

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



DEVELOPMENT REVIEW OFFICER AGENDA

MARCH 9, 2021

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47 2300 N Jog
Rd.**

West Palm Beach, FL 33411

ANNOUNCEMENTS

- William Cross, Principal Site Planner leaving the Zoning Division -
- DROE Applications - Authorized modifications to Final plans

WORKSHOP

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)

1. **Control No:** 1983-00127

Application No: DRO-2021-00225 (**Application Name:** **Soapy Shark Car Wash SR7**) application of State Road 5301 Llc by Shutts and Bowen LLP

Title: a Full Development Review Officer (DRO)

Request: to allow a Car Wash (automatic).

General Location: Southwest corner of the intersection of State Road 7 and 52nd Place South.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 6

2. **Control No:** 2017-00163

Application No: DRO-2021-00295 (**Application Name:** **South Bay Substation**) application of Power Florida, Florida Power & Light Company by Coteleur & Hearing Inc.

Title: a Full Development Review Officer (DRO)

Request: to finalize plans approved by the Board of County Commissioners; and, to allow an Electric Distribution Substation.

General Location: West side of U.S. Highway 27, approximately 1 mile south of U.S. 441/State Road 80 and immediately adjacent to the southernmost boundary of the City of South Bay.

Project Manager: Brenya Martinez, Site Planner II

BCC District: 6

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

3. **Control No:** 2005-00394
Application No: DRO2-2021-00194 (**Application Name:** Arden PUD Pod H-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 Subdivision for Pod H North (part of Phase 3) for 212 Zero Lot Line units, and, a Type 2 Concurrent Review (Zoning and Land Development).
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 **BCC District:** 6

- DRO EXPEDITED (DROE)

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

- PUBLIC HEARING (PH)

4. **Control No:** 2005-00427
Application No: DOA-2021-00282 (**Application Name:** Burlington Self-Storage of Lake Worth) application of Burlington Self Storage Lake Worth Llc by Urban Design Kilday Studios
Title: a Development Order Amendment
Request: to modify and/or delete Condition of Approval, and to reconfigure the site plan.
General Location: West side of DeSoto Road and approximately 633 feet north of the intersection of Lantana Road and DeSoto Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 3

5. **Control No:** 1999-30168
Application No: Z-2021-00166 (**Application Name:** Sunflower Light Industrial) application of 15200 State Road 7 LLC by Urban Design Studio
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 side of State Road 7, approximately 0.27 miles south of Atlantic Avenue.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 5

6. **Control No:** 2003-00015
Application No: ABN/Z/CA-2021-00116 (**Application Name:** Legend Lakes Townhomes) application of Legend Lakes Center 18, LLC, D.R. Horton, Inc., Paul Raj, Inc. by WGINC
Title: a Development Order Abandonment
Request: to abandon a Type 2 Variance to allow the east perimeter buffer 60 feet inside the property boundary.
Title: an Official Zoning Map Amendment
Request: 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.
Title: a Class A Conditional Use
Request: to allow Townhouses; and, Workforce Housing Density Program (WHP) Bonus greater than 50 percent.
General Location: East side of State Road 7/US 441, approximately 0.4 miles south of Lake Worth Road.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 6

