

# PROJECTS IN REVIEW

## SEPTEMBER 2022

|                |  |
|----------------|--|
| <b>PZB/CC</b>  | Rezoning, Comprehensive Plan Amendments, Land Use Amendments, Land Development Code Amendments, Conditional Uses, Master Plans, PMD/Residential Site Plans, Wireless Communication Facility Site Plans, DRI Amendments, Development Agreements, Alley and Right-of-Way Abandonments Outside of the Downtown, and Sale/Lease of City-Owned Property   |
| <b>PZB/CRA</b> | *Development Applications Requiring Planning and Zoning Board Review and Community Redevelopment Agency Approval;<br>*Development Applications Requiring both Planning and Zoning Board and Community Redevelopment Agency Reviews and City Council Approval DDRI Amendments, IDA Site Plans, Alley and Right-of-Way Abandonments in the Downtown and Related Code Amendments affecting Downtown |
| <b>PZB</b>     | Development Applications Requiring Planning and Zoning Board Approval Site Plans, PMD/Non-Residential Site Plans, Variances  |
| <b>CC</b>      | General Code Amendments, Sign Code Variances, Plats and Easement Abandonments  |
| <b>AA</b>      | Administrative Approvals: Administrative IDA's, Administrative Subdivisions  |
| <b>PAR</b>     | Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies   |

# PZB/CC

Rezoning, Comprehensive Plan Amendments, Land Use Amendments, Land Development Code Amendments, Conditional Uses, Master Plans, PMD/Residential Site Plans, Wireless Communication Facility Site Plans, DRI Amendments, Plats, Development Agreements, Alley and Right-of-Way Abandonments Outside of the Downtown, and Sale/Lease of City-Owned Property

| Status-<br>CP-Completed<br>IP-In Process<br>PH-Public<br>Hearing | Project/Application<br>Name<br>Location   | Application Type               | Request/Proposal<br>Hearing Date/Action Taken  | Date Filed<br>Planner<br>Assigned | Case No.<br>Related Case               |
|--|---|--------------------------------|--|-----------------------------------|--|
| IP   | <b>Royal Palm Residences</b><br>450 & 468 East Royal Palm Road                                      | Universal Conditional Approval | Request to change the future land use designation for the two (2) properties from RL (Residential Low) to RMH (Residential Medium-High), and rezone the two (2) properties from R-1-D (Single-Family Residential) to R-4 (Multifamily Residential) with a site plan approval to authorize a seven (7) unit, four (4)-story multi-family development with a maximum height of 49 feet, a variance for minimum plot area, and two (2) technical deviations related to parking structure standards for stacked (mechanical) parking and for driveway design.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled | 8/2/2022<br>JG                    | UC-22-02/ZC/VA<br>22-22500002          |
| IP   | <b>Interstate Plaza I &amp; II</b><br>1489 West Palmetto Park Road and 1499 West Palmetto Park Road | Universal Conditional Approval | Proposal for a Universal Conditional (UC) amendment to amend the previously approved site plan in order to change the design of the front façade to the 1499 Building and improve the newly proposed landscaping with a variance to remove the proposed wall on the west side of the property and maintain the existing landscaping in that location.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled   | 7/26/2022<br>JG                   | UC-19-02R1/SPA/VA-22-06<br>22-97500011 |
| IP   | <b>Somerset Academy Boca</b><br>333 SW 4 <sup>th</sup> Avenue                                       | Conditional Use/Site Plan      | Proposal for conditional use and site plan amendments to increase the current student enrollment from 425 students to 600 students.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled   | 7/25/2022<br>ED                   | CA-16-04R2<br>22-95000004              |

