

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



DEVELOPMENT REVIEW OFFICER AGENDA

FEBRUARY 9, 2021

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

ANNOUNCEMENTS

WORKSHOP

1. **Title:** Follow up Discussion/Reminder - Applications filed under 1) the new (8/2020) Sufficiency Exception for DROE off the board approval, and 2) newly Sufficient applications, may be approved at first DRO after first set of comments deadline. Zoning Site Plan Techs sending out Project Manager lists with notes clarifying, as applicable. Additional efforts being made to help Agency Reviewers track these items for comment and final approval deadlines.

Project Manager: William Cross, Principal Site Planner

2. **Control No:** 1978-00099

Application No: PCN-2021-00310 (**Application Name:** **Star Ranch Enterprises, Inc.**) application of Star Ranches Enterprises Inc by Mock Roos & Associates

Title: PCN - No Application

Request: Annual Report.

General Location: West side of US Highway 27, approximately 18 miles South of State Road 80.

Project Manager: William Cross, Principal Site Planner

BCC District: 6

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)

3. **Control No:** 2020-00064

Application No: DRO-2020-01380 (**Application Name:** **Gardener Apartments**) application of 4455 Venus Ave Llc by Steven J. Bruh Architect

Title: A Full Development Review Officer (DRO)

Request: to allow a Multifamily Residential with four (4) dwelling units.

General Location: Summit/Military Trail

Project Manager: Cody Sisk, Site Planner I

BCC District: 2

4. **Control No:** 2002-00068
Application No: DRO-2021-00101 (**Application Name:** 4 Ever-Green Lawncare)
application of Ashcar Properties LLC by Urban Design Studio

Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service use in conjunction with a Wholesale Nursery use within the AGR-PUD.
General Location: approximately 0.054 miles west of State Road 7 on the south side of 92nd PL S.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6

5. **Control No:** 2004-00206
Application No: DRO-2021-00102 (**Application Name:** Blue Jay Lane Ten Nursery & Landscape) application of Blue Jay Lane Ten Llc by JMorton Planning & Landscape Architecture
Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service use in conjunction with a Wholesale Nursery use within the AGR-PUD.
General Location: South side of Blue Jay Lane, west of 116th Terrace South.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6

6. **Control No:** 2004-00206
Application No: DRO-2021-00106 (**Application Name:** Master Gardeners Nursery & Landscape Services) application of J Bolling by JMorton Planning & Landscape Architecture
Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service use in conjunction with a Wholesale Nursery use within the AGR-PUD.
General Location: North side of Happy Hollow Road, approximately 1,000 feet west of Smith Sundry Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5

7. **Control No:** 2002-00068
Application No: DRO-2021-00107 (**Application Name:** Ornamentals Nursery & Landscape Services) application of Nanaks Ornamentals & Design Inc by JMorton Planning & Landscape Architecture
Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service use in conjunction with a Wholesale Nursery use within the AGR-PUD.
General Location: South side of 97th Place South, approximately 1,000 feet west of State Road 7.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5

8. **Control No:** 2007-00008
Application No: DRO-2021-00110 (**Application Name:** Summertime Apartments) application of Summertime Apartments LLC by Urban Design Studio

Title: a Full Development Review Officer (DRO)
Request: to finalize the plans approved by the Board of County Commissioners to allow access from a 40-foot ROW with no paved shoulders of sidewalks; and, to add 5 Transfer of Development Rights (TDRs) with additional 20 multifamily units to include work force housing units.
General Location: At the terminus of Summer Street, which is located on the south side of 10th Ave N & east of Congress Ave.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 3

9. **Control No:** 1981-00186
Application No: DRO-2021-00113 (**Application Name:** Lee's Square) application of Spilan Parcel Llc by Insite Studio

Title: a Development Review Officer (DRO) Modification

Request: to allow an Administrative Modification to relocate building square footage and other minor site plan amendments.

General Location: Northeast corner of the intersection of Jog Road and Lantana Road.

Project Manager: Cody Sisk, Site Planner I

BCC District: 2

10. **Control No:** 2004-00369
Application No: DRO-2021-00115 (**Application Name:** USA Garden Services) application of USA Garden Services LLC by Intergrated Perspectives

Title: a Full Development Review Officer (DRO)

Request: to allow a Landscape Service use in conjunction with a Wholesale Nursery use within the AGR-PUD.

