

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**JUNE 15, 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**

1. **Control No:** 2004-00452

**Application No:** PAC-2021-00653 (**Application Name:** **Meadowbrook Mobile Home Park**) application of Meadowbrook WPB MHC LLC by Dunay Miskel and Backman LLP

**Title:** a Pre-Application Conference

**Request:** PAC With Questions

**General Location:** Generally located to the east of Florida's Turnpike, approximately 1,300

feet south of Okeechobee Boulevard on the west side of Drexel Road.

**Project Manager:** Imene Haddad, Senior Site Planner

**BCC District: 2**

**SUFFICIENT APPLICATIONS**

**- DEVELOPMENT REVIEW OFFICER (DRO)**

2. **Control No:** 2002-00067

**Application No:** DRO-2021-00851 (**Application Name:** **Southern Scapes**) application of RND Landholdings, LLC by Urban Design Studio

**Title:** a Full Development Review Officer (DRO)

**Request:** to allow a Landscape Service in conjunction with a Wholesale Nursery.

**General Location:** 0.19 miles west of Lyons Road on the south side of 158th Road S.

**Project Manager:** Jordan Jafar, Site Planner II

**BCC District: 5**

3. **Control No:** 1981-00190  
**Application No:** DRO-2021-00687 (**Application Name:** Verizon Wireless MSC Data Center) application of Personal Primeco by Langan Engineering and Environmental Service  
**Title:** a Development Review Officer (DRO) Modification  
**Request:** to allow an administrative modification to the approved Site Plan to add a 1,398 SF building and mechanical equipment.  
**General Location:** On east side of Park of Commerce Boulevard, +/- 980-ft north of Corporate Rd S.  
**Project Manager:** Jordan Jafar, Site Planner II **BCC District:** 1
  
  4. **Control No:** 2002-00067  
**Application No:** DRO-2021-00807 (**Application Name:** Twin States Land Holdings) application of Twin States Land Holdings, LLC by Urban Design Studio  
  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Landscape Services in conjunction with a Wholesale Nursery.  
**General Location:** 0.22 miles west of State Road 7 on the north side of 100th Street S.  
**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 5
  
  5. **Control No:** 2002-00067  
**Application No:** DRO-2021-00808 (**Application Name:** Carly Landco) application of Carly Landco, Inc. by Urban Design Studio  
  
**Title:** a Full Development Review Officer (DRO)  
**Request:** to allow a Landscape Services in conjunction with a Wholesale Nursery.  
**General Location:** 0.43 miles west of State Road 7 on the south side of Atlantic ave.  
**Project Manager:** Donna Adelsperger, Site Planner II **BCC District:** 5
  
  6. **Control No:** 1984-00152  
**Application No:** DRO-2021-00809 (**Application Name:** Boca Del Mar Clubhouse Tract 46) application of Penn Florida Club Prprts li Llc by Urban Design Studio  
  
**Title:** a Development Review Officer (DRO) Modification  
**Request:** to allow an administrative modification to the approved Site Plan for Tract 46 Boca Del Mar PUD Clubhouse.  
**General Location:** 1 mile east of Powerline Road on Boca Del Mar Dr.  
**Project Manager:** Jordan Jafar, Site Planner II **BCC District:** 4
- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3**
7. **Control No:** 2017-00042  
**Application No:** DRE2-2021-00875 (**Application Name:** Memory Care at the Acreage) application of Moore Florida Property Investment, LLC by Gentile Glas Holloway O'Mahoney & Associates Inc.  
**Title:** a Development Review Officer Expedited (DROE) Concurrent Type 2  
**Request:** to finalize the plans approved by the Board of County Commissioners.  
**General Location:** North side of Northlake Boulevard, approximately 1,100 feet west of Grapeview Boulevard.  
**Project Manager:** James Borsos, Site Planner II **BCC District:** 6
  
