

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



DEVELOPMENT REVIEW OFFICER AGENDA

MAY 11, 2021

9:30 A.M.

**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:** 1985-00007

Application No: DRO/DRO3-2021-00632 **(Application Name: Boca West Recreational POD)** application of Boca West Country Club Inc by Planning and Entitlements LLC

Title: a Development Review Officer (DRO) Modification

Request: To allow an administrative modification to the approved Master Plan and Site Plan for Site I of Boca West Recreational Pod.

Title: a Development Review Officer (DRO) Concurrent Type 3

Request: Type 3 Concurrent Review (Zoning, Building and Land Development).

General Location: At the intersection of Country Club Blvd and Boca West Drive ; all three quadrants of intersection make up the Recreation Pods at Boca West. The Pod that requires concurrent review is Site I.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

2. **Control No:** 1980-00073

Application No: DRO-2021-00454 **(Application Name: St Andrews Country Club PUD)** application of St Andrews Country Club Inc, St Andrews Country Club Poa Inc by Cotleur & Hearing Inc.

Title: a Development Review Officer (DRO) Modification

Request: To allow an administrative modification to the approved Site Plan to modify the square footage of buildings B and E.

General Location: Clint Moore Road & Claridge Oval W.

Project Manager: Cody Sisk, Site Planner I

BCC District: 5

3. **Control No:** 1984-00152
Application No: DRO-2021-00634 (**Application Name:** King Jesus Church)
application of King Jesus Inc by JMorton Planning & Landscape Architecture

Title: a Full Development Review Officer (DRO)

Request: To allow a Place of Worship.

General Location: East side of Camino Del Mar, approximately 980 feet north of SW 18th Street.

Project Manager: Nancy Frontany, Site Planner I

BCC District: 4

4. **Control No:** 2009-02385
Application No: DRO-2021-00656 (**Application Name:** Delray Dunes Golf & Country Club) application of Dunes Delray by Cotleur & Hearing Inc.

Title: a Development Review Officer (DRO) Modification

Request: To allow and Administrative modification to the approved Site Plan to amend the recreation area.

General Location: Military Trail & Golf Road.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 4

5. **Control No:** 1981-00019
Application No: DRO2/DRO-2021-00619 (**Application Name:** Boca Raton Golf Course PUD - Plat Three) application of G. L. Acquisitions Corporation - Gladys DiGirolamo, Boca Raton City Of by G.L. Homes

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

Request: Type 2 Concurrent Review: (Zoning and Land Development)

Title: a Full Development Review Officer (DRO)

Request: To allow a Subdivision Plan approval.

General Location: Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

- DRO EXPEDITED (DROE)

6. **Control No:** 2002-00067
Application No: DROE-2021-00814 (**Application Name:** Canyon Lakes AGR-PUD) application of G.L. Homes of Palm Beach Associates, Ltd., Isabel Tomas, Janice Sellars, Twin States Land Holdings, LLC, Carly Landco, Inc., RND Landholdings, LLC, Elton Sellars, Amy Belcher, Gasper Tomas by G.L. Homes

Title: a Development Review Officer Expedited (DROE)

Request: to finalize plans approved by the Board of County Commissioners.

General Location: Development Area: On the east side of Lyons Road, approximately 0.25 miles south of Boynton Beach Boulevard; generally bounded by Acme Dairy Road, Lyons Road, LWDD L-25 Canal on the north (partial), and LWDD L-26 Canal to the south. Location of Preserve Areas identified in Staff Report.

Project Manager: Brenya Martinez, Site Planner II

BCC District: 5,6

7. **Control No:** 2005-00594
Application No: DROE-2021-00823 (**Application Name:** Fields at Gulfstream Polo PUD) application of Divosta Homes by Urban Design Kilday Studios

Title: a Development Review Officer Expedited (DROE)

Request: to finalize plans approved by the Board of County Commissioners.

General Location: East and west sides of Polo Road, approximately 700 feet south of Lake Worth Road (also partially bounded by 47th Place South and the Lake Worth Drainage District (LWDD) Canal to the south, and Hooks Road and the LWDD E-2W Canal/Florida's Turnpike to the east).