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| IP | <b>3101 Office Building</b><br>3101 NW Boca Raton<br>Boulevard                                       | Universal Conditional<br>Approval | Proposal for an amendment to a<br>Universal Conditional (UC)<br>approval to modify previously<br>approved development orders<br>(Ordinance 5528, Ordinance<br>5529, Resolution 097-2020, and<br>Resolution 098-2020) in order to<br>redesign and reconfigure the<br>property and allow for the<br>construction of a one-story,<br>2,400 square foot medical office<br>building.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled  | 7/19/2022<br>TR | UC-18-01R1/SPA<br>22-97500010           |
| IP | <b>Text Amendment to<br/>the B-1 Zoning District<br/>to Allow High Schools</b><br>1700 NW 2nd Avenue | Text Amendment                    | A request for a text amendment<br>to the B-1 (Local Business)<br>zoning district of the City's Code<br>of Ordinances, Section 28-777,<br>to allow high schools as a<br>permitted use in office buildings<br>not exceeding 6,000 square feet,<br>which were built and existing<br>before the year 2000, and where<br>the entire building and plot is<br>occupied by the high school use<br>and providing conditions for such<br>permitted high schools.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled | 7/12/2022<br>JB | AM-22-03<br>22-92500029                 |
| IP | <b>Torah Academy</b><br>328 NW Spanish River<br>Blvd and 3881 NW 3<br>Avenue                         | Conditional Use/Site<br>Plan      | A request to modify the current<br>site plan and conditional use<br>approval to add the property<br>located at 328 Spanish River<br>Boulevard to the site plan for<br>purposes of assembly and<br>religious activities for the<br>students with site modifications<br>to extend existing sidewalks,<br>modify the floor plan, and<br>eliminate the driveways of the<br>new building.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled   | 7/12/2022<br>JG | CA-96-02R1/SPA-22-<br>03<br>22-95000003 |
| IP | <b>Live-Work Unit</b><br>214 SW 2 <sup>ND</sup> Avenue   | Universal Conditional<br>Approval | Proposal to rezone from the R-3<br>(Multifamily Residential) zoning<br>district to the B-2 (Community<br>Business) zoning district, and<br>amend the Future Land Use<br>Map designation from RM<br>(Residential Medium) to PM<br>(Planned Mobility), to enable the<br>construction of a nine (9)-unit,<br>34-bedroom live-work<br>development comprised of 4,700<br>SF of shared office space with a<br>pool, fitness room and rooftop  | 5/24/2022<br>HH | UC-22-01<br>SPA/ZC/VA<br>AM-22-22500001 |

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|    |  |                                    | terrace, and 30 parking spaces. The Applicant also requests a variance from a setback requirement on the northern street frontage along SW 2nd Street (to allow a 15-foot setback when a 30-foot setback is required), and a technical deviation to allow for a 14-space stacked mechanical parking structure.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled  |                 |                            |
| IP | <b>Reinvent Wellness</b><br>170 Northwest 20th Street  | Conditional Use                    | A request for conditional use approval to change the use of an existing retail store to a health and fitness club.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled  | 5/9/2022<br>JG  | CA-87-13R1<br>22-9500001   |
| IP | <b>Boca Midtown Place</b><br>1751 North Military Trail | Site Plan                          | Amendment to a previously approved site plan (SPA-20-13) to allow for the demolition of an existing 23,940 square-foot building, to construct a 121,130 square-foot building comprised of medical office (including surgery and overnight recovery rooms), restaurant, and professional office with a request for two (2) technical deviations from Chapter 28 (parking).<br><b>PZB-</b> Not Scheduled<br><b>CC-</b> Not Scheduled                                       | 3/28/2022<br>TR | SPA-20-13R1<br>22-97500005 |
| IP | <b>6653 Jog Road</b><br>6653 Jog Road                  | Final Plat/ Site Plan<br>Amendment | Request for final plat and site plan amendment approval to replat the property and delete a condition on the "Plaza Real Plat No. 1" plat and amend site plan conditions in order to allow all permitted uses in the Community Business (B-2) zoning district on this B-2 zoned property along with the ability to pursue approval of any B-2 conditional uses per the City's conditional use approval process.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled | 2/22/2022<br>JB | SUB-22-01<br>22-97500004   |

