

PROJECTS IN REVIEW

JANUARY 2023

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, Development Agreements, Alley and Right-of-Way Abandonments Outside of the Downtown, and Sale/Lease of City-Owned Property
PZB/CRA	*Development Applications Requiring Planning and Zoning Board Review and Community Redevelopment Agency Approval; *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
PZB	Development Applications Requiring Planning and Zoning Board Approval Site Plans, PMD/Non-Residential Site Plans, Variances
CC	General Code Amendments, Sign Code Variances, Plats and Easement Abandonments
AA	Administrative Approvals: Administrative IDA's, Administrative Subdivisions
PAR	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- CP-Completed IP-In Process PH-Public Hearing	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	Boca Beach Club CCCL Variance 900 South Ocean Boulevard	CCCL Variance	Request for a variance to build trellis structures seaward of the Coastal Construction Control Line (CCCL). PZB: Not Scheduled CC: Not Scheduled	11/23/2022 GP	SC- 22-07 22-3500001
IP	Spanish River Road Apartments 1075 Spanish River Road	Subdivision	Request for final plat approval to convert one (1) lot currently improved with a multifamily residential structure, into two (2) lots, to allow for the construction of multifamily residential buildings or two (2) single-family homes. The Applicant is also requesting approval of variances to allow reduced lot width and side setbacks. PZB: Not Scheduled CC: Not Scheduled	11/22/2022 CW	SUB-22-05 VA- 22-08 22-8750004
IP	Glades Station East 50 Glades Road	Conditional Use/Site Plan	Request to construct a one (1)-story, approximately 18,000 square-foot building comprised of 11,500 square feet of retail space, 3,500 square feet of professional office space, and a 3,000 square foot eating and drinking establishment with an additional 375 square foot of outdoor dining space, with a total of 137 parking spaces. PZB: Not Scheduled CC: Not Scheduled	9/13/2022 HH	CA-22-03/SPA-22-06 22-9500006
IP	Glades Station West 120 Glades Road, 140 Glades Road, and NW 11 th Street	Conditional Use/Site Plan	Request to construct two (2) one (1)-story buildings: Building A – 6,000 square feet of retail space; Building B – 1,200 square feet of drive-through fast food restaurant and 3,500 square feet of retail space, with a total of 68 parking spaces. PZB: Not Scheduled CC: Not Scheduled	9/13/2022 HH	CA-22-02/SPA-22-05 22-9500005

IP	Royal Palm Residences 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. PZB: Not Scheduled CC: Not Scheduled	8/2/2022 JG	UC-22-02/ZC/VA 22-22500002
IP	Interstate Plaza I & II 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. PZB: Not Scheduled CC: Not Scheduled	7/26/2022 JG	UC-19-02R1/SPA/VA- 22-06 22-97500011
IP	Somerset Academy Boca 333 SW 4 th 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. PZB: Not Scheduled CC: Not Scheduled	7/25/2022 ED	CA-16-04R2 22-95000004
IP	3101 Office Building 3101 NW Boca Raton Boulevard	Universal Conditional Approval	Proposal for an amendment to a Universal Conditional (UC) approval to modify previously approved development orders (Ordinance 5528, Ordinance 5529, Resolution 097-2020, and Resolution 098-2020) in order to redesign and reconfigure the property and allow for the construction of a one-story, 2,400 square foot medical office building. PZB: Not Scheduled CC: Not Scheduled	7/19/2022 ED	UC-18-01R1/SPA 22-97500010

IP	Torah Academy 328 NW Spanish River Blvd and 3881 NW 3 Avenue	Conditional Use/Site Plan	A request to modify the current site plan and conditional use approval to add the property located at 328 Spanish River Boulevard to the site plan for purposes of assembly and religious activities for the students with site modifications to extend existing sidewalks, modify the floor plan, and eliminate the driveways of the new building. PZB: Not Scheduled CC: Not Scheduled	7/12/2022 JG	CA-96-02R1/SPA-22-03 22-95000003
IP	Live-Work Unit 214 SW 2 ND Avenue	Universal Conditional Approval	Proposal to rezone from the R-3 (Multifamily Residential) zoning district to the B-2 (Community Business) zoning district, and amend the Future Land Use Map designation from RM (Residential Medium) to PM (Planned Mobility), to enable the construction of a nine (9)-unit, 34-bedroom live-work development comprised of 4,700 SF of shared office space with a pool, fitness room and rooftop 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. PZB: Not Scheduled CC: Not Scheduled	5/24/2022 HH	UC-22-01 SPA/ZC/VA AM-22-22500001
PH	Boca Midtown Place 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). PZB- 12/15/2022, Recommend Approval CC- 1/10/2023	3/28/2022 JB	SPA-20-13R1 22-97500005