  8. **Control No:** 2019-00070  
**Application No:** DRE2-2021-00876 (**Application Name:** The Busch Wildlife Sanctuary Foundation) application of BGTG Properties LLC, The Busch Wildlife Sanctuary Foundation, Inc. by Gentile Glas Holloway O'Mahoney & Associates, Inc.  
**Title:** a Development Review Officer Expedited (DROE) Concurrent Type 2  
**Request:** to finalize plans approved by the Board of County Commissioners.  
**General Location:** Southwest corner of Indiantown Road and Rocky Pines Road.  
**Project Manager:** Timothy Haynes, Senior Site Planner **BCC District:** 1

9. **Control No:** 2013-00296

**Application No:** DRE3-2021-00991 (**Application Name:** **Polo Gardens MUPD**) application of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes, Greystar Development East, LLC by JMorton Planning & Landscape Architecture

**Title:** a Development Review Officer Expedited (DROE) Concurrent Type 3

**Request:** to finalize plans approved by the Board of County Commissioners, and a Type 3 Concurrent Review (Zoning, Land Development and Building).

**General Location:** Southeast corner of Lake Worth Road and Polo Club Road.

**Project Manager:** Ryan Vandenburg, Senior Site Planner

**BCC District:** 6

**- DRO EXPEDITED (DROE)**

10. **Control No:** 2016-00130

**Application No:** DROE-2021-00999 (**Application Name:** **West Atlantic Business Plaza**) application of West Atlantic Business Plaza LLC by JMorton Planning & Landscape Architecture

**Title:** a Development Review Officer Expedited (DROE)

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

**General Location:** South side of Atlantic Avenue, approximately 0.22 miles east of State Road 7/US 441.

**Project Manager:** Ryan Vandenburg, Senior Site Planner

**BCC District:** 5

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

**- PUBLIC HEARING (PH)**

11. **Control No:** 1997-00078

**Application No:** ABN/DOA/CA-2021-00442 (**Application Name:** **Temple Shaarei Shalom**) application of Temple Shaarei Shalom Inc by Land Research Management Inc.

**Title:** a Development Order Abandonment

**Request:** to Abandon the Type 2 Zoning Variance that allowed for a reduction in required parking.

**Title:** a Development Order Amendment

**Request:** to reconfigure the Mater Plan to add uses (Daycare and School Elementary or Secondary (Private))

**Title:** a Class A Conditional Use

**Request:** to allow a School Elementary or Secondary (Private); and to allow a daycare.

**General Location:** West side of Hagen Ranch Road approximately 0.3 miles south of Gateway Boulevard.

**Project Manager:** Donna Adelsperger, Site Planner II

**BCC District:** 3

12. **Control No:** 2020-00096

**Application No:** SV-2021-00649 (**Application Name:** **Maine St. Multi-Family**) application of 4704 Maine Street LLC by Insite Studio

**Title:** a Subdivision Variance

**Request:** to allow access from a 30-foot Right-of-Way

**General Location:** Approximately 0.5 mile northeast of the intersection of Military Trail and Melaleuca Lane.

**Project Manager:** Joanne Keller, Division Director IV

**BCC District:** 3

13. **Control No:** 1973-00085

**Application No:** ZV/DOA/CA-2021-00407 (**Application Name:** Wharfside at Boca Pointe) application of Boca Wharfside, LLC by Gentile Glas Holloway O'Mahoney & Associates Inc.

**Title:** a Type 2 Variance

**Request:** to reduce PUD Setbacks within a Commercial POD.

**Title:** a Development Order Amendment

**Request:** to modify the approved Site Plan.

**Title:** a Class A Conditional Use

**Request:** to allow Type 2 Restaurants in excess of 5,000 square feet.

**General Location:** North side of SW 18th Street, approximately 300 feet east of Powerline Road.

**Project Manager:** James Borsos, Site Planner II

**BCC District:** 4

- TYPE 2 VARIANCE