

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



DEVELOPMENT REVIEW OFFICER AGENDA

JULY 13, 2021

9:00 AM

Vista Center

Ken Rogers Hearing Room, VC-1W-47

2300 N Jog Rd.

West Palm Beach, FL 33411

ANNOUNCEMENTS

WORKSHOP

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

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

Application No: DRO/DRO2-2021-00833 (**Application Name: Just Ryt Foods**)
application of Frp Developers Ltd by Cotleur & Hearing Inc.

Title: a DRO Full Review

Request: to allow DRO Modification to allow a Warehouse use.

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

Request: to allow a Type 2 Concurrent Review (Zoning and Land Development).

General Location: Abuts Walgreens Drive with proposed ingress/egress on Paradise Tree Circle and Wild Lime Circle.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 1

2. **Control No:** 1974-00195

Application No: DRO/W-2021-01015 (**Application Name: Jonathan's Landing Marina**) application of Jupiter Smi Llc by Urban Design Studio

Title: a DRO Modification

Request: to allow additional outdoor storage area.

Title: a Type 1 Waiver

Request: to allow a Type 1 Waiver to reduce required parking.

General Location: On the east side of Cassekey Island Road, approx. 0.73 miles east of S. Alternate A1A.

Project Manager: Nancy Frontany, Site Planner I

BCC District: 1

3. **Control No:** 1981-00190
Application No: DRO-2021-00685 (**Application Name:** Palm Beach Park of Commerce - Project Glass) application of Divide Hill Llc by Thibeaux Architecture Inc.
Title: a Full DRO Review
Request: to allow a Warehouse and a Manufacturing and Processing use.
General Location: Approximately 193 feet west of Walgreens Drive on the south side of Paradise Circle.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 1

4. **Control No:** 2004-00202
Application No: ABN/DRO3-2021-00796 (**Application Name:** Mid-County Senior Center and Homeless Resource Center 2) application of Palm Beach County by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Development Review Officer (DRO) Development Order Abandonment Concurrent
Request: to Abandon a previously approved Day Care facility.
Title: a Development Review Officer (DRO) Concurrent Type 3
Request: Full DRO Approval - Type 3 Concurrent Review (Land Development, Zoning and Building).
General Location: SWC of Lake Worth Road and Coconut Road, bounded on the west by Gulfstream Road.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 3

5. **Control No:** 1990-00017
Application No: W-2021-01033 (**Application Name:** El Motor City Carwash) application of Joseph Rubin Funeral Services Inc, Mmcw Boynton Llc, Lp Cubesmart by iPlan and Design LLC
Title: a Type 1 Waiver
Request: Type 1 Waiver to eliminate required tree within landscape island in parking lot.
General Location: Boynton Beach Boulevard approximately 600 feet east of Hagen Ranch Road
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

- DRO EXPEDITED (DROE)

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

6. **Control No:** 1986-00008
Application No: DRE3-2021-01189 (**Application Name:** AutoZone Pinewood Square) application of Pinewood Palm Beach Retail LLC. by Insite Studio
Title: a Development Review Officer Expedited (DROE) Concurrent Type 3
Request: DRO Type 3 Concurrent Review (zoning, Land Development, Building).
General Location: Southeast corner of Lantana Road and Jog Road.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 3

- PUBLIC HEARING (PH)

7. **Control No:** 2019-00177
Application No: CA-2020-02103 (**Application Name:** Evergreen Townhouse) application of Evergreen 1 LLC. by Brahm Development LLC
Title: a Class A Conditional Use
Request: to allow more than 24 Multifamily Residential Units in the RM Zoning District; and, to allow Workforce Housing units (WHP) more than 50% in a Standard Zoning District.
General Location: West side of Old Military Trail. Approximately 600 feet north of Orlando Avenue.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7