7. **Control No:** 1985-00069
Application No: DOA/CA-2021-00112 (**Application Name:** Woods Walk Plaza)
 application of Walk Woods, RTCM 2101 North State Road 7 LLC by Insite Studio
- Title:** a Development Order Amendment
Request: to modify the Site Plan.
Title: a Class A Conditional Use
Request: to allow a Type 1 Restaurant with drive-through.
General Location: Northeast corner of the intersection of Lake Worth Road and SR7/441.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 6
8. **Control No:** 2001-00039
Application No: ABN/ZV/Z-2020-01856 (**Application Name:** PMH 1713 Quail, LLC)
 application of Opportunity Inc Of Palm Beach County, AMBR, Medical Holdings, LLC - Eric Rogers by Schmidt Nichols
- Title:** a Development Order Abandonment
Request: to abandon a Class B Conditional Use for a Daycare, General.
Title: a Type 2 Variance
Request: 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.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Multi-Family Residential (RH) Zoning District to the General Commercial (CG) Zoning District.
General Location: Southwest corner of Quail Drive and Westgate Avenue.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 7
9. **Control No:** 1973-00036
Application No: EAC-2021-00273 (**Application Name:** Boca Lago PUD)
 application of Pulte Home Company Llc by WGINC
- Title:** an Expedited Application Consideration
Request: to modify Conditions of Approval.
General Location: East side of Lyons Road, approximately 590 feet north of Palmetto Road.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5
10. **Control No:** 2020-00178
Application No: Z/CA-2020-01445 (**Application Name:** Atlantic Avenue Medical)
 application of Tg Land Llc by JMorton Planning & Landscape Architecture
- Title:** an Official Zoning Map Amendment
Request: to allow a rezoning from the Traditional Marketplace Development (TMD) Zoning District to the Commercial Low Office (CLO) Zoning District.
Title: a Class A Conditional Use
Request: to allow Medical Office and Professional Office.
General Location: North side Atlantic Avenue, approximately 0.28 miles west of Lyons Road.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 5

- TYPE 2 VARIANCE

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Sufficiency Review Finder

**Intake 3/1/2021 - DRO Applications
Prior to Sufficiency**

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

Sufficiency Review Finder

Control No	Application No	Application Name	Applicant / Owner Names	Agent Names	Requests	General Location	District	Project Manager
1981-00019	DRO2-2021-00433	Boca Raton Golf Course PUD - Plat One	Boca Raton City Of	DiGirolamo, Gladys; G.L. Homes	to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for Subdivision Plan approval of 89 residential units.	Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike.	5	AJAFAR
1981-00019	DRO2-2021-00434	Boca Raton Golf Course PUD - Plat Two	Boca Raton City Of	DiGirolamo, Gladys; G.L. Homes	to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for a Subdivision.	Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike.	5	AJAFAR
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 Land Development). Administrative Abandonment of the Subdivision Plan.	On the north side of Cleary Road, approximately .12 miles north of Southern Boulevard.	2	CSISK
1989-00112	DRO-2020-01501	Dos Hermanos	Enterprises Pronto Norberto Calderon Pronto Enterprises Of Palm Beach Inc Pronto Enterprizes Of Pbc Inc	Page, Edward; EPage Consulting	DRO Full Review to allow for a mixed use development including general retail and three (3) multifamily residential dwelling units.	Northwest corner of Westgate Avenue and Cherokee Avenue	7	DADELSPE
2016-00143	DRO-2020-02122	TRG Farms	Trg Farms Llc	Frogner, Jim; Frogner Consulting, LLC	Full DRO Review to allow a Wholesale Nursery.	Approximately one (1) mile west of US 441 and 52nd Place South.	6	DADELSPE
2020-00147	DRO-2021-00109	CC Growers Wholesale Nursery	5123 84th Place S Llc 8495 S Haverhill Road Llc	Bender, Lynn; LBLA, Inc.	Full DRO Review to allow a Wholesale Nursery.	Haverhill Road and Military Trail.	3	DADELSPE
1981-00010	DRO-2021-00385	Hypoluxo Express Car Wash	Amzak Carwashes Llc	Megrue, Sandra; Urban Design Studio	Full DRO Approval to approve modifications to the Final Site Plan.	North side of Hypoluxo Road west of Interstate 95.	3	AJAFAR
1997-00078	DRO-2021-00443	Temple Shaarei Shalom	Temple Shaarei Shalom Inc	McGinley, Kevin; Land Research Management, Inc.	to allow a place or worship with day care and private school.	West side of Hagen Ranch Road approximately 0.3 miles south of Gateway Boulevard.	3	DADELSPE

