

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



DEVELOPMENT REVIEW OFFICER AGENDA

APRIL 13, 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:** 1979-00226

Application No: DRO2/ABN-2021-00275 (**Application Name: Hemstreet Park**)
application of Wh Cleary Llc by Urban Design Studio

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

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

Title: a Development Review Officer (DRO) Development Order Abandonment
Concurrent

Request: Administrative Abandonment of the Subdivision Plan.

General Location: On the north side of Cleary Road, approximately .12 miles north
of Southern Boulevard.

Project Manager: Cody Sisk, Site Planner I

BCC District: 2

2. **Control No:** 2016-00143

Application No: DRO-2020-02122 (**Application Name: TRG Farms**) application of
Trg Farms Llc by Frogner Consulting LLC

Title: a Full Development Review Officer (DRO)

Request: Full DRO Review to allow a Wholesale Nursery.

General Location: Approximately one (1) mile west of US 441 and 52nd Place
South.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 6

3. **Control No:** 2020-00147
Application No: DRO-2021-00109 (**Application Name:** **CC Growers Wholesale Nursery**) application of 8495 S Haverhill Road LLC - Joy Anderson, 5123 84th Place S LLC - Craig Cece by LBLA Inc.
Title: a Full Development Review Officer (DRO)
Request: Full DRO Review to allow a Wholesale Nursery.
General Location: Haverhill Road and Military Trail.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 3

 4. **Control No:** 1981-00010
Application No: DRO-2021-00385 (**Application Name:** **Hypoluxo Express Car Wash**) application of Amzak Carwashes Llc by Urban Design Studio

Title: a Full Development Review Officer (DRO)
Request: Full DRO Approval to approve modifications to the Final Site Plan.
General Location: North side of Hypoluxo Road west of Interstate 95.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 3

 5. **Control No:** 1975-00168
Application No: DRO-2021-00473 (**Application Name:** **Els Center of Excellence**) application of Els For Autism Foundation Inc by Cotleur & Hearing Inc.

Title: a Development Review Officer (DRO) Modification
Request: Full DRO Approval to allow an Administrative Modification to the approved Site Plan to include phases and modify architectural elevations of Building F.
General Location: East of Limestone Creek Road and 0.35 miles north of Church Street.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 1

 6. **Control No:** 1981-00019
Application No: DRO2-2021-00433 (**Application Name:** **Boca Raton Golf Course PUD - Plat One**) 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: to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for a Subdivision approval with 89 ZLL units.
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

 7. **Control No:** 1981-00019
Application No: DRO2-2021-00434 (**Application Name:** **Boca Raton Golf Course PUD - Plat Two**) 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: to allow a Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for a Subdivision with 24 ZLL units.
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)

8. **Control No:** 1998-00089
Application No: DROE/W-2021-00421 (**Application Name:** **CHS PROPERTIES MUPD**) application of Ranch House Realty, LLC by Schmidt Nichols

Title: a Development Review Officer Expedited (DROE)

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

Title: a Type 1 Waiver

Request: to allow for the relocation of required trees.

General Location: East side of Congress Avenue, north and south side of Ranch House Road.

Project Manager: Nancy Frontany, Site Planner I

BCC District: 2

9. **Control No:** 1995-00057
Application No: DROE-2021-00422 (**Application Name:** **Marketplace at Wycliffe MUPD**) application of Bixmor GA Marketplace Wycliffe, LLC by Coteleur & Hearing Inc.

Title: a Development Review Officer Expedited (DROE)

Request: to finalize plans approved by the board of County Commissioners to allow a Type 1 Restaurant with Drive Thru.

General Location: Northwest corner of Lake Worth Road and State Road 7.

Project Manager: Cody Sisk, Site Planner I

BCC District: 6

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

- PUBLIC HEARING (PH)

10. **Control No:** 2007-00096
Application No: ABN/DOA-2021-00425 (**Application Name:** **Polo Legacy MXP**) application of Banyan Polo, LLC by Urban Design Studio

Title: a Development Order Abandonment

Request: to abandon a Class A Conditional Use for a Type 1 Restaurant with Drive-through.

Title: a Development Order Amendment

Request: to modify the Site Plan; add and delete square footage; and to add, delete or modify Uses.

General Location: Southwest corner of Lake Worth Road and Polo Road.

Project Manager: James Borsos, Site Planner II

BCC District: 6

11. **Control No:** 2021-00024
Application No: CA-2021-00439 (**Application Name:** **Calypso Canine**) application of Michael Reich by Land Research Management Inc.

Title: a Class A Conditional Use

Request: to allow a Limited Pet Boarding.

General Location: East side of 185th Trail North, approximately 0.5 miles south of W. Sycamore Drive.

Project Manager: James Borsos, Site Planner II

BCC District: 6

12. **Control No:** 1979-00119
Application No: DOA/CA-2021-00277 (**Application Name:** **Boca Corporate Center**) application of BCC 305 LLC, GR 305 LLC by Dunay Miskel and Backman LLP, Kimley Horn and Associates Inc.

Title: a Development Order Amendment

Request: to modify the site plan and uses; add square footage; and, modify conditions of approval.

Title: a Class A Conditional Use

Request: to allow a Type 1 Restaurant with Drive-through

General Location: Northeast corner of Glades Road and Florida's Turnpike.

Project Manager: Brenya Martinez, Site Planner II

BCC District: 5

13. **Control No:** 1976-00139

Application No: DOA-2021-00418 (**Application Name:** Sherbrooke Estates PUD) application of Mattamy Palm Beach, LLC by Urban Design Studio

Title: a Development Order Amendment

Request: to modify the Master Plan, add units, modify uses; and, add access points.

General Location: East & West side of Lyons Road between Lantana Road and Hypoluxo Road.

Project Manager: Brenya Martinez, Site Planner II

BCC District: 3

- TYPE 2 VARIANCE

14. **Control No:** 2016-00143

Application No: ZV/CAW-2020-00880 (**Application Name:** TRG Farms) application of TRG Farms, LLC by Frogner Consulting LLC

Title: a Type 2 Variance

Request: A reduction of the east and west Type 2 and 3 landscape buffer, including small and medium shrubs; to eliminate a type 2 landscape buffer to the south; to eliminate foundation planting; and to eliminate landscape islands.

Title: a Class A Conditional Use

Request: to allow a Landscape Services use.

Title: a Type 2 Waiver

Request: to allow a reduction in the Minimum Legal Access width.

General Location: South side of Anderson Lane, approximately 0.70 miles west of State Road 7/US 441.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 6