General Location: north of Blue Jay Lane on the west side of 116th Terrace South.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 6

11. **Control No:** 2004-00459
Application No: DRO-2021-00119 (**Application Name:** Johns Glades West MXPD) application of Glades 95th Owner LLC by Dunay Miskel and Backman LLP

Title: a Development Review Officer (DRO) Modification

Request: to allow an Administrative Modification to the Site Plan to change building C square footage, change loading and dumpster, modify tabular data and update the site concurrency.

General Location: Southwest corner of the intersection of Glades Road and 95th Avenue South.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

12. **Control No:** 2016-00091
Application No: DRO2-2020-02105 (**Application Name:** Wagner Homes Subdivision) application of Robert Findley, Brian Lulfs by JMorton Planning & Landscape Architecture

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

Request: to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for a Subdivision Plan approval for 33 residential dwelling units.

General Location: 1/4 mile south of 10th Ave North between South Haverhill Road and Military Trail on Dillion Street.

Project Manager: Cody Sisk, Site Planner I

BCC District: 2

13. **Control No:** 2005-00394
Application No: DRO2-2021-00103 (**Application Name:** Arden PUD Pod H-South) application of Highland Dunes Associates Property LLC by Urban Design Studio

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

Request: to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for a Subdivision of Pod H South.

General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.

Project Manager: Jordan Jafar, Site Planner II

14. **Control No:** 2005-00394
Application No: DRO2-2021-00105 (**Application Name:** Arden PUD Pod I-North)
application of Highland Dunes Associates Property LLC by Urban Design Studio

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

Request: to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for a Subdivision Plan of Pod I-North.

General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.

Project Manager: Jordan Jafar, Site Planner II

- DRO EXPEDITED (DROE)

15. **Control No:** 1975-00156
Application No: DROE-2021-00204 (**Application Name:** Crosstown Plaza)
application of West Palm Realty Associates, LLC by Urban Design Studio

Title: a Development Review Officer Expedited (DROE)

Request: DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.

General Location: Southwest corner of North Military Trail and Community Drive.

Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7

16. **Control No:** 2005-00001
Application No: DROE-2021-00290 (**Application Name:** The Quartet MUPD)
application of 8475 LWR LLC by Insite Studio

Title: a Development Review Officer Expedited (DROE)

Request: DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.

General Location: Northeast corner of Lake Worth Road and Blanchette Trail.

Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 6

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

- PUBLIC HEARING (PH)

17. **Control No:** 2011-00245
Application No: ABN/PDD-2020-01894 (**Application Name:** Reflection Bay)
application of Fairways, LLC, DR Horton, Inc. by WGINC

Title: a Development Order Abandonment

Request: to abandon a Type II Variance to increase the maximum length of a block; exceed number of alley curb cuts; waive the alley requirement; eliminate the percentage of land designated for Single Family residential; exceed the building coverage for Neighborhood Center; exceed the maximum building height; waive the requirement for a centrally located neighborhood square or commons in a neighborhood; reduce the percentage of a neighborhood park perimeter abutting a street; and to reduce the required seating area in a park.

Title: a Development Order Abandonment

Request: to abandon a Requested Use to allow a Type III Congregate Living Facility.

Title: an Official Zoning Map Amendment

Request: to allow a rezoning from the Traditional Neighborhood Development (TND) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: Southwest corner of Century Boulevard and North Haverhill Road and Century Boulevard (approximately 630 feet north of Okeechobee Boulevard).

Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 2

18. **Control No:** 2017-00124
Application No: CA-2021-00114 (**Application Name:** **Bachrodt Truck Sales & Service**) application of Bachrodt Riviera Property LLC by Schmidt Nichols
- Title:** a Class A Conditional Use
Request: to allow Heavy Vehicle Sales & Rental.
General Location: Northeast corner of Byron Drive, approx. 225 feet west of Enterprise Drive.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 7
19. **Control No:** 2004-00009
Application No: ZV/PDD/DOAW-2021-00111 (**Application Name:** **Harbor Chase of Wellington Crossing MUPD**) application of SGD Wellington Crossing, LLC by Urban Design Studio
- Title:** a Type 2 Variance
Request: to reduce ROW Buffer Landscape Requirements.
Title: an Official Zoning Map Amendment
Request: to rezone from the Planned Unit Development (PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure the Site Plan, Regulating Plan, and Sign Plan; and to add land area, uses, access points, buildings and square footage.
Title: a Type 2 Waiver
Request: to allow a wall on the property line.
General Location: Northwest corner of Lake Worth Road and Blanchette Trail.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 6
20. **Control No:** 2005-00101
Application No: ZV/Z/CA-2021-00100 (**Application Name:** **W.E. Schlechter & Sons**) application of J Schlechter by Schmidt Nichols
- Title:** a Type 2 Variance
Request: to eliminate a ROW Landscape Buffer.
Title: an Official Zoning Map Amendment
Request: to rezone from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.
Title: a Class A Conditional Use
Request: to allow Heavy Vehicle Sales & Rental.
General Location: East side of State Road 715, approximately 0.33 miles north of NW Avenue P (or 0.59 miles north of NW Avenue L).
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 6
21. **Control No:** 2001-00005
Application No: PDD/DOA/CA-2020-02096 (**Application Name:** **Hypoluxo Village MUPD**) application of Morningstar Nursery, Inc., Hypoluxo Village Owner, LLC by Toothaker.org, JMorton Planning & Landscape Architecture
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Community Commercial (CC) and the Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure the Site Plan, add land area, units and access points; and, to modify uses, buildings, square footage and Conditions of Approval.
Title: a Class A Conditional Use
Request: to allow 2 Type 1 Restaurants with Drive-throughs; Retail Gas and Fuel Sales with a Convenience Store; Workforce Housing Density Bonus greater than 50 percent; and, Transfer of Development Rights.
General Location: Northeast corner of Military Trail and Hypoluxo Road.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 3