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| IP | <b>Premier Park</b><br>3300 Airport Road                          | Master Plan<br>Amendment/<br>Conditional Use/<br>Site Plan | Proposal to amend the Master Plan resolution for phase two with a new Conditional Use and Site Plan to enable the construction of a 50,600 square foot building for a wholesale/retail showroom and offices at the airport facility.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled  | 12/07/2021<br>HH | SC-13-03R2<br>CA-13-01R2<br>SPA-13-06R2<br>21-95000007 |
| PH | <b>Wellness Resource Center</b><br>7940 North Federal Highway     | Conditional Use/Site Plan                                  | A request to amend a previous conditional use approval (Resolution No. 174-2003), 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 of 61 patients) including 3,108 square feet of existing space for office use and minor on-site modifications.<br><b>PZB:</b> 9/8/2022<br><b>CC:</b> Not Scheduled   | 9/27/2021<br>HH  | CA-03-17R1/SPA<br>21-95000006                          |
| IP | <b>St. David's Learning Academy Expansion</b><br>2300 Yamato Road | Conditional Use/Site Plan                                  | A request to amend a previously approved conditional use and site plan approval to authorize the expansion of the existing 5,084 square foot child care facility that currently accommodates a preschool for up to 60 children, by 10,000 square feet for a new VPK, into a 15,084 square foot child care facility for a maximum occupancy of 234 children (an increase of 174 children); together with landscape and pavement changes including a new playground to replace the existing playground, a new surface parking lot and new overflow parking.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled | 6/7/2021<br>ED   | CA-94-11R2<br>SPA-16-05R1<br>21-95000002               |
| PH | <b>One South Ocean</b><br>1 South Ocean Boulevard                 | Universal Conditional Amendment                            | A request to amend a previous Universal Conditional approval for Ocean Palm, a residential development approved with 70 units, to allow site plan modifications including but not limited to increasing the overall square footage of the building by approximately 26,640 square feet, revising the building elevations to relocate the   | 4/23/2021<br>TR  | UC-16-06R1<br>21-22500002                              |

|                  |   |  | approved swimming pool from the fourth floor to the seventh floor, revising the landscape plan, and increasing the number of parking spaces.<br><b>PZB:</b> 7/7/2022, Recommend Approval (6-0)<br><b>CC INTRO:</b> 7/26/2022<br><b>CC PH:</b> Tabled, to be rescheduled  |                             |  |
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| IP               | <b>Bailey Street Townhomes</b><br>7900 North Federal Highway and<br>621 & 771 Bailey Street | Universal Conditional Approval   | A request for Future Land Use Map designation amendment from Commercial (C) and Residential Low (RL) to Residential Medium (RM), to rezone from Single-Family Residential (R-1-B) to Multi-Family Residential (R-3) and site plan approval to develop twelve (12) townhouse units.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled          | 2/2/2021<br>HH              | UC-21-01<br>21-22500001  |
| IP               | <b>The Collection at Boca Town Center</b><br>5900 Glades Road                               | Site Plan Approval   | Site plan approval to demolish the Sears and Auto Center buildings and construct a 244,000 SF "open-air" development consisting of retail, restaurants, entertainment and/or fitness facilities on an 18.64-acre site.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled  | 10/1/2019<br>TR             | SPA-19-06<br>19-97500012   |
| PH               | <b>Redlhammer Subdivision Lot 21A &amp; 22A</b><br>2600 North Ocean Blvd.                   | CCCL Variance  | Amendment to Coastal Construction Control Line (CCCL) variance application to modify prior submittal and authorize the construction of a 4-story, 9,724 square foot single-family home on a 0.42-acre parcel.<br><b>EAB:</b> 4/28/2022, Applicant requested a 90-day postponement at least.<br><b>PZB:</b> Not Scheduled<br><b>CC:</b> Not Scheduled | 7/13/2021<br>TR             | SC-16-08<br>16-300000009<br>[Note – there was judicial review after the City Council's first determination with regard to the original submittal.] |
| <h1>PZB/CRA</h1> |   | <p><b>*Development Applications Requiring Planning and Zoning Board Review and Community Redevelopment Agency Approval</b></p> <p><b>*Development Applications Requiring both Planning and Zoning Board and Community Redevelopment Agency Reviews and City Council Approval</b></p> |  |                             |  |
| Status           | Project/Application Name Location   | Application Type   | Request/Proposal Hearing Date/Action Taken   | Date Filed Planner Assigned | Case No. Related Case  |
| IP               | <b>How Ya Dough'N</b>   | IDA  | Request to amend a previous Individual Development Approval  | 7/22/2022<br>JG             | CRP-88-02R2<br>22-98000001   |

