

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



DEVELOPMENT REVIEW OFFICER AGENDA

SEPTEMBER 14, 2021

9:00 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:** 1994-00005
Application No: DRO/DRO2-2021-01312 (**Application Name:** **FPL Osborne Substation Expansion**) application of Florida Power & Light by SOMI Engineering LLC
Title: a Full Development Review Officer (DRO)
Request: Full DRO Review to allow an Electrical Distribution Substation.
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: Type 2 Concurrent Review (Zoning and Building).
General Location: Southeast corner of S. Military Trail and Lantana Road.
Project Manager: Jordan Jafar, Site Planner II **BCC District: 3**

2. **Control No:** 1981-00190
Application No: DRO/W-2021-01329 (**Application Name:** **Palm Beach Park of Commerce Conglom (Ceres) Warehouse**) application of Conglom Florida Llc by Urban Design Studio
Title: a Full Development Review Officer (DRO)
Request: To allow a Warehouse use and accessory office.
Title: a Type 1 Waiver
Request: To allow a Type 1 Waiver to reduce required parking spaces.
General Location: On the east side of Park Of Commerce Blvd., approximately 280 feet north of Corporate Road South.
Project Manager: Donna Adelsperger, Site Planner II **BCC District: 1**

3. **Control No:** 2015-00085
Application No: DRO2/DRO-2021-01360 (**Application Name:** **Central Park Commerce Center**) application of Pba Holdings Inc by WGINC

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) Modification

Request: to Modify the approved Final Site Plan, Final Master Plan, and Final Subdivision Plan to reallocate square footages between approved uses and amend site design.

General Location: Southern Boulevard approximately 3.0 miles west of Seminole Pratt Whitney Road.

Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 6

4. **Control No:** 2015-00140
Application No: DRO-2021-00669 (**Application Name:** **AutoBuy PBC**) application of A M Management Enterprises Llc by Thomas Engineering Group

Title: a Development Review Officer (DRO) Modification

Request: Full DRO Approval to allow an Administrative Modification to the approved Site Plan.

General Location: Northwest corner of S. Military Trail and Sunset Ranch Road.

Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 2

5. **Control No:** 1994-00094
Application No: DRO-2021-00990 (**Application Name:** **Palm Key**) application of Marbila Llc by PLACE Planning & Design

Title: a Full Development Review Officer (DRO)

Request: Full DRO Approval to allow a request for Density Bonus Units in the Westgate CRA Overlay Area.

General Location: South side of Cherokee Avenue just west of Tallahassee Drive.

Project Manager: Jordan Jafar, Site Planner II **BCC District:** 7

6. **Control No:** 2012-00253
Application No: DRO-2021-01125 (**Application Name:** **Raceway Market**) application of Racetrac Petroleum Inc by Shutts and Bowen LLP, Bowman Consulting Group

Title: a Full Development Review Officer (DRO)

Request: Full DRO to finalize Off the Board plans.

General Location: NW corner of Haverhill Rd and Lantana Rd.

Project Manager: Jordan Jafar, Site Planner II **BCC District:** 2

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

7. **Control No:** 2005-00394
Application No: DRO2/DRO-2021-01215 (**Application Name:** **Arden PUD Pod D Southeast**) application of Highland Dunes Associates Property LLC, Arden Homeowners Association Inc. by Urban Design Studio

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

Request: to allow a Type 2 Concurrent application (Zoning & Land Development).

Title: a Full Development Review Officer (DRO)

