

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



DEVELOPMENT REVIEW OFFICER AGENDA

JANUARY 12, 2022

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room
2300 N Jog Rd, West Palm Beach, 33411**

A. ANNOUNCEMENTS

B. WORKSHOP

C. PRE APPLICATION CONFERENCE - WITH QUESTIONS

1. **Control No:** 1981-00082

Application No: PAC-2021-02173 (**Application Name: Public Storage - Military**)
application of SSC Property Holdings, LLC by BOHLER Engineering

Title: a Pre-Application Conference

Request: to review and discuss questions related to URAO Waivers and standards applicable to a proposed Limited Self Service Storage Facility

General Location: S. Military Trail and Summit Blvd

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 3

D. PUBLIC HEARING (PH) PRE-CERTIFICATION

2. **Control No:** 1997-00034

Application No: ZV/ABN/DOA-2021-01529 (**Application Name: Portman Industrial MUPD**)
application of Gilco 1 Racing, LLC, Moroso Investment Partners li Llc, Palm Beach Owner, LLC by Urban Design Studio

Title: a Type 2 Variance

Request: to eliminate cross access, a Compatibility Buffer, Right-of-Way Buffer, and unity of control requirements

Title: a Development Order Abandonment

Request: to abandon Requested Uses (Arena, Auditorium or Stadium, Indoor/Outdoor Entertainment, Auto Paint and Body, Convenience Store with Gas Sales, Manufacturing and Processing, and Vehicles Sales and Rental); an Electronic Message Center and the Alternative Sign Plan

Title: a Development Order Amendment

Request: to reconfigure the site plan; and, to add, delete and modify uses

General Location: Bee Line Hwy approximately 5,400 feet from Pratt Whitney Rd.

Project Manager: Timothy Haynes, Senior Site Planner

BCC District: 1

3. **Control No:** 2021-00112

Application No: Z-2021-01910 (**Application Name: PBIA Parcel F Rezoning**s) application of Palm Beach County Department of Airports, Palm Beach County by Urban Design Studio

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Residential Multifamily (RM) and General Commercial (CG) Zoning Districts to the Public Ownership (PO) Zoning District

General Location: West of Military Trail, north and south of Wallis Road

Project Manager: Jordan Jafar, Site Planner II

BCC District: 7

4. **Control No:** 1987-00006
Application No: DOA-2021-00997 (**Application Name:** **Broward Motorsports of Palm Beach**) application of Broward Motorsports Of Palm Beach, LLC by Gentile Glas Holloway O'Mahoney & Associates Inc., Gentile Glas Holloway O'Mahoney & Assoc Inc.

Title: a Development Order Amendment

Request: to modify the Site Plan; and, add building square footage

General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue

Project Manager: James Borsos, Site Planner II

BCC District: 7

5. **Control No:** 2001-00015
Application No: ABN-2021-01713 (**Application Name:** **State Road 7 Comfe Church**) application of Hillsboro Office Building, LLC by JMorton Planning & Landscape Architecture

Title: a Development Order Abandonment

Request: to abandon a Private School

General Location: Southwest corner of State Road 7 and Boca Entrada Boulevard

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

6. **Control No:** 1993-00009
Application No: ZV-2021-01737 (**Application Name:** **Young Israel of Boca Raton Variance**) application of Young Israel Of Boca Raton Inc by JMorton Planning & Landscape Architecture

Title: a Type 2 Variance

Request: to allow 100 percent overlap of a easement; to reduce landscaping within a Compatibility Buffer and reduce width of Terminal Islands; and, to eliminate foundation planting and landscaping within Terminal Islands.

General Location: South side of Palmetto Circle N., approximately 1000 ft. west of Powerline Road.