PH	Premier Park 3300 Airport Road	Master Plan Amendment/ Conditional Use/ 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. PZB: 1/5/2023 CC: Not Scheduled	12/07/2021 HH	SC-13-03R2 CA-13-01R2 SPA-13-06R2 21-95000007
PH	One South Ocean 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 approved swimming pool from the fourth floor to the seventh floor, revising the landscape plan, and increasing the number of parking spaces. PZB: 7/7/2022, Recommend Approval (6-0) CC INTRO: 7/26/2022 CC PH: Tabled, to be rescheduled	4/23/2021 TR	UC-16-06R1 21-22500002
IP	Bailey Street Townhomes 7900 North Federal Highway and 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. PZB: Not Scheduled CC: Not Scheduled	2/2/2021 HH	UC-21-01 21-22500001
PH	The Collection at Boca Town Center 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. PZB: 12/15/2022, Failed CC: TBD	10/1/2019 TR	SPA-19-06 19-97500012
PH	Redhammer Subdivision Lot 21A & 22A	CCCL Variance	Amendment to Coastal Construction Control Line (CCCL) variance application to	7/13/2021 TR	SC-16-08 16-30000009

	2600 North Ocean Blvd.		<p>modify prior submittal and authorize the construction of a 4-story, 9,724 square foot single-family home on a 0.42-acre parcel.</p> <p>EAB: 4/28/2022, Applicant requested at least a 90-day postponement.</p> <p>PZB: Not Scheduled</p> <p>CC: Not Scheduled</p>		[Note – there was judicial review after the City Council’s first determination with regard to the original submittal.]
PZB/CRA		<p>*Development Applications Requiring Planning and Zoning Board Review and Community Redevelopment Agency Approval</p> <p>*Development Applications Requiring both Planning and Zoning Board and Community Redevelopment Agency Reviews and City Council Approval</p>			
Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	How Ya Dough’N 310 East Palmetto Park Road	IDA	<p>Request to amend a previous Individual Development Approval (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.</p> <p>PZB: Not Scheduled</p> <p>CRA: Not Scheduled</p>	7/22/2022 JG	CRP-88-02R2 22-98000001
IP	343 Residential 343 E. Royal Palm Rd.	IDA	<p>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</p> <p>PZB: Not Scheduled</p> <p>CRA: Not Scheduled</p>	04/04/2022 JG	CRP-22-02 22-97500006

IP	The Residences of Boca 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 th Street north of the DMBK property; b) a ten (10)-foot portion of an alley west/adjacent to 33 SE 4 th 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 th Associates property and south of the Compson property PZB: Not Scheduled CRA: Not Scheduled	2/14/2022 SL	CRP-22-01 22-97500002 AB-21-04 21-65000004
IP	Bristol at Boca Raton 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. PZB: Not Scheduled CRA: Not Scheduled	12/16/2021 SL	CRP-21-03 21-97500014
IP	Aletto Square 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	7/29/2021 SL	CRP-21-02 21-97500006

			<p>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.</p> <p>PZB-Not Scheduled CRA – Not Scheduled</p>		
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PZB	Development Applications Requiring Planning and Zoning Board Approval Site Plans, PMD/Non-Residential Site Plans, Variances
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Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	International Institute of Health Care 6870 North Federal Hwy	Site Plan	Request for an amendment to the previously approved site plan to authorize additional surface parking spaces, parking lot improvements, and other site improvements. PZB-Not Scheduled	11/15/2022 JB	SPA 82-33R1 22-97500012
IP	Paradise Bank Headquarters 3800 North Federal Highway	Site Plan	Request for site plan approval to construct an approximately 22,000 SF, three (3)-story, bank headquarters building, including two (2) drive-through lanes on an approximately 2.3-acre vacant property. PZB-Not Scheduled	11/16/2022 ED	SPA-22-07 22-97500013
IP	Modular Office Building 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. PZB-Not Scheduled	3/9/2022 HH	SPA-22-01 22-97500001
IP	Colino Residence 1501 SW 7 Court	Variance	A resolution considering a variance to the rear yard setback and side setback. PZB-Not Scheduled	5/5/2022 TB	VA-22-05 22-87500002



