

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



DEVELOPMENT REVIEW OFFICER AGENDA

JANUARY 12, 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:** Sufficiency Review due dates, Overview of new procedures for 2021.

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)

2. **Control No:** 2004-00369

Application No: DRO-2020-01462 (**Application Name: Maximum Services**)
application of VTV, LLC by Urban Design Studio

Title: a Full Development Review Officer (DRO)

Request: to allow a Landscape Service and a Wholesale Nursery.

General Location: Approximately 0.18 miles west of State Road 7 on the south side of Happy Hollow Road.

Project Manager: Donna Adelsperger, Site Planner II

BCC District: 5

3. **Control No:** 2020-00152

Application No: DRO-2020-01509 (**Application Name: Autumn Ridge Apartments**) application of Autumn Ridge, LLC, Tum Vythiya Trust &, S & M Services Iii Llc by Schmidt Nichols

Title: a Full Development Review Officer (DRO)

Request: to allow 106 multifamily dwelling units and 1,100 square feet of General Retail.

General Location: East side of N. Congress Avenue approximately 625 feet north of the intersection of Cherry Road and N. Congress Avenue.

Project Manager: Jordan Jafar, Site Planner II

BCC District: 2

4. **Control No:** 1989-00119
Application No: DRO-2020-02016 (**Application Name:** **Wynn Contractor Storage Yard**) application of Wynn Industrial Park Llc by Schmidt Nichols

Title: a Full Development Review Officer (DRO)
Request: to allow a Contractor Storage Yard.
General Location: South side of Belvedere Road approximately 0.25 miles west of Skees Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 2
5. **Control No:** 2004-00369
Application No: DRO-2020-02047 (**Application Name:** **Dobson Landscape Service**) application of Dobson Clifford A & Enid R Trust by Dunay Miskel and Backman LLP
Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service.
General Location: South side of 87th Place South approximately 0.73 miles east of State Road 7.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5
6. **Control No:** 2000-00032
Application No: DRO-2020-02048 (**Application Name:** **Lake and Wetland Management Palm Beach**) application of Bs Investments Llc by Dunay Miskel and Backman LLP
Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Services.
General Location: South side of 87th Place South approximately 0.79 miles east of State Road 7.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5
7. **Control No:** 2000-00032
Application No: DRO-2020-02097 (**Application Name:** **Big Orange Landscape**) application of Jeffrey Galit by JMorton Planning & Landscape Architecture

Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service.
General Location: North side of 96th Court South, approximately 1/3 mile east of Acme Dairy Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
8. **Control No:** 2000-00032
Application No: DRO-2020-02098 (**Application Name:** **Big Orange Nursery**) application of DBA Big Orange Nursery, Inc. - Jeffrey Galit by JMorton Planning & Landscape Architecture
Title: a Full Development Review Officer (DRO)
Request: to allow a Landscape Service.
General Location: North side of 96th Court South, approximately 1/4 mile east of Acme Dairy Road.
Project Manager: Donna Adelsperger, Site Planner II **BCC District:** 5
9. **Control No:** 2000-00032
Application No: DRO-2020-02099 (**Application Name:** **Sunflower Nursery**) application of 15200 State Road 7 LLC by Urban Design Studio

Title: a Full Development Review Officer (DRO)
Request: to allow Landscape Service.
General Location: Approximately 0.13 miles west of State Road 7 on the south side of 152nd Place South.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3

10. **Control No:** 2005-00394
Application No: DRO2-2020-02013 (**Application Name:** Arden PUD Pod G-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 G and a Concurrent Type 2 application (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

11. **Control No:** 2020-00107
Application No: DRO2-2020-02074 (**Application Name:** FPL Roadrunner Substation) application of South Fla Water Mgmt Dist by SOMI Engineering LLC
Title: a Development Review Officer (DRO) Concurrent Type 2
Request: to allow an Electrical Distribution Substation and a Concurrent Type 2 application (Zoning and Land Development).
General Location: Approximately 13 Miles south of South Bay on the west side of US-27.
Project Manager: Jordan Jafar, Site Planner II **BCC District:** 6

- DRO EXPEDITED (DROE)

12. **Control No:** 1994-00010
Application No: DROE-2021-00118 (**Application Name:** Horizon 880-HPAB) application of Solid Waste Authority of Palm Beach County, Horizon 880 LLC by Land Research Management Inc.
Title: a Development Review Officer Expedited (DROE)
Request: to finalize plans approved by the Board of County Commissioners for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) and Single Family Residential (RS) Zoning Districts to the Planned Unit Development (PUD) Zoning District; and, a Class A Conditional Use to allow Transfer of Development Rights; and, Workforce Housing Density Bonus greater than 50 percent.
General Location: East side of Benoist Farms Road, approximately 0.3 miles north of Southern Blvd.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 2