- TYPE 2 VARIANCE

22. **Control No:** 2020-00060

Application No: SV-2021-00127 (**Application Name: Rice Project**) application of Gregory Rice by Wallace Surveying Inc.

Title: a Subdivision Variance

Request: to allow an easement to serve as legal access requirements.

General Location: On the south side of Belvedere Road, approximately 500 feet east of N Jog Road.

Project Manager: Joanne Keller, Director Land Development

BCC District: 2



Sufficiency Review Finder

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	DRO_DROE_GRP
STATUS_CODE	Like	1
SUFFICIENCY_APP_IND	Like	Y

**Intake 2/01/21 - 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
1983-00127	DRO-2021-00225	Soapy Shark Car Wash SR7	State Road 5301 Llc	Oyer, Harvey E III; Shutts and Bowen, LLP Ramdeen, Roger; Shutts and Bowen, LLP	to allow a Car Wash (automatic).	Southwest corner of the intersection of State Road 7 and 52nd Place South.	6	DADELSPE
2017-00163	DRO-2021-00295	South Bay Substation	Florida Power & Light Company Power Florida	Kostelia, Melissa; Cotleur & Hearing, Inc. Hearing, Don; Cotleur & Hearing, Inc.	Full DRO Review to allow an Electric Distribution Substation.	West side of US Highway 27, south of US 441.	6	BMARTINEZ
2005-00001	DROE-2021-00290	The Quartet MUPD	8475lwr Llc	Terry, Brian; Insite Studio	DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.	Northeast corner of Lake Worth Road and Blanchette Trail.	6	RVANDENBURG
1979-00226	DRO2/ABN-2021-00275	Hemstreet Park	Wh Cleary Llc	Brinkman, Joni; Urban Design Studio Polson, Jan; Urban Design Studio	DRO Type 2 Concurrent Review (Zoning and Lan Development). Administrative Abandonment of the Subdivision Plan.	On the north side of Cleary Road, approximately .12 miles north of Southern Boulevard.	2	CSISK

***Sufficiency Exemption Requested**

1975-00156	DROE-2021-00204	Crosstown Plaza	West Palm Realty Associates Llc	Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio	DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.	Southwest corner of North Military Trail and Community Drive.	7	BMARTINEZ
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***Sufficiency Exemption Requested**

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>
2005-00394	DRO2-2021-00194	Arden PUD Pod H-North	Highland Dunes Associates Property Llc	Broadnix, Shayne; Urban Design Studio Walter, Collene; Urban Design Studio	DRO Type 2 Concurrent Review (Zoning and Land Development) Plat for Subdivision Plan Review of POD H North.	Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.	6	AJAFAR
2016-00143	DRO-2020-02122	TRG Farms	Trg Farms Llc	Frogner, Jim; Frogner Consulting, LLC	Full DRO Review to allow a Wholesale Nursery use.	Approximately one (1) mile west of US 441 and 52nd Place South.	6	DADELSPE

Total Records: 10



Sufficiency Review Finder

<u>Search By</u>	<u>Search Criteria</u>	<u>Value</u>
APP_TYPE_GROUP_CODE	Like	PUBHRG_GRP
STATUS_CODE	Like	1
SUFFICIENCY_APP_IND	Like	Y