General Code Amendments, Plats and Easement Abandonments

	Project/Application Name Location or Applicant	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	R-4 (Multifamily Residential) Zoning District Text Amendment	Text Amendment	A request to amend Section 28-597, Code of Ordinances, to allow single-family structures in the R-4 (Multifamily Residential) zoning district to be subject to the density allowances in the R-4 district, as set forth in Section 28-601, Code of Ordinances, rather than the density allowances set forth in Section 28-336, Code of Ordinances. PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	11/22/2022 CW	AM-22- 09 22-92500042
IP	LIRP Updates	Text Amendment	An ordinance of the City of Boca Raton to modernize the LIRP district regulations, including regulations applicable to office uses, and update certain Planned Mobility Development (PMD) provisions. PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	11/18/2022 BS	AM-22-08 22-92500040
IP	Electric Vehicle Parking Update	Text Amendment	An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Article XVI, "Off-Street Parking and Loading," Code of Ordinances, relating to electric vehicle parking requirements, providing definitions for "Electric Vehicle Capable Parking Space" and "Electric Vehicle Ready Parking Space," increasing the number of required electric vehicle installed parking spaces, and adding requirements for electric vehicle capable and electric vehicle ready parking spaces PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	11/4/2022 JB	AM-22-07 22-92500039
PH	Building Recertification	Text Amendment	An ordinance of the City of Boca Raton amending Chapter 19, "Building Regulations," Article IV, Division 1, Section 19-162,	11/4/2022 BS	AM-22-06 22-92500038

			<p>"Building Recertification Inspection Program," Code of Ordinances, to ensure consistency of the City's building recertification inspection program with the statewide building recertification requirements enacted by the Florida Legislature in 2022.</p> <p>PZB: Not Scheduled CC INTRO: 12/13/2022 CC PH: 1/10/2023</p>		
IP	Fleet Vehicle Parking Text Amendment	Text Amendment	<p>Request for a privately initiated text amendment to the City's Code of Ordinances to revise Section 28-2, Definitions, to provide a definition for fleet vehicle parking and Section 28-1123, Permitted Uses, to allow fleet vehicle parking as a permitted use in the M-3 (Manufacturing Industrial) zoning district.</p> <p>PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled</p>	10/18/2022 JB	AM-22-05 22-92500036
IP	Bulk Storage of Flammable Liquids	Text Amendment	<p>An ordinance of the City of Boca Raton amending Chapter 28-139, Code of Ordinances related to bulk above-ground storage of flammable liquids.</p> <p>PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled</p>	8/30/2022 JB	AM-22-04 22-92500033
IP	Amendment to B-1 Zoning District	Text Amendment	<p>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</p> <p>PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled</p>	7/12/2022 JB	AM-22-03 22-92500029
IP	Enhanced Mobility Development	Text Amendment	<p>An ordinance of the City of Boca Raton for the creation of the Enhanced Mobility Development (EMD) planned development overlay in order to allow mixed-use development including residential, commercial and employment-generating uses to</p>	2/11/2022 BS	AM-22-01 22-92500007

			<p>foster and encourage multimodal transportation, and specifically with appropriate densities and intensities strategically located to enhance use of the Yamato Tri-Rail station.</p> <p>To PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled</p>		
IP	Gas Station Code Amendment	Text Amendment	<p>An ordinance of the City of Boca Raton to amend gas station zoning requirements.</p> <p>PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled</p>	01/11/2021 BS	AM-21-01 21-92500001
PH	Streamlining - Universal Conditional Approvals, Conditional Uses and Administrative Site Plans	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</p>	3/17/2021 BS	AM-21-02 21-92500006

