



**Teleconference Planning Advisory Review Agenda
October 13, 2021 @ 9:30 AM**

TELECONFERENCE INSTRUCTIONS:

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The **Planning Advisory Review** consists of representatives from City departments and non-City agencies who meet regularly to discuss proposals for development within the City of Boca Raton. **All meetings are open to the public; however, no public comment will be taken on any agenda items.** Written comments will be emailed to petitioners prior to the meeting. Staff will limit discussion to plans that were reviewed for the meeting based upon the initial application submittal. New plans will not be discussed at the meeting.

Preliminary Submissions are site plans and ideas for development submitted to obtain general comments about whether such a proposal meets the City's development requirements or can be supported by City staff. Preliminary Submissions may or may not result in applications to be considered at a public hearing.

Compliance Submissions are site plans and ideas for development that are formally submitted for review and recommendation. Compliance Submissions will likely be scheduled for a public hearing in the near future if required and if not withdrawn by the applicant.

A. **Call To Order** (Roll Call)

B. **Preliminary Submissions:**

1. **Gallagher's Steakhouse**
2006 NW Executive Drive

Proposal to enlarge the existing outdoor patio dining area by approximately 753 square feet and relocate the valet drop-off area and sidewalk, and reconfigure parking spaces. (21-90000030)

Representative: Yoshino Architecture
Assigned Staff: Heather Hansen, Senior Planner

2. **Torah Academy**
3881 NW 3rd Avenue

Proposal to amend a previously approved site plan (SPA-08-12) to add a property located at 328 Spanish River Boulevard to the site plan for purposes of assembly activities and religious activities for students. (21-90000031)

Representative: Charles Putnam
Assigned Staff: Osny Jean, Senior Planner

3. **Boca Midtown Place**
1751 North Military Trail

Proposal to amend the site plan to demolish a 23,940 square foot, two (2)-story building to construct a 130,000 square foot office building and parking structure with 338 parking spaces. (21-90000033)

Representative: Dunay, Miskel, and Backman, LLP

Assigned Staff: Osny Jean, Senior Planner

4. **Glades Station (2nd PAR)**
50 West Glades Road

Proposal for conditional use and site plan approval to allow for development of approximately 23,739 square feet of retail, warehouse, fast food, restaurant, personal services, general office and medical office uses in two (2) buildings, on two (2) separate lots that are 2.48 acres and 0.80 acres in size (3.28 acres total). A third lot is also part of the project that includes 64,980 existing square-feet of development that will remain, with changes only to realign driveways, parking spaces, and internal drive aisles. (21-90000032)

Representative: Gallo Herbert Architects

Assigned Staff: John Lindgren, AICP, Senior Planner

C. **Compliance Submissions:**

1. **SBA Office**
8051 Congress Avenue

A request to amend a previous site plan approval (Resolution No. 2016-011) for SBA office building located at 8051 Congress Avenue, to allow for the development of an additional approximately 92,890 square foot office building, and parking structure with 368 spaces. (SPA-00-18R3/21-97500011)

Representative: Gunster

Assigned Staff: Tamashbeen Rahman, Chief Planner

2. **7940 North Federal Highway**
7940 North Federal Highway

A request to amend a previous conditional use approval (Resolution No. 174-2003) for Wellness Resource Center located at 7940 North Federal Highway, to allow the existing substance abuse treatment facility to utilize 10,933 square feet of existing space and increase the number of patients from 22 to 85 patients (an increase in 61 patients) including 3,108 square feet of existing space for office use and minor on-site modifications. (CA-03-17R1/SPA/21-95000006)

Representative: Frogner Consulting, LLC

Assigned Staff: Andrew Capra, GIS Planner

Notice: Pursuant to Chapter 2 (Administration), Article VIII (Lobbyist Registration), Sections 2-351 through 2-357, Palm Beach County, Florida, Code of Ordinances, any person who acts as a lobbyist must register at Palm Beach County's Lobbyist Registration site, prior to engaging in lobbying activities before City of Boca Raton staff, boards, committees and/or the City Council, or any member thereof.