Request: to allow a Subdivision Plan for Pod D-Southeast

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

8. **Control No:** 1981-00190
Application No: DRO2/DRO-2021-01335 (**Application Name:** **Palm Beach Park of Commerce Parcels 32G and 33G**) application of Woodmont Jupiter Industrial, LLC, Frp Developers Ltd by Urban Design Studio
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: To allow a Type 2 Concurrent Review (Zoning and Land Development).
Title: a Full Development Review Officer (DRO)
Request: To allow a Warehouse with accessory office.
General Location: Adjacent to and to the west of the Corporate Circle N. cul-de-sac.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 1
9. **Control No:** 1980-00234
Application No: DRE2-2021-01461 (**Application Name:** **The Farms Market Place MUPD**) application of Jupiter Burrito Bros LLC by Gentile Glas Holloway O'Mahoney & Associates Inc.
Title: a Development Review Officer Expedited (DROE) Concurrent Type 2
Request: DRO Expedited Review Off the Board Review and Concurrent Type 2 Review (Zoning and Land Development) .
General Location: West side of Jupiter Farms Road, approximately 1.2 miles south of West Indiantown Road.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 1
- **DRO EXPEDITED (DROE)**
10. **Control No:** 2007-00096
Application No: DROE-2021-01560 (**Application Name:** **Polo Legacy MXPD**) application of LWPR, LLC, Mattamy Palm Beach LLC, Banyan Polo, 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 Lake Worth Road and Polo Road.
Project Manager: James Borsos, Site Planner II **BCC District:** 6
11. **Control No:** 2021-00024
Application No: DROE-2021-01572 (**Application Name:** **Calypso Canine**) application of Michael Reich by Land Research Management Inc.
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: 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
- **DRO EXPEDITED (DROE) CONCURRENT TYPE 2 OR TYPE 3**
- **PUBLIC HEARING (PH)**
12. **Control No:** 1979-00161
Application No: ZV/DOA-2021-00440 (**Application Name:** **Abbey Park PUD - Section 3**) application of Pine Glen At Abbey Park I HOA Inc. by WGINC
Title: a Type 2 Variance
Request: to reduce the number of trees and shrubs within the Right-of-Way Buffer; and, to allow more than five feet easement within a Right-of-Way Buffer.
Title: a Development Order Amendment
Request: to modify the Master Plan; and, modify Conditions of Approval.
General Location: Southwest corner of Forest Hill Boulevard and Haverhill Road.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 2

13. **Control No:** 2008-00421
Application No: ZV/ABN/DOA-2021-01341 (**Application Name:** **Hagen Commercial MUPD**) application of William & Dorothy Mazzoni, Trustees, Boynton Beach Marketplace, LLC by Urban Design Studio
Title: a Type 2 Variance
Request: to relocate foundation planting.
Title: a Development Order Abandonment
Request: to abandon a Type I Restaurant with Drive-through.
Title: a Development Order Amendment
Request: to modify the Site Plan; modify and delete uses; add square footage; and, to modify Conditions of Approval.
General Location: Northeast corner of Boynton Beach Boulevard and Hagen Ranch Road.
Project Manager: Imene Haddad, Senior Site Planner **BCC District:** 5
14. **Control No:** 2021-00081
Application No: CA-2021-01156 (**Application Name:** **Palm Beach Dog Academy**) application of Jack Nelson by Land Research Management Inc.

Title: a Class A Conditional Use
Request: to allow a Limited Pet Boarding.
General Location: South side of 76th Road North, approximately 220 feet east of Apache Boulevard.
Project Manager: Ed Tombari, Senior Site Planner **BCC District:** 6
15. **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
16. **Control No:** 2003-00830
Application No: PDD-2021-01322 (**Application Name:** **Mountain Business Center MUPD**) application of Butters SA, LLC. - Malcolm Butters, Southeast Investments of Palm Beach County, Inc. by JMorton Planning & Landscape Architecture
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District.
General Location: Southeast corner of Atlantic Avenue and US 441/SR 7.
Project Manager: Ed Tombari, Senior Site Planner **BCC District:** 5
17. **Control No:** 1994-00038
Application No: ZV-2021-01152 (**Application Name:** **U-haul 4371 Okeechobee Blvd.**) application of Cook Family Trust &, U-Haul Co of Eastern Florida - Randal Studer by Gunster Yoakley & Stewart PA
Title: a Type 2 Variance
Request: to eliminate code required Terminal Landscape Islands; and, to allow a reduction of Dumpster setback requirements.
General Location: East of the northeast corner of Military Trail and Okeechobee Blvd.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 7

- TYPE 2 VARIANCE