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

- PUBLIC HEARING (PH)

13. **Control No:** 1989-00119
Application No: ABN-2020-02014 (**Application Name:** Wynn Contractor Storage Yard) application of Wynn Industrial Park LLC. by Schmidt Nichols
Title: a Development Order Abandonment
Request: to abandon a Special Exception to allow a Planned Industrial Development (R-1990-1825).
General Location: South side of Belvedere Road, approximately 0.25 miles west of Skees Road.
Project Manager: Brenya Martinez, Site Planner II **BCC District:** 2

14. **Control No:** 2015-00118
Application No: PDD/CA-2020-02083 (**Application Name:** **Legent Delray Beach MUPD**) application of Delray Growers Inc, Medical Facilities Holdings, LLC & Delray Growers, by Urban Design Studio
Title: an Official Zoning Map Amendment
Request: to rezone from the General Commercial (CG) and Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development MUPD) District.
Title: a Class A Conditional Use
Request: to allow a Hospital.
General Location: Northeast corner of Atlantic Avenue and Smith Sundry Road.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 5
15. **Control No:** 2018-00029
Application No: SV-2020-02121 (**Application Name:** **New Testament Church of God Word of Hope Ministries**) application of New Testament Church of God Word of Hope by New Testament Church of God Word of Hope Ministrie
Title: a Subdivision Variance
Request: to allow access from an existing 30 foot right-of-way with no sidewalks.
General Location: West of North Military Trail, on the west side of Queen Street, approximately 275 feet south of Marguerita Street.
Project Manager: Joanne Keller, Director Land Development **BCC District:** 7
16. **Control No:** 1981-00019
Application No: ZV-2020-02072 (**Application Name:** **Boca Raton Golf Course PUD - Unit Type Variance**) application of G. L. Acquisitions Corporation, Boca Raton City Of by G.L. Homes
Title: a Type 2 Variance
Request: to allow the elimination of two housing types.
General Location: Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike.
Project Manager: Ryan Vandenburg, Senior Site Planner **BCC District:** 5
17. **Control No:** 2001-00039
Application No: ZV-2020-02113 (**Application Name:** **PMH 1713 Quail, LLC**) application of Palm Medical Holdings, LLC - Eric Rogers, Opportunity Inc Of Palm Beach County by Schmidt Nichols
Title: a Type 2 Variance
Request: to allow for a reduction of required parking spaces and minimum lot depth.
General Location: Southwest corner of Quail Drive and Westgate Avenue.
Project Manager: Timothy Haynes, Senior Site Planner **BCC District:** 7

- TYPE 2 VARIANCE



Sufficiency Review Finder

**Intake 1/04/21 - DRO Applications
Prior to Sufficiency**

Search By	Search Criteria	Value
APP_TYPE_GROUP_CODE	Like	DRO_DROE_GRP
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
	DROE-2021-00124							
2017-00163		South Bay Substation	Florida Power & Light Company Power Florida	Kostelia, Melissa; Cotleur & Hearing, Inc.	DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.	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.	6	BMARTINEZ
2004-00459	DRO-2021-00119	Johns Glades West MXPD	Glades 95th Owner Llc	Backman, Scott; Dunay, Miskel and Backman, LLP Schantz, Beth; Dunay, Miskel and Backman, LLP	to allow an Administrative Site Plan Modification Amendment.	Southwest corner of the intersection of Glades Road and 95th Avenue South.	5	NFRONTANY
1994-00010	DROE-2021-00118	Horizon 880-HPAB	Waste Solid	McGinley, Kevin; Land Research Management, Inc.	DRO Expedited Off the Board Review to finalize plans approved by the Board of County Commission.	East side of Benoist Farms Road, approximately 0.3 miles north of Southern Blvd.	2	RVANDENBURG
2004-00369	DRO-2021-00115	USA Landscape Services-8363 116th Terrace	Usa Garden Services Llc	Danforth, Heather; Integrated Perspectives	Full DRO Review to allow a wholesale Nursery with Co-located Landscape Services.	north of Blue Jay Lane on the west side of 116th Terrace South.	6	DADELSPE
1981-00186	DRO-2021-00113	Lee's Square	Hess Realty Llc Revenue Properties Lantana Revenue Properties Lantana Inc Spilan Parcel Llc	Terry, Brian; Insite Studio	Administrative Modification to a Plan approved by the ZC / BCC / DRO for relocation of no more than of 25% of approved building square footage.	Northeast corner of the intersection of Jog Road and Lantana Road.	2	CSISK
2007-00008	DRO-2021-00110	Summertime Apartments	Summertime Apartments Llc	Villalobos, Ailish; Urban Design Studio Miller, Bradley; Urban Design Studio	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 an additional TDR.	At the terminus of Summer Street, which is located on the south side of 10th Ave N & east of Congress Ave.	3	AJAFAR