Project Manager: James Borsos, Site Planner II

8. **Control No:** 2016-00078

Application No: DROE-2021-00828 (**Application Name:** Plaza Delray) application of Pebb Atlantic LLC by WGINC

Title: a Development Review Officer Expedited (DROE)

Request: to finalize plans approved by the Board of County Commissioners.

General Location: South side of Atlantic Avenue, approximately 415 feet east of Lyons Road.

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 5

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

- PUBLIC HEARING (PH)

9. **Control No:** 1992-00023

Application No: ABN/DOA/CA-2021-00249 (**Application Name:** BMC/Wal-Mart) application of Military Crossing LLC, Murphy Oil USA - Kara Richards by Dunay Miskel and Backman LLP, CPH Engineers Inc.

Title: a Development Order Abandonment

Request: to abandon a Special Exception to allow retail gas and fuel sale.

Title: a Development Order Amendment

Request: to modify the site plan.

Title: a Class A Conditional Use

Request: a Class A Conditional Use to allow retail gas and fuel sales with a convenience store.

General Location: Northeast corner of Military Trail and Belvedere Road.

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 7

10. **Control No:** 2021-00031

Application No: PDD-2021-00631 (**Application Name:** Whitworth AGR-PUD) application of John Whitworth, G.L. Acquisitions Corporation - Gladys DiGirolamo 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.

General Location: Approximately 1 mile south of Boynton Beach Boulevard east of State Road 7 and west of Lyons Road.

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 5

11. **Control No:** 2019-00177

Application No: SV-2021-00459 (**Application Name:** Evergreen Townhouse) application of Evergreen 1 LLC by Brahm Development LLC

Title: a Subdivision Variance

Request: to allow access from a 30-foot right-of-way.

General Location: West side of Old Military Trail, approximately 600 feet north of Orlando Avenue.

Project Manager: Joanne Keller, Division Director IV

BCC District: 7

12. **Control No:** 2013-00360
Application No: Z/CA-2021-00117 (**Application Name:** Amber Woods PUD)
 application of Charles Hendrix, Charlotte Hendrix, D.R. Horton, Inc. by WGINC
- 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.
Title: a Class A Conditional Use
Request: to allow Townhouses and Zero Lot Line Homes; and, to allow for a combined density increase through the Workforce Housing Program and Transfer of Development Rights over two units per acre.
General Location: South side of Lake Worth Road, approximately 0.20 miles east of State Road 7/US 441.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 6
13. **Control No:** 1996-00127
Application No: Z-2020-02117 (**Application Name:** SWC Lantana & SR7)
 application of SR7 Lantana LLC by WGINC
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from AR-Agricultural Residential District to CC-Community Commercial District.
General Location: Southwest corner of State Road 7 and Lantana Road.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
14. **Control No:** 1973-00079
Application No: Z-2021-00630 (**Application Name:** Armstrong Property Rezoning)
 application of Bruce C. Armstrong LivingTrust by H & L Planning & Development
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from RE- Residential Estate Zoning District to RT- Residential Transitional Zoning District.
General Location: Southeast corner of Square Lake Drive and S. Bates Road.
Project Manager: James Borsos, Site Planner II **BCC District:** 1
15. **Control No:** 1979-00268
Application No: ZV/ABN/PDD/CA-2021-00533 (**Application Name:** Fount MUPD)
 application of CRE Fund at Okeechobee Boulevard, LLC - Carlos Gonzales, Palm Beach Town Of by Schmidt Nichols
- Title:** a Type 2 Variance
Request:
 To reduce the number of parking spaces; the Right-of-Way landscape buffer; and an incompatibility buffer.
Title: a Development Order Abandonment
Request: to abandon a Special Exception to allow a fraternal organization and club facilities; and, a Special Exception for a governmental service and accessory buildings and structures, including recreation and club facilities.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Class A Conditional Use
Request: to allow a Transfer of Development Rights; Workforce Housing Density Bonus greater than 50 percent; and, a Type 1 Restaurant with Drive-through.
General Location: South side of Okeechobee Boulevard, approximately 0.38 miles west of Haverhill Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 2

- TYPE 2 VARIANCE