Project Manager: Emelia Fischer, Site Planner II

BCC District: 4

E. DEVELOPMENT REVIEW OFFICER (DRO) SUFFICIENCY

7. **Control No:** 2004-00233
Application No: DRO-2021-02012 (**Application Name:** **Shapiro Property**) application of Emedical Plaza Llc by Schmidt Nichols

Title: a Full Development Review Officer (DRO)

Request: to allow a Professional Office

General Location: Approximately 0.5 miles north of Le Chalet Boulevard on the west side of Military Trail.

Project Manager: Zubida Persaud, Site Planner II

BCC District: 2

8. **Control No:** 1978-00095
Application No: DRO-2021-01761 (**Application Name:** **Sikorsky Aircraft**) application of Raytheon Technologies Corp by WGINC

Title: a Development Review Officer (DRO) Modification

Request: to allow an administrative modification to a DRO approved Site Plan to add building 15A.

General Location: Southwest corner of the intersection of Bee Line Highway & Innovation Drive.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 1

9. **Control No:** 1974-00122
Application No: DRO-2021-01955 (**Application Name:** **Christ Fellowship Boca (fka) Boca West United Methodist Chur**) application of Christ Fellowship Church Inc by Cotleur & Hearing Inc.

Title: a Full Development Review Officer (DRO)

Request: to allow a Place of Worship

General Location: Northwest corner of the intersection of Glades Road and Lyons Road.

Project Manager: Zubida Persaud, Site Planner II

BCC District: 5

10. **Control No:** 1981-00190
Application No: DRO-2021-02021 (**Application Name:** **Palm Beach Park of Commerce**)

- **Plat 25**) application of YTG Palm Beach GC LP by Urban Design Studio

Title: a Development Review Officer (DRO) Modification

Request: to allow an administrative modification to the Master Plan and Master Pedestrian Circulation Plan.

Title: a Full Development Review Officer (DRO)

Request: to allow a Warehouse

General Location: The subject property is located on the west side of Bee Line Hwy approximately 1/3 northwest of Park of Commerce.

Project Manager: Zubida Persaud, Site Planner II

BCC District: 1

11. **Control No:** 2021-00134

Application No: DRO-2021-02126 (**Application Name: Tree Movers Landscape Services**) application of Joann Turner 2011 Trust by JMorton Planning & Landscape Architecture

Title: a Full Development Review Officer (DRO)

Request: to allow a Landscape Service in conjunction with a Wholesale Nursery

General Location: South side of 96th Court. South, west of Florida's Turnpike.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 5

12. **Control:** 197-096

Application No: DRO-2021-02129 (**Application Name: Green Cay Village Senior Housing**) application of Brp Green Cay Llc by Urban Design Studio

Title: a Development Review Officer (DRO) Modification

Request: to allow an administrative modification to Site Plan to modify the building footprint, reduce and relocation of building square footage

General Location: Northwest corner of the intersection of Flavor Pict Road and S. Jog Rd.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 5

13. **Control No:** 2018-00073

Application No: DRO-2021-02170 (**Application Name: Residences at Boca Dunes Pod A**) application of Richman Boca Development Partners Llc by Insite Studio

Title: a Development Review Officer (DRO) Modification

Request: to allow an administrative modification to relocate 29 Multifamily units from Pod B to Pod A

General Location: Approx. 0.1 mile north of the intersection of Lyons Rd & SW 8th St., on the west side of Lyons Rd.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

14. **Control No:** 2018-00073

Application No: DRO-2021-02171 (**Application Name: Residences at Boca Dunes - Pod B**) application of Richman Boca Dunes Dev Partners li Llc by Insite Studio

Title: a Full Development Review Officer (DRO)

Request: Full DRO Review to review Final Site Plans.