**Intake 2/01/21 - PH Applications
Prior to Sufficiency**

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>
2005-00427	DOA-2021-00282	Burlington Self-Storage of Lake Worth	Burlington Self Storage Lake Worth Llc Self Burlington	Brinkman, Joni; Urban Design Kilday Studios Polson, Jan; Urban Design Kilday Studios	to modify and/or delete Condition of Approval, and to reconfigure the site plan.	West side of DeSoto Road and approximately 633 feet north of the intersection of Lantana Road and DeSoto Road.	3	DADELSPE
1979-00119	DOA/CA-2021-00277	Boca Corporate Center	Bcc 305 Llc & Gr 305 Llc &	Rickards, Mark; Kimley Horn and Associates, Inc. Miskel, Bonnie; Dunay, Miskel and Backman, LLP	a Development Order Amendment to modify conditions of approval and reconfigure the site plan. Type 1 Restaurant (with drive through).	Northeast corner of the intersection of Glades Road and Florida's Turnpike.	5	BMARTINEZ
1973-00036	EAC-2021-00273	Boca Lago PUD	Boca Holdings Llc Pulte Home Company Llc	Muller, Edwin; WGINC Biagi, Angela; WGINC	to delete a Condition of Approval (R-2016-0832 Planned Unit Condition, Condition #4) for Pod I of the Boca Lago PUD, to remove a five foot wide sidewalk around the 1.34-acre lake.	The Boca Lago PUD is located approximately 593 feet to the north of the intersection of Palmetto Park Road and Lyons Road.	5	THAYNES
1992-00023	DOA/CA-2021-00249	BMC/Wal-Mart	1098 No Military Llc Mart Wal Military Crossing Llc Murphy Oil Usa Inc Palm Beach County	Deegan, Andrew; CPH Engineers Inc.	to relocate the existing retail gas and fuel sale use to the southwest portion of the property. a Class A Conditional Use to allow retail gas and fuel sales with a convenience store.	Northeast corner of the intersection of Military Trail and Belvedere Road.	7	RVANDENBURG

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>
2003-00015	ABN/Z/CA-2021-00116	Legend Lakes Townhomes	Legend Lakes Center 18 Llc Paul Raj Inc	Vail, Jennifer; WGINC	to abandon R-2010-1342 , a rezoning from RT to MUPD and 123,004 SF of non-residential commercial. to allow a rezoning from the Residential Estate (RE) and Multiple Use Planned Development (MUPD) Zoning Districts to the Single Family Residential (RS) Zoning District. to allow Townhouses; and, Workforce Housing Density Bonus greater than 50 percent.	East side of State Road 7/US 441, approximately 0.4 miles south of Lake Worth Road.	6	MLEIGH
1999-30168	Z-2021-00166	Sunflower Light Industrial	15200 State Road 7 Llc	Miller, Bradley; Urban Design Studio Villalobos, Ailish; Urban Design Studio	to rezone from AGR - Agricultural Reserve District to IL - Light Industrial District.	West side of SR7, approx. 0.27 miles south of Atlantic Avenue.	5	BMARTINEZ
2001-00039	ABN/ZV/Z-2020-01856	PMH 1713 Quail, LLC	Opportunity Inc Of Palm Beach County	Nichols, Josh; Schmidt Nichols	to abandon a Class B Conditional Use for a Daycare, General. to allow a 39 foot front setback reduction of the minimum front setback; 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 RH-Multi-Family Residential Zoning District to CG-General Commercial Zoning District.	Southwest corner of the intersection of Quail Drive and Westgate Avenue.	7	THAYNES

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>
1985-00069	DOA/CA-2021-00112	Woods Walk Plaza	7 Eleven Inc Bmc Dev At Woods Walk Inc Eems Kerollos Llc Ins Prudential Paradise Prop Venture Ltd Pr li Woods Walk Phase Iii Llc Rtcm 2101 North State Road 7 Llc Suntrust Bank Walk Woods	Terry, Brian; Insite Studio	a Development Order Amendment to amend the approved Site Plan. Class A Conditional Use to allow a Type 1 Restaurant with drive-through.	Northeast corner of the intersection of Lake Worth Road and SR7/441.	6	THAYNES
2016-00143	ZV/CA/W-2020-00880	TRG Farms	Trg Farms Llc	Frogner, Jim; Frogner Consulting, LLC	accessory structure setback from easement; to allow Landscape Services use. to substitute an opaque barrier for the required six foot high opaque wall in a Type 3 Incompatibility Buffer; and, to allow a reduced right-of-way width for access.	South side of Anderson Lane, approximately 0.70 miles west of State Road 7/US 441.	6	DADELSPE

Total Records: 19