately 660 feet south of Atlantic Avenue on the east side of State Road 7.
Project Manager: Roger Ramdeen, Senior Site Planner **BCC District:** 5

28. **Control No:** 1980-00008
Application No: DRO-2016-01237 (**Application Name:** Giant Oil - Westgate)
application of Jasmine of Palm Beach Ltd by Wantman Group Inc.

Title: a Development Review Officer

Request: to allow an administrative modification to the plans approved by the Board of County Commissioners to reconfigure the site plan to correct discrepancies in the boundary of the project.

General Location: N Congress Avenue and Westgate Avenue

Project Manager: Donna Adelsperger, Site Planner I

BCC District: 7

29. **Control No:** 2003-00037
Application No: DRO-2016-01222 (**Application Name:** Casa Del Sol) application of Holdings LandAmerica by LandAmerica Holdings & Investments Group LLC

Title: a Development Review Officer

Request: to allow an administrative modification to reconfigure the Subdivision Plan for 34 Townhouse residential units, and modify the boundaries of the preserve and easements.

General Location: Abuts Gun Club Road, approximately 1/4 mile east of Military Trail

Project Manager: Donna Adelsperger, Site Planner I

BCC District: 2

WORKSHOP

30. **Control No:** 1980-00215
Application No: DRO-2016-00648 (**Application Name:** Gleneagles Country Club) application of Gleneagles Country Club Inc by Wantman Group Inc.

Title: a Development Review Officer Revision

Request: to allow an administrative modification to add square footage to a recreation facility.

General Location: Between Atlantic Avenue and Linton Boulevard, just east of Florida's Turnpike

Project Manager: Josue Leger, Site Planner II

BCC District: 5

31. **Control No:** 1975-00162
Application No: SV/Z/CA-2016-00843 (**Application Name:** Ranchette Lake) application of Wallace Sease, Lichtenstein Nancy by Wantman Group Inc.

Title: a Subdivision Variance

Request: to allow

Title: An Official Zoning Map Amendment

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

Title: A Class A Conditional Use Approval

Request: to allow Zero Lot Line residential.

General Location: 0.25 miles south of Ranchette Road and Summit Boulevard

Project Manager: Roger Ramdeen, Senior Site Planner

BCC District: 2

32. **Control No:** 1981-00170
Application No: ABN/DOA-2016-01042 (**Application Name:** Grove Center Office MUPD) application of Tjac Boca Grove LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Development Order Abandonment
Request: to abandon Resolutions R-2008-1386 and R-2008-1387 to allow a Requested Use for a Place of Worship.
Title: a Development Order Amendment
Request: to reconfigure the Site plan, and add square footage.
General Location: Southwest corner of Powerline Road and Boca Grove Boulevard
Project Manager: Carlos Torres, Site Planner II **BCC District:** 5
33. **Control No:** 1996-00081
Application No: DOA-2015-01470 (**Application Name:** Villages of Windsor SE Civic) application of Florida Education Properties Villages of by F.P. Dino Inc.
Title: a Development Order Amendment
Request: to reconfigure the site plan, add and delete square footage, increase the number of students for the Private School, decrease the number of children for the Day Care, and amend Conditions of Approval (Engineering).
General Location: Southeast corner of Hypoluxo Road and Lyons Road.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 3

TYPE II VARIANCE

34. **Control No:** 2005-00394
Application No: ZV-2016-01247 (**Application Name:** Arden PUD) application of Highland Dunes Associates Property LLC, Highland Dunes Associates Property Llc, Highland Dunes Associates by Urban Design Kilday Studios
Title: a Type II Variance
Request: to eliminate the privacy wall or fence at the rear of a ZLL home.
General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.
Project Manager: Diego Penaloza, Site Planner I **BCC District:** 6

PRE-APPLICATION FULL REVIEW

35. **Control No:** 2016-00114
Application No: PA-2016-01246 (**Application Name:** The Fountains North) application of Fountains Country Club Inc by Urban Design Kilday Studios
Title: a Pre-Application Conference
Request: to review and discuss requirements for two hundred (200) Zero-Lot-Line residential units and two hundred seventy (270) Multi-family residential units.
General Location: South side of Lake Worth Road and west of Jog Road
Project Manager: Carolina Valera, Senior Site Planner **BCC District:** 2

PRE-APPLICATION NO REVIEW

36. **Control No:** 2005-00188
Application No: PA-2016-01239 (**Application Name:** Ranchette Royale) application of Judith Fagan, Milind Chokshi by Wantman Group Inc.
Title: Pre-application Conference
Request: to allow a Type II Concurrent Review (Land Development and Zoning), with no questions (affidavit of understanding).
General Location: 0.25 miles south of Ranchette Road and Summit Boulevard
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 2