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|    | 310 East Palmetto Park Road                                    |               | (IDA) (CRP-88-2) for the “How Ya Dough’N” pizzeria project, to authorize a change in use from Office to Retail (High), reduce the square footage from 2,271 square feet to 2,139 square feet (a decrease of 132 square feet) in an existing two (2)-story building, and other site improvements which include modifying the surface parking lot and all building elevations, which will have no impact on the height of the existing structure; with two (2) technical deviations to reduce the required width of a parking aisle from 26’ to 24’ in width, and to eliminate the required off-street truck maneuvering, and an administrative variance relating to a planter island in connection with a disabled parking space.<br><b>PZB:</b> Not Scheduled<br><b>CRA:</b> Not Scheduled  |                 |                            |
| IP | <b>Concierge IDA Extension</b><br>22 SE 6 <sup>th</sup> Street | IDA Extension | A request for an extension to the approved Individual Development Approval (IDA) for the “Concierge Living Facility” project (CRP-17-01), to redevelop the approximately 0.6054-acre site with a facility consisting of an assisted living and memory care residential portion with 52 beds, and an independent living residential portion with 42 units with the entire project totaling 88 units and 129,848 square feet and structured parking totaling 42,872 square feet, with a maximum height not to exceed 98 feet with additional architectural features with a maximum total height not to exceed 112 feet, 7-1/2 inches, together with a technical deviation from paragraph 2(4)(b)2 of the DDRI Development Order to reduce the amount of required parking (calculated based upon the reduced number of beds/units reflected in this IDA), and a technical deviation from Section 23-190(i), Code of Ordinances, to eliminate required off-street | 5/16/2022<br>SL | CRP-17-01R1<br>22-97500008 |

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|    |   |                 | truck maneuvering; and a transfer of authorized development (based upon an equivalency factor for residential units, including assisted living and memory care units) from Downtown Subarea G to Downtown Subarea F, transferring 37,249 square feet of office equivalent development from Downtown Subarea G to Downtown Subarea F, as identified in the Downtown Development Order; resulting in approximately 185,408 square feet of office equivalent development remaining in Downtown Subarea G and approximately zero (0) square feet of office equivalent development remaining in Downtown Subarea F; including a conversion of uses.<br><b>PZB:</b> Not Scheduled<br><b>CRA:</b> Not Scheduled |                  |   |
| IP | <b>343 Residential</b><br>343 E. Royal Palm Rd.   | IDA             | Proposal to construct a six (6)-story residential building with four (4) residential units, an amenity rooftop, and mechanical parking on the ground floor, with two (2) technical deviations related to driveway width and two ingress lanes<br><b>PZB:</b> Not Scheduled<br><b>CRA:</b> Not Scheduled  | 04/04/2022<br>JG | CRP-22-02<br>22-97500006                            |
| IP | <b>The Residences of Boca</b><br>14 SE 4 St., 33 SE 4 St., 41 SE 4 St., and 36 SE 3 St. | IDA/Abandonment | Request for an Individual Development Approval (IDA) to construct a 190-unit, twelve-story building containing townhome and apartment units including structured parking with a maximum height not to exceed 140 feet with additional architectural features with a maximum total height not to exceed 148 feet and a request to abandon a) a portion of SE 4 <sup>th</sup> Street north of the DMBK property; b) a ten (10)-foot portion of an alley west/adjacent to 33 SE 4 <sup>th</sup> Street Associates property and the DMBK property; c) a twenty (20)-foot alley immediately south of the DMBK property; and d) a twenty (20)-foot alley north of the 33 SE 4 <sup>th</sup>                    | 2/14/2022<br>SL  | CRP-22-01<br>22-97500002<br>AB-21-04<br>21-65000004 |