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>
1980-00073	DRO-2021-00454	St Andrews Country Club PUD	St Andrews Country Club Inc St Andrews Country Club Poa Inc	Milledge, David Esq; Cotleur & Hearing, Inc. Hearing, Don; Cotleur & Hearing, Inc.	Full DRO Approval to allow an Administrative Modification to the approved Site Plan.	Clint Moore Road & Claridge Oval W.	5	CSISK
1981-00190	DRO-2021-00471	Parcel 7G Project Patio	Palm Beach Investment Property Llc	Kostelia, Melissa; Cotleur & Hearing, Inc.	Administrative Modification to final site plan and architectural elevations.	North of Corporate Road N. and east of Corporate Circle.	1	CSISK
1975-00168	DRO-2021-00473	Els Center of Excellence	Els For Autism Foundation Inc	Kostelia, Melissa; Cotleur & Hearing, Inc. Hearing, Don; Cotleur & Hearing, Inc.	Full DRO Approval to allow an Administrative Modification to the approved Site Plan.	East of Limestone Creek Road and 0.35 miles north of Church Street.	1	AJAFAR
1995-00057	DROE-2021-00422	Marketplace at Wycliffe MUPD	Galileo Marketplace Wycliffe Llc	Milledge, David Esq; Cotleur & Hearing, Inc.	Development Review Officer Expedited Off the Board.	Northwest corner of Lake Worth Road and State Road 7.	6	ZPERSAUD
2018-00130	DRE2-2021-00472	AutoZone SR 7	23233 Llc	Terry, Brian; Insite Studio	to allow a DRO Expedited Off the Board Review to finalize plans approved by the Zoning Commission and a Type 2 Concurrent Review (Building and Zoning).	West side of State Road 7/US 441, approximately 170 feet south of Southwest 18th Street.	5	CSisk
1998-00089	W/DROE-2021-00421	CHS PROPERTIES MUPD	Chs Properties Inc Flagler System Mgnt Inc Ranch House Prop Inc Ranch House Prop Owners Assn Ranch House Realty Llc Scotts Gas Llc SI Australian Avenue Llc	Nichols, Josh; Schmidt Nichols	to allow for the relocation of required trees. DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.	East side of Congress Avenue, north and south side of Ranch House Road.	2	ZPERSAUD

Total Records: 14



Sufficiency Review Finder

**Intake 3/1/2021 - Public Hearing Applications
Prior to Sufficiency**

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

Sufficiency Review Finder

Control No	Application No	Application Name	Applicant / Owner Names	Agent Names	Requests	General Location	District	Project Manager
2021-00024	CA-2021-00439	Calypso Canine	Michael Reich	McGinley, Kevin; Land Research Management, Inc.	a Class "A" Conditional Use to allow a limited pet boarding facility.	East side of 185th Trail North, approximately 0.5 miles south of W. Sycamore Drive.	6	JBORSOS
1997-00078	ABN/CA-2021-00442	Temple Shaarei Shalom	Temple Shaarei Shalom Inc	McGinley, Kevin; Land Research Management, Inc.	to abandon the Class A Conditional Use for a Place of Worship. to allow a School Elementary or Secondary (Private); and to allow a daycare.	West side of Hagen Ranch Road approximately 0.3 miles south of Gateway Boulevard.	3	DADELSPE
2012-00424	ZV/PDD/W/CA-2021-00460	All Seasons Delray Beach	Greg Jacob Palm Beach County	Brophy, Jeff; WGINC	to allow for the elimination of the required Type 2 Incompatibility Buffer between recreational areas and the proposed Type 3 CLF. to rezone from AGR-Agricultural Reserve to AGR/MUPD- Agricultural Reserve Multiple Use Planned Development. from Art.7.C.2.C.3 for a 6 foot high wall substituted for a 6 foot high opaque hedge. to allow a Type 3 Congregate Living Facility (CLF).	East side of Lyons Road, approximately 0.76 miles south of the Atlantic Avenue and Linton Boulevard intersection.	5	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. to allow a reduction in the Minimum Legal Access width.	South side of Anderson Lane, approximately 0.70 miles west of State Road 7/US 441.	6	DADELSPE