Title: a Development Review Officer (DRO) Modification

Request: to allow an administrative modification to reduce 35 Multifamily Units from Pod B to relocate 6 units in Pod C and 29 units in Pod A

General Location: Approx. 0.1 mile north of the intersection of Lyons Rd & SW 8th St., on the west side of Lyons Rd.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

15. **Control No:** 2018-00073

Application No: DRO-2021-02172 (**Application Name: Residences at Boca Dunes Pod C**) application of Richman Boca Dunes Dev Partners li Llc by Insite Studio

Title: a Development Review Officer (DRO) Modification

Request: to allow an administrative modification to relocate 6 Multifamily units from Pod B to Pod C

General Location: Approx. 0.1 mile north of the intersection of Lyons Rd & SW 8th St., on the west side of Lyons Rd.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

F. DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

16. **Control No:** 1998-40143
Application No: DRO/DRO2-2021-01949 (**Application Name: International Electrical Union**) application of Brightwork Real Estate, Inc., Local Union 728 Building Corp by Dunay Miskel and Backman LLP
Title: a Full Development Review Officer (DRO)
Request: to allow a General Retail Sales
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: to allow a Type 2 Concurrent Review (Zoning and Land Development).
General Location: South side of Summit Boulevard, approximately 150 feet west of Military Trail.
Project Manager: Cody Sisk, Site Planner II **BCC District:** 3

G. DRO EXPEDITED (DROE)

H. PUBLIC HEARING (PH)

17. **Control No:** 1996-00081
Application No: ABN/DOA/CA-2021-02125 (**Application Name: Villages of Windsor - SE Residential**) application of Civic Hypoluxo Holding Llc by JMorton Planning & Landscape Architecture
Title: a Development Order Abandonment
Request: to abandon a Type 3 Congregate Living Facility
Title: a Development Order Amendment
Request: to allow a modification to a previously approved Planned Unit Development (PUD)
Title: a Class A Conditional Use
Request: to allow 96 Transfer of Development Rights (TDRs)
Title: a Class A Conditional Use
Request: to allow 80% Density Bonus (Workforce Housing Program).
General Location: Southeast corner of Hypoluxo Road and Lyons Road
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
18. **Control No:** 1974-00122
Application No: ABN-2021-01941 (**Application Name: Christ Fellowship Boca (fka) Boca West United Meth. Church**) application of Christ Fellowship Church Inc by Cotleur & Hearing Inc.
Title: a Development Order Abandonment
Request: to allow an abandonment of a Place of Worship
Title: a Development Order Abandonment - Class B concurrent
Request: to allow an abandonment of a Daycare
General Location: Northwest corner of the intersection of Glades Road and Lyons Road.
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 5
19. **Control No:** 2004-00233
Application No: ABN-2021-02011 (**Application Name: Shapiro Property**) application of Emedical Plaza Llc by Schmidt Nichols
Title: a Development Order Abandonment
Request: to allow an abandonment of Medical Office
General Location: Approximately 0.5 miles north of Le Chalet Boulevard on the west side of Military Trail.
Project Manager: Zubida Persaud, Site Planner II **BCC District:** 2
20. **Control No:** 2014-00014
Application No: Z/CA-2021-02123 (**Application Name: Towns at Tidewater**) application of Medjool Nurseries Llc by JMorton Planning & Landscape Architecture
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 a 60 percent Density Bonus (Workforce Housing Program)

Title: a Class A Conditional Use

Request: to allow 69 Townhouse units

General Location: South side of Hypoluxo Road approximately 0.83 miles east of Jog Road.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 2

21. **Control No:**1973-079

Application No: Z-2021-02038 (**Application Name: Elizabeth Street at Square Lake**) application of Neil Hannon by AJ Entitlements & Plannings LLC

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District

General Location: South side of Innovation Drive, approximately 0.25 miles west of Bee Line Highway.

Project Manager: Jerome Ottey, Senior Site Planner

BCC District: 1

22. **Control No:** 1995-50007

Application No: Z-2021-02124 (**Application Name: Las Farms Landscape**) application of Las Farms Of The Palm Beaches Lc by JMorton Planning & Landscape Architecture

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District

General Location: West of State Road 7, approximately 0.5 miles north of Boynton Beach Blvd.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

23. **Control No:** 1984-00130

Application No: ZV/ABN/DOA-2021-02048 (**Application Name: Vista Center Parcel 6**) application of Vcp6 Acquisition Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.