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>
2016-00091	DRO-2020-02105	Wagner Homes Subdivision	Findley Robert Glen Tr Mark Turnbull Robert Findley	Pickett, Steve; JMorton Planning & Landscape Architecture McClellan, Lauren; JMorton Planning & Landscape Architecture	Full DRO Review with a Type 2 Concurrent Review (Zoning and Land Development) for Final Subdivision Plan approval for 33 residential dwelling units.	1/4 mile south of 10th Ave North between South Haverhill Road and Military Trail on Dillion Street.	2	CSISK
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
2019-00170	DROE-2021-00108	Lychee Grove	Nibodh Patel	Martohue, Deborah L Esq; Martohue Land Use Law, PA	DRO Expedited Off the Board Review to finalize plans approved by the Zoning Commission.	East side of 190th Street North, approximately 2,500 feet north of 61st Street North and 60th Street North (approximately 2.2 miles west of Seminole Pratt Whitney Road).	6	BMARTINEZ
2002-00068	DRO-2021-00107	Ornamentals Nursery & Landscape Services	Nanaks Ornamentals & Design Inc	McClellan, Lauren; JMorton Planning & Landscape Architecture	Full DRO Review to allow a Wholesale Nursery with co-located Landscape Services.	South side of 97th Place South, approximately 1,000 feet west of State Road 7.	5	AJAFAR
2004-00206	DRO-2021-00106	Master Gardeners Nursery & Landscape Services	J Bolling	McClellan, Lauren; JMorton Planning & Landscape Architecture	Full DRO Review to allow a Wholesale Nursery with co-located Landscape Services.	North side of Happy Hollow Road, approximately 1,000 feet west of Smith Sundry Road.	5	DADELSPE
2005-00394	DRO2-2021-00105	Arden PUD Pod I-North	Highland Dunes Associates Property Llc	Broadnix, Shayne; Urban Design Studio Walter, Collene; Urban Design Studio	Development Review Officer (DRO) Concurrent Type 2 for the northern portion of Pod I within Arden PUD for the Plat for Pod I-North.	Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.	6	AJAFAR
2005-00394	DRO2-2021-00103	Arden PUD Pod H-South	Highland Dunes Associates Property Llc	Walter, Collene; Urban Design Studio Broadnix, Shayne; Urban Design Studio	DRO Type 2 Concurrent Review (Zoning and Land Development) Plat for Subdivision Review of POD H South.	Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.	6	AJAFAR
2004-00206	DRO-2021-00102	Blue Jay Lane Ten Nursery & Landscape	Blue Jay Lane Ten Llc	McClellan, Lauren; JMorton Planning & Landscape Architecture	DRO Full Review to allow a Wholesale Nursery with co-located Landscape Services.	South side of Blue Jay Lane, west of 116th Terrace South.	6	DADELSPE
2002-00068	DRO-2021-00101	4 Ever-Green Lawncare	Ashcar Properties Llc	Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio	Full DRO Review to allow a Wholesale Nursery with Co-located Landscape Service.	approximately 0.054 miles west of State Road 7 on the south side of 92nd PL S.	6	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>
2020-00064	DRO-2020-01380	Gardener Apartments	4455 Venus Ave Llc	Bruh, Steven; Steven J. Bruh Architect	Full Development Review to allow a Multifamily Residential use of four (4) dwelling units.	Summit/Military Trail	2	CSISK

Total Records: 16



Sufficiency Review Finder

**Intake 1/04/21 - PH Applications
Prior to Sufficiency**

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

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>
2011-00245	ABN/PDD-2020-01894	Reflection Bay	Fairways Llc	Murray, Doug; WGINC Brophy, Jeff; WGINC	to abandon a Type II Variance to increase the maximum length of a block; exceed the number 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. to abandon a Requested Use to allow a Type III Congregate Living Facility. to allow a rezoning from the Traditional Neighborhood Development (TND) Zoning District to the Planned Unit Development (PUD) Zoning District.	Southwest corner of Century Boulevard and North Haverhill Road.	2	MLEIGH
2005-00162	Z-2021-00121	Amestoy Rezoning	Delray Beach Associates li LLp	DiGirolamo, Gladys; G.L. Homes	to rezone from AGR-PUD - Agricultural Reserve/PUD District to AGR- Agricultural Reserve District.	North of Boynton Beach Boulevard, west of Lyons Road.	5	RVANDENBURG
2020-00060	SV-2021-00127	Rice Project	Gregory Rice	Cajal, Robert J; Wallace Surveying, Inc.	to allow an easement to serve as legal access requirements.	On the south side of Belvedere Road, approximately 500 feet east of N Jog Road.	2	JKELLER