8. **Control No:** 2019-00115
Application No: CA-2021-01022 (**Application Name:** Fine Line Pet Boarding) application of Steven Cabral by Land Research Management Inc.
- Title:** a Class A Conditional Use
Request: to allow a Limited Pet Boarding facility.
General Location: South side of 77th Place North, approximately 0.09 miles east of Hall Road.
Project Manager: James Borsos, Site Planner II **BCC District:** 6
9. **Control No:** 2006-00147
Application No: DOA/CA-2021-01006 (**Application Name:** Shops at Indian Trails) application of Coconut Northlake Llc by JMorton Planning & Landscape Architecture
Title: a Development Order Amendment
Request: to modify the Site Plan; add and delete uses and square footage; add access points; and, modify Conditions of Approval.
Title: a Class A Conditional Use
Request: to allow 2 Type 1 Restaurants with Drive-Throughs; and, a Carwash.
General Location: South side of Northlake Boulevard, between 130th Avenue North & Coconut Boulevard.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
10. **Control No:** 2005-00394
Application No: EAC-2021-00810 (**Application Name:** Arden PUD) application of Highland Dunes Associates Property Llc, Arden Homeowners Association Inc by Urban Design Studio
Title: a Development Order Amendment Expedited Application Consideration
Request: to modify Conditions of Approval.
General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 6
11. **Control No:** 1994-00053
Application No: PDD/CA-2021-00829 (**Application Name:** Delray Self Service Storage) application of West Atlantic Comml Prop Ltd by WGINC
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with Drive-Through.
General Location: 0.25 miles west of the intersection between S Military Trail and W Atlantic Avenue
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
12. **Control No:** 2005-00014
Application No: PDD/DOA-2021-00122 (**Application Name:** Monticello AGR-PUD) application of Lake Worth Drainage Dist, Lake Worth Drainage District by G.L. Homes
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from AGR- Agricultural Reserve District to AGR-PUD - Agricultural Reserve/PUD District.
Title: a Development Order Amendment
Request: to amend Conditions of Approval in Resolution No. R-2018-1703; to add/remove preserve parcels.
General Location: West side of Lyons Road south of Flavorpict Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5,6

13. **Control No:** 1997-00027
Application No: SV/DOA/CB/CA-2021-00981 (**Application Name:** **Murphy Oil - 6950 S. Congress Avenue**) application of Bd Congress Llc, MURPHY OIL USA, INC. - Damian Brink by Bowman Consulting Group
Title: a Subdivision Variance
Request: to allow legal access to a street with higher classification.
Title: a Development Order Amendment
Request: to modify the Site Plan and uses; and, modify and delete Conditions of Approval.
Title: a Class B Conditional Use
Request: to allow a Convenience Store.
Title: a Class A Conditional Use
Request: to allow a Retail Gas and Fuel Sales.
General Location: Northeast corner of Hypoluxo Road and S Congress Avenue.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 3
14. **Control No:** 2021-00040
Application No: SV-2021-00826 (**Application Name:** **Stacy Road Multi-Family**) application of Viva Holdings, LLC by H & L Planning & Development
Title: a Subdivision Variance
Request: to allow access from a 50-foot Right-of-Way and to allow for an increase in 4,766 Project Daily Trips from the 1,500 ADT threshold on Stacy Road
General Location: On the south side of Stacy Road, approximately 650 feet west of Haverhill Road.
Project Manager: Joanne Keller, Division Director IV **BCC District:** 2
15. **Control No:** 2014-00124
Application No: SV-2021-01046 (**Application Name:** **Blanchette Subdivision**) application of Elton Sellars by Arc Development Global LLC
Title: a Subdivision Variance
Request: to allow access from a 30-foot Right-of-Way with no curbs and no sidewalks
General Location: On the east side of Blanchette Trail, approximately 0.8 miles north of Lake Worth Road.
Project Manager: Joanne Keller, Division Director IV **BCC District:** 6
16. **Control No:** 2009-02399
Application No: Z/CA-2021-00466 (**Application Name:** **Americo Center**) application of Americo Development Group Llc by Cotleur & Hearing Inc.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District.
Title: a Class A Conditional Use
Request: to allow Medical Office.
General Location: One parcel south west of the Northlake Blvd and N Elizabeth Ave Intersection. Abuts Northlake Blvd.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 1