Title: a Type 2 Variance

Request: to eliminate a Type 1 Compatibility Buffer

Title: a Development Order Abandonment

Request: to allow an abandonment of a Type 3 Congregate Living Facility

Title: a Development Order Amendment

Request: to amend the Master Plan and modify uses

General Location: Approx. .63 miles east of the intersection of Okeechobee Boulevard and N. Jog Road.

Project Manager: Imene Haddad, Senior Site Planner

BCC District: 7

24. **Control No:** 1977-00048

Application No: ZV/DOA-2021-01932 (**Application Name: Chick-fil-A at Western Plaza**) application of Chick Fil A Inc. by Interplan LLC

Title: a Type 2 Variance

Request: to increase and reduce required foundation planting.

Title: a Development Order Amendment

Request: to reconfigure the Site Plan and add building square footage.

General Location: SE corner of Southern Boulevard and SR 7.

Project Manager: Ed Tombari, Senior Site Planner

BCC District: 6

25. **Control No:** 1993-00040
Application No: ZV/DOA-2021-02186 (**Application Name:** Century Village Resident Service Center) application of Cv Medical Llc by WGINC

Title: a Type 2 Variance
Request: to reduce the required amount of parking; reduction in the required width for a Type 2 Incompatibility Buffer spaces and, elimination of a required Compatibility Buffer.
Title: a Development Order Amendment
Request: to modify the Conditions of Approval to add a Place of Worship Use, and to reconfigure the approved Final Site Plan.
General Location: Northwest corner of the intersection of East Drive and Century Boulevard.
Project Manager: Ed Tombari, Senior Site Planner **BCC District:** 2

26. **Control No:** 1994-00013
Application No: ZV/W/ABN/DOA/CA-2021-02151 (**Application Name:** Chimu MUPD) application of Chimu Inc, PreLux, LLC by Urban Design Studio

Title: a Type 2 Variance
Request: to allow a reduction to foundation planting
Title: a Type 2 Waiver
Request: to modify hours of operations
Title: a Development Order Abandonment
Request: to abandon a Requested Use
Title: a Development Order Amendment
Request: to modify the Site Plan; add uses; add buildings; delete footage; and, amend Conditions of Approval
Title: a Class A Conditional Use
Request: to allow two Type 1 Restaurants with drive-through, a Car wash; and a Fitness Center
General Location: Northeast Corner of Adonis Drive and Hypoluxo Road.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 2

I. TYPE 2 VARIANCE

27. **Control No:** 2004-00459
Application No: ZV-2021-01942 (**Application Name:** Johns Glades West MXPD) application of Glades 95th Owner LLC by Dunay Miskel and Backman LLP

Title: a Type 2 Variance
Request: to allow an increase of wall sign and window sign area on the east facade of Building C2.
General Location: South side of Glades Road approximately 1,500 ft. east of S. State Road 7.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

28. **Control No:** 2003-00020
Application No: ZV-2021-02031 (**Application Name:** Windsor Industrial) application of 6562 Belvedere Llc by Schmidt Nichols

Title: a Type 2 Variance
Request: to allow reduction in minimum lot depth.
General Location: Southwest corner of Old Belvedere Road and Jog Road.
Project Manager: Ed Tombari, Senior Site Planner **BCC District:** 2

PRE - APPLICATION CONFERENCE - WITH QUESTIONS

29. **Control No:** 2010-00125
Application No: PAC-2021-02165 (Application Name: Flight Club) application of Eretz Or Llc by Schmidt Nichols
Title: a Pre-Application Conference
Request: to review and discuss questions related to URAO regulations for the renovation of an Adult Entertainment
General Location: Souttheast corner of S Congress Ave. and Ranch House Rd.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 3