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|    |  |     | Associates property and south of the Compson property<br><b>PZB:</b> Not Scheduled<br><b>CRA:</b> Not Scheduled  |                  |                          |
| IP | <b>Bristal at Boca Raton</b><br>400 South Dixie Highway                                  | IDA | An Individual Development Approval (IDA) to demolish the existing Arbors Professional Office Condominiums and construct a 241-unit Independent, Assisted Living, and Memory Care Facility with 171 beds, 287,962 SF of habitable space, and 43,643 SF of internal structured parking. Two (2) separate nine (9) story towers are proposed, with a maximum height not to exceed 100 feet; including a conversion of uses.<br><b>PZB:</b> Not Scheduled<br><b>CRA:</b> Not Scheduled   | 12/16/2021<br>SL | CRP-21-03<br>21-97500014 |
| IP | <b>Aletto Square</b><br>120 and 130 East Boca Raton Road and 125 East Palmetto Park Road | IDA | A request for an Individual Development Approval (IDA) to develop a mixed-use project generally located on approximately 1.3 acres, consisting of three (3) buildings: 1) a 67,689 square foot office building (Building A) containing 57,626 square feet of office, and 8,637 square feet of Retail (High), approximately 112' feet in height; 2) a 145,890 SF, 93-unit multifamily residential building (Building B) with 3,916 square feet of Retail (High), approximately 136 feet, 6 inches in height; and 3) a 118,297 SF, eight (8)-story, automated parking structure with 357 parking spaces, approximately 92 feet, 10 inches in height. The application also consists of an abandonment of a portion of a ten (10) foot, east/west alley as part of the J. R. CAMPBELLS SUBDIVISION (Plat Book 5, Page 61) to facilitate the construction of the proposed development; including a conversion of uses.<br><b>PZB-</b> Not Scheduled<br><b>CRA</b> – Not Scheduled | 7/29/2021<br>SL  | CRP-21-02<br>21-97500006 |
| PH | <b>Reve Del Mizner</b><br>200 East Boca Raton Road                                       | IDA | An Individual Development Approval (IDA) to construct five (5), three (3)-story townhomes  | 6/2/2021<br>TR   | CRP-21-01<br>21-97500005 |

|        |   |  | with 20 parking spaces, with a maximum height not to exceed 35 feet.<br><b>PZB-7/7/2022</b> , Recommend Approval (6-0)<br><b>CRA – 9/12/2022</b>  |                                   |                          |
|--------|---|--|---|-----------------------------------|--------------------------|
| PZB    |   | Development Applications Requiring Planning and Zoning Board Approval<br>Site Plans, PMD/Non-Residential Site Plans, Variances |   |                                   |                          |
| Status | Project/Application Name<br>Location  | Application Type   | Request/Proposal<br>Hearing Date/Action Taken   | Date Filed<br>Planner<br>Assigned | Case No.<br>Related Case |
| IP     | <b>Modular Office Building</b><br>755 Meadows Road                              | Site Plan  | A request to allow for a modular building to be sited at the rear of the existing Boca Raton Health and Rehabilitation Center, which will house offices and supply storage.<br><b>PZB-Not Scheduled</b>   | 3/9/2022<br>HH                    | SPA-22-01<br>22-97500001 |
| IP     | <b>City Fleet Maintenance Garage and Parking Facility</b><br>2500 NW 1st Avenue | Site Plan  | Site plan approval to construct a new fleet maintenance parking structure with two (2) rooftop parking decks along with additional parking lot modifications at the City's existing Municipal Services complex.<br><b>PZB-Not Scheduled</b>   | 2/16/2022<br>ED                   | SPA-22-02<br>22-97500003 |
| IP     | <b>980 Lago Mar Lane</b><br>980 Lago Mar Lane                                   | Variance   | A resolution considering a (i) variance from Section 28-337 to allow for a ten (10) foot rear yard setback in lieu of the required twenty-five (25) feet; (ii) Variance from Section 28-1579 to allow a five (5) foot, two (2) inch rear yard setback for a pool in lieu of the required ten (10) feet; and (iii) Variance from Section 28-1354(2) to allow a five (5) foot, two (2) inch rear yard setback for a pool deck in lieu of the required seven (7) feet.<br><b>PZB-Not Scheduled</b> | 2/8/2022<br>CW                    | VA-22-01<br>22-87500001  |
| IP     | <b>Colino Residence</b><br>1501 SW 7 Court                                      | Variance   | A resolution considering a variance to the rear yard setback and side setback.<br><b>PZB-Not Scheduled</b>  | 5/5/2022<br>TB                    | VA-22-05<br>22-87500002  |