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>
2005-00014	PDD/DOA-2021-00122	Monticello AGR-PUD	Delray Beach Associates li Lllp Lake Worth Drainage Dist Lake Worth Drainage District	DiGirolamo, Gladys; G.L. Homes	to allow a rezoning from AGR- Agricultural Reserve District to AGR-PUD - Agricultural Reserve/PUD District. to amend Conditions of Approval in Resolution No. R-2018-1703; to add/remove preserve parcels.	West side of Lyons Road south of Flavorpict Road.	5,6	RVANDENBURG
2005-00014	Z-2021-00120	Swaney Rezoning	Boynton Beach Associates Xxv Lllp	DiGirolamo, Gladys; G.L. Homes	to allow a rezoning from AGR-PUD - Agricultural Reserve PUD District to AGR- Agricultural Reserve District.	North of Boynton Beach Boulevard & West of Acme Dairy Road.	5	RVANDENBURG
2013-00360	Z/CA-2021-00117	Amber Woods PUD	C Hendrix	Vail, Jennifer; WGINC	to allow a rezoning from the AR-Agricultural Residential District to the RS- Single Family Residential District. Class A Conditional Use to allow a residential Townhouse use within the RS-Residential Single Family District.	Approximately 0.25 miles east of the intersection of Lake Worth Road and State Road 7.	6	MLEIGH
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 RE- Residential Estate District and MUPD-Multiple Use Planned Development to RS-Single Family Residential District Class A Conditional Use to allow a Townhouse use within the RS- Single Family Residential Zoning District and Workforce Housing Density Bonus in excess of 50%.	Approximately 0.5 miles south of the intersection of Lake Worth Road and State Road 7.	6	MLEIGH

Sufficiency Review Finder

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2001-00005	PDD/DOA/CA-2020-02096	Hypoluxo Village MUPD	Morningstar Nursery Inc	McClellan, Lauren; JMorton Planning & Landscape Architecture Morton, Jennifer; JMorton Planning & Landscape Architecture	a rezoning from CC- Community Commercial District and AR- Agricultural Residential District to MUPD- Multiple Use Planned Development. to reconfigure the site plan, add land area, units, access points, modify uses, and conditions of approval. Workforce Housing Density Bonus Greater than 50%, TDR units, Type I Restaurant with Drive Thru, & Convenience Store with Gas Sales.	Northeast corner of Military Trail and Hypoluxo Road.	3	MLEIGH
2017-00124	CA-2021-00114	Bachrodt Truck Sales & Service	Bachrodt Riviera Property Llc	Schmidt, Jon E; Schmidt Nichols	Class A Conditional Use to allow Vehicle Sales & Rental, Heavy.	North side of Byron Drive, approx. 225 feet west of intersection with Enterprise Drive.	7	THAYNES
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 lii 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
2004-00009	ZV/PDD/DOA/W-2021-00111	Harbor Chase of Wellington Crossing MUPD	Sgd Wellington Crossing Llc	Brinkman, Joni; Urban Design Studio Polson, Jan; Urban Design Studio	to reduce the ROW Buffer Landscape Requirements. to rezone from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD). to reconfigure the Site Plan, Regulating Plan, and Sign Plan; and to add/or delete land area; and to add/delete, or modify Uses; and to add access points; and to add/delete square footage. to allow wall on the property line.	Northwest corner of the intersection of Lake Worth Road and Blanchette Trail.	6	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>
2005-00101	ZV/Z/CA-2021-00100	W.E. Schlechter & Sons	J Schlechter	Nichols, Josh; Schmidt Nichols	to eliminate the ROW landscape buffer requirement along the south 562' of the west property line. to rezone from AR-Agricultural Residential District to IL- Light Industrial District. Class A Conditional Use to allow Vehicle Sales & Rental, Heavy.	East side of State Road 715, approx. 1,750' north of intersection of SR 715 & NW Avenue P	6	BMARTINEZ

Total Records: 12