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1976-00139	DOA-2021-00418	Sherbrooke Estates PUD	Ddc Lic &	Tuma, Wendy; Urban Design Studio Woolsey, Tyler; Urban Design Studio	to amend a previously approved PDD/TDD to reconfigure the Master Plan; to add and/or delete land area; to add and/or delete units; to add, delete or modify Uses; and to add access points.	East & West side of Lyons Road between Lantana Road and Hypoluxo Road.	3	BMARTINEZ
1979-00161	DOA-2021-00440	Abbey Park PUD - Section 3	Pine Glen At Abbey Park I Hoa Inc	Muller, Edwin; WGINC	to redesignate Section 3 of the Abbey Park PUD Master Plan from open space to recreational area; amend the Final Site Plan for Abbey Park PUD Section 3 to modify the parking lot layout and remove school bus stop/shelter; and, amend the Final Master Plan of record for Abbey Park PUD to remove mention of a "school bus parking" within the parking area of Section 3.	Southwest Corner of Forest Hill Boulevard and Haverhill Road.	2	BMARTINEZ
[Redacted Content]								
1979-00119	DOA/CA-2021-00277	Boca Corporate Center	Bcc 305 Lic & Gr 305 Lic &	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

Sufficiency Review Finder

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1973-00085	ZV/DOA/CA-2021-00407	Wharfside at Boca Pointe	Boca Wharfside Llc	Siemsen, Dan; Gentile Glas Holloway O'Mahoney & Assoc Inc. Lentini, Pat; Gentile Glas Holloway O'Mahoney & Assoc Inc.	to reduce PUD Setbacks within a Commercial POD. to update the approved Site Plan. to allow a Type 2 Restaurant.	North side of SW 18th Street, east of Powerline Road.	4	JBORSOS
2007-00096	ABN/DOA-2021-00425	Polo Legacy MXP	Mattamy Palm Beach Llc	Tuma, Ken; Urban Design Studio Megrue, Sandra; Urban Design Studio	to abandon a Type 1 Restaurant to amendment to a previously approved PDD/TDD to reconfigure the Site Plan, Regulating Plan, and Sign plan; to add and/or delete square footage; and to add, delete or modify Uses.	SW corner of Lake Worth Road and Polo Road.	6	JBORSOS

Sufficiency Review Finder

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2009-02399	Z/CA-2021-00466	Americo Center	Americo Development Group Llc	Sargent, William; Cotleur & Hearing, Inc. Kostelia, Melissa; Cotleur & Hearing, Inc.	to rezone from Residential Estate (RE) to Commercial Low Office (CLO). to allow Medical Office Use greater than 3,000 square feet.	One parcel south west of the Northlake Blvd and N Elizabeth Ave Intersection. Abuts Northlake Blvd.	1	BMARTINEZ
1985-50131	PDD-2021-00445	Star Key Industrial Park PIPD	Morningstar Nursery Inc	Tuma, Ken; Urban Design Studio Woolsey, Tyler; Urban Design Studio	to rezone from the Agricultural Reserve (AGR) Standard Zoning District to Planned Industrial Park Development (PIPD).	NW corner of Florida Turnpike and Atlantic Avenue.	5	RVANDENBURG
2019-00177	SV-2021-00459	Evergreen Townhouse	Evergreen 1 Llc	Persaud, Dave; Brahm Development LLC	to allow access from a 30-foot right-of-way.	West side of Old Military Trail, approximately 600 feet north of Orlando Avenue.	7	JKELLER

Sufficiency Review Finder

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Total Records: 12