### General Code Amendments, Plats and Easement Abandonments

|    | Project/Application Name<br>Location or Applicant               | Application Type | Request/Proposal<br>Hearing Date/Action Taken  | Date Filed<br>Planner<br>Assigned | Case No.<br>Related Case |
|----|---|------------------|--|-----------------------------------|--------------------------|
| IP | <b>Bulk Storage of Flammable Liquids</b>                        | Text Amendment   | An ordinance of the City of Boca Raton amending Chapter 28-139, Code of Ordinances related to bulk above-ground storage of flammable liquids.<br><b>PZB:</b> Not Scheduled<br><b>CC INTRO:</b> Not Scheduled<br><b>CC PH:</b> Not Scheduled  | 8/30/2022<br>TR                   | AM-22-04<br>22-92500033  |
| IP | <b>Amendment to B-1 Zoning District</b>                         | Text Amendment   | An ordinance of the City of Boca Raton amending Section 28-777, to allow high schools as a permitted use in office buildings not exceeding 6,000 square feet, which were built and existing before the year 2000, and where the entire building and plot is occupied by the high school use and providing conditions for such permitted high schools<br><b>PZB:</b> Not Scheduled<br><b>CC INTRO:</b> Not Scheduled<br><b>CC PH:</b> Not Scheduled | 7/12/2022<br>JB                   | AM-22-03<br>22-92500029  |
| IP | <b>Technology, Art and Innovation Transit Oriented District</b> | Text Amendment   | An ordinance of the City of Boca Raton to create a new zoning district.<br><b>PZB:</b> Not Scheduled<br><b>CC INTRO:</b> Not Scheduled<br><b>CC PH:</b> Not Scheduled  | 2/11/2022<br>BS                   | AM-22-01<br>22-92500007  |
| IP | <b>Water Features Encroachment</b>                              | Text Amendment   | An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Article XV, Division 3, "Encroachments," Section 28-1354, Code of Ordinances, relating to encroachment of decorative water features in the required front yard (setback) in residential zoning districts.<br><b>PZB:</b> Not Scheduled<br><b>CC INTRO:</b> Not Scheduled<br><b>CC PH:</b> Not Scheduled  | 9/13/2021<br>BS                   | AM-21-10<br>21-92500030  |
| IP | <b>Gas Station Code Amendment</b>                               | Text Amendment   | An ordinance of the City of Boca Raton to amend gas station zoning requirements.<br><b>PZB:</b> Not Scheduled<br><b>CC INTRO:</b> Not Scheduled<br><b>CC PH:</b> Not Scheduled   | 01/11/2021<br>BS                  | AM-21-01<br>21-92500001  |