17. **Control No:** 2005-00323
Application No: Z-2021-00120 (**Application Name:** **Swaney Rezoning**)
 application of Boynton Beach Associates Xxv Lllp by G.L. Homes
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from AGR-PUD - Agricultural Reserve PUD District to AGR- Agricultural Reserve District.
General Location: North of Boynton Beach Boulevard and West of Acme Dairy Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
18. **Control No:** 2005-00162
Application No: Z-2021-00121 (**Application Name:** **Amestoy Rezoning**)
 application of Delray Beach Associates li Lllp by G.L. Homes
- Title:** an Official Zoning Map Amendment
Request: to rezone from AGR-PUD - Agricultural Reserve/PUD District to AGR- Agricultural Reserve District.
General Location: North of Boynton Beach Boulevard, west of Lyons Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
19. **Control No:** 1977-00041
Application No: ZV/ABN/DOA-2021-01030 (**Application Name:** **Cherry Road Plaza MUPD**) application of Badcocks Economy Furniture Store Inc &, Aatc Realty Llc, Cherry Road Storage LLC - Sanjay Patel, Tip Top Car Wash Inc by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to eliminate Landscape Buffer requirements within a R-O-W and Compatibility Buffer; and, to eliminate Terminal and Interior Landscaping island Planting Requirements.
Title: a Development Order Abandonment
Request: to abandon a Requested Use to allow Vehicle Sales and Rental; and, General Repair and Maintenance.
Title: a Development Order Amendment
Request: to modify the Site Plan and uses; add square footage; and, to modify and delete Conditions of Approval.
General Location: Northeast corner of Military Trail and north side of Cherry Road.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7
20. **Control No:** 2017-00059
Application No: ZV/DOA/Z-2021-01005 (**Application Name:** **Haverhill Physical Therapy**) application of Haverhill Alf Llc, Everest Realty Eleven Florida,LLC - Marc Sparks by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to allow a 100% overlap of a Right-of-Way buffer.
Title: a Development Order Amendment
Request: to modify the Site Plan.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District.
General Location: Northwest corner of N. Haverhill Road and Community Drive.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2

21. **Control No:** 1994-00053
Application No: ZV-2020-02120 (**Application Name:** Delray Self Service Storage) application of West Atlantic Comm'l Prop Ltd by WGINC

Title: a Type 2 Variance

Request: to allow for the reduction in minimum lot size.

General Location: North side of West Atlantic Avenue. Approximately 0.25 miles west of South Military Trail.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 5

22. **Control No:** 2013-00200
Application No: ABN/CA-2021-00797 (**Application Name:** Palm Elite Car Wash) application of Palm Elite Car Wash Inc by URBANA

Title: a Development Order Abandonment

Request: to abandon a Type 2 Waiver to allow the primary entrance to face the interior parking area; reduce the setback for outdoor uses to Non-PRA residential use; and, increase the setback from the build-to-line.

Title: a Class A Conditional Use

Request: to allow a Car Wash.

General Location: NE Corner of Military Trail and Vermont Avenue.

Project Manager: James Borsos, Site Planner II

BCC District: 3

22. **Control No:** 1972-00051
Application No: ZV-2021-00831 (**Application Name:** 7-Eleven at Boynton West Shopping Center) application of Boynton Kir by Gunster Yoakley & Stewart PA

Title: a Type 2 Variance

Request: to allow a 100% utility easement overlap of a right of way landscape buffer.

General Location: Northwest corner of Military Trail & Boynton West Road.

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 5

- TYPE 2 VARIANCE