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| IP | <b>Streamlining - Universal Conditional Approvals, Conditional Uses and Administrative Site Plans</b> | Text Amendment | <p>An ordinance of the City of Boca Raton relating to the procedures for approval of site plans, conditional uses, and conditional Future Land Use Map amendments and rezonings; amending Chapter 23, "Planning and Development," Article VI, "Conditional Land Use Amendments and Rezoning," Code of Ordinances, to (i) authorize amendments to approvals pursuant to the conditional Future Land Use Map amendment and rezoning approval procedures without reference to said procedures where the original approval has been fully implemented (except in cases which increase crest residential density), and (ii) clarify language and procedures, and delete obsolete provisions; amending Chapter 28, "Zoning," Article II, Division 2, "Site Plans," Code of Ordinances, to (i) authorize the City Manager to take administrative action on certain minor site plan amendments, as defined, and (ii) clarify language and procedures, and delete obsolete provisions; amending Chapter 28, "Zoning," Article II, Division 4, "Conditional Use Approval," Code of Ordinances, to (i) allow an amendment to a site plan associated with a conditional use to be amended without requiring an amendment to the conditional use where the site plan amendment will not result in a change of use (except to a permitted use in the zoning district, or a conditional use already approved by the city council), an increase in density or intensity, a reduction in open space or previously required landscaping or a violation of any condition of the conditional use approval, and (ii) clarify language and procedures, and delete obsolete provisions; providing for severability; providing for repealer; providing</p> | 3/17/2021<br>BS | AM-21-02<br>21-92500006 |
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|               |   |  | for codification; providing an effective date.<br><b>PZB:</b> Not Scheduled<br><b>CC INTRO:</b> Not Scheduled<br><b>CC PH:</b> Not Scheduled |  |                                  |
| <b>AA</b>     |   | <b>Administrative Approvals (AA): Individual Development Approvals (AIDA), Administrative Subdivisions</b>   |  |  |                                  |
| <b>Status</b> | <b>Project/Application Name<br/>Location</b>                                  | <b>Application Type</b>  | <b>Request/Proposal<br/>Hearing Date/Action Taken</b>  | <b>Date Filed<br/>Planner Assigned</b> | <b>Case No.<br/>Related Case</b> |
|               | N/A   |  |  |  |                                  |
| <b>PAR</b>    |   | <b>Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies</b>  |  |  |                                  |
|               | <b>Project/Application Name<br/>Location</b>                                  | <b>Request/Proposal</b>  |  | <b>Planner Assigned</b>                | <b>Case No.</b>                  |
|               | <b>Boca Beach Shops</b><br>801-831 East Palmetto Park Road                    | Request for approval of text amendments to the City's Comprehensive Plan Commercial (C) future land use designation and the Code of Ordinances Local Business (B-1) zoning district to allow up to five (5) mixed use residential apartments as a conditional use in any new or existing commercial development not exceeding 16,000 square feet of commercial floor area, east of the Intracoastal Waterway.  |  | JB                                     | 22-90000017                      |
|               | <b>Pulte Family Foundation</b><br>272 South Dixie Highway                     | Proposal for an Individual Development Approval (IDA) to authorize a change in use from 6,047 square feet of Retail (high) to Office and allow for professional office space in the existing one (1)-story structure with a proposed site plan modification that includes a decrease in the overall building square footage from 6,930 square feet to 6,464 square feet (a decrease in 466 square feet), renovation of the building's interior layout and exterior facades, parking spaces, landscaping and an increase in the height of the building with a maximum total height not to exceed twenty six feet, and eleven and nine-sixteenth inches. |  | JG                                     | 22-90000015                      |
|               | <b>Spanish River Road Apartments</b><br>1075 Spanish River Road               | Proposal to replat a property with a multifamily residential (R-4) zoning district into two (2) parcels to allow two (2) single-family homes, along with two (2) variances from lot width and side setback requirements.   |  | TR                                     | 22-90000009                      |
|               | <b>Canaroma Bath &amp; Tile</b><br>6099 North Federal Highway                 | Proposal to combine four (4) parcels located at the southwest corner of North Federal Highway and Hastings Street to construct an approximately 14,000 square foot building with a showroom and warehouse/storage space for a tile and flooring store, with accessory office space.  |  | ED                                     | 22-90000008                      |
|               | <b>French American International School</b><br>2500 NW 5 <sup>th</sup> Avenue | Proposal to increase school enrollment from 26 students to a maximum of 66 students.   |  | HH                                     | 22-90000006                      |

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|  | <b>Boca Valley Plaza</b><br>7401 N. Federal Hwy   | Proposal to redevelop an existing bank building with a drive-through to a coffee shop with a drive-through (fast food restaurant use) and provide for additional commercial uses within the existing commercial center. | TB | 22-90000003 |
|  | <b>910 &amp; 911 NE 24th Street</b>   | Proposal to combine and reconfigure two (2) lots to allow for two (2) single-family homes.  | JP | 22-90000004 |
|  | <b>343 East Royal Palm Road</b><br>343 East Royal Palm Road                               | An Individual Development Approval (IDA) to construct a six (6)-story building with four (4) residential units including structured parking with 10 spaces.   | TR | 22-90000002 |
|  | <b>International Institute for Healthcare Professionals</b><br>6870 North Federal Highway | A request to amend a previously approved site plan to include a new dumpster enclosure, provide electric vehicle and bicycle parking spaces, reflect existing surface parking spaces, and other site improvements.      | TR | 21-90000034 |

### City Staff

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