			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 for codification; providing an effective date. PZB: 12/1/2022 CC INTRO: 12/13/2022 CC PH: 1/10/2023		
AA		Administrative Approvals (AA): Individual Development Approvals (AIDA), Administrative Subdivisions			
Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
	N/A				
PAR		Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies			
	Project/Application Name Location	Request/Proposal	Planner Assigned	Case No.	
	Tennis Center at Patch Reef Park 2000 Yamato Road	Request to modify the Tennis Center at Patch Reef Park to reconfigure existing tennis courts, and provide new pickleball courts and surface parking spaces.	TR	22-9000034	
	Ocean Bank 799 North Federal Highway	Request for an Individual Development Approval (IDA) to authorize a change in use from Retail (High) to Office to allow a bank with a full interior buildout with minor modifications to the building elevations.	JG	22-90000033	
	St. Andrew's School – Master Plan Submission 3900 Jog Road	Request to modify a previously approved master site plan to allow the demolition of an existing approximately 9,668 square foot high school classroom building (Rooks Hall) and replace it with a new 26,274 square foot high school classroom building.	JM	22-90000032	
	3010 Office Addition 3010 North Military Trail	Request for a site plan amendment to add a new 7,000 square-foot, single-story building for office use on the south side of an existing office building.	TR	22-90000025	

	Atlantic Aviation 3700 Airport Road	Request to review site plan for a fueling facility at the Boca Raton Airport, including five (5) new above-ground aircraft fuel storage tanks (500-3,000 gallons), reinforced concrete slabs, footings, and single-lane concrete fuel transfer pad.	HH	22-90000027
	Woodfield Country Club Golf Training Facility 3650 Club Place	Request for site plan approval for a new 3,646 square foot golf training facility that consists of a 1,638 square foot terrace with a maximum building height of 24 feet.	JG	22-90000031
	IL. Migliore Restaurant 333 E. Palmetto Park Road	Request for an Individual Development Approval (IDA), to amend IDA No. CRP-11-12 (as amended) to authorize the addition of 1,965 square feet of retail space (an increase from 3,931 square feet to 5,896 square feet) or 5,849 square feet of Office Equivalent Development to an existing building for a new mezzanine level which includes the expansion of 2,577 square feet of indoor customer service area (CSA), 630 square feet of outdoor CSA, and 29 linear feet of bar, with minor modifications to the building's southern elevation, which will have no impact on the height of the existing building.	JG	22-90000028
	Boca Raton Beach Club Cabana Conversion 900 S. Ocean Blvd.	Request to convert second story cabanas to guest rooms and replace existing lawn/ pavement with a new pool area eastward of the Coastal Construction Control Line.	ED	22-90000030
	Boca Raton Beach Club Masterplan 900 S. Ocean Blvd.	Request to amend the master plan to remove reference to the "Jewel" residential building to be replaced with a member/arrival building.	ED	22-90000029
	Concierge Multifamily 22 Southeast 6 th Street	Request for an Individual Development Approval (IDA) to amend IDA No. CRP-17-01 (as amended) to authorize the redevelopment of the site with 48 multifamily residential units totaling 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, seven (7) and 1/2 inches, together with a technical deviation from Section 23-190(i), Code of Ordinances, to eliminate required off-street truck maneuvering.	SL	22-90000026
	Recovery Racing 6403 W. Rogers Circle	Request for conditional use approval pursuant to Section 28-1124(d), Code of Ordinances, to allow service and repair of vehicles in association with a new automotive sales and storage facility, with exterior façade renovation, but with no proposed modification of building footprint or surface parking.	ED	22-90000022
	The Boca Raton – Harborside 501 East Camino Real	Request to amend the master plan to construct a new parking structure and a residential building with 190-dwelling units.	ED	22-90000024
	Religious Assembly Text Amendment 4742-4770 NW 2 nd Avenue	Request to approve a text amendment to allow for religious assembly uses in the Light Industrial (M-1) and General Industrial (M-2) zoning districts.	TR	22-90000023

	Spanish River Office, LLC 170 NW Spanish River Blvd	Request to allow approval of a conditional use, specifically general retail or medical office, at the subject site which is in the General Industrial (M-2) zoning district.	ED	22-90000021
	Ordinance No. 4035 Text Amendment	Request to amend the Boca Raton Downtown Development of Regional Impact (DDR1) development order to authorize the Office allocation in Subarea D to be reduced by up to 90%; determining that the revision does not constitute a substantial deviation requiring further development of Region Impact Review, subject to conditions.	SL	22-90000018
	Boca Beach Shops 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
	Pulte Family Foundation 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
	Spanish River Road Apartments 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
	Canaroma Bath & Tile 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
	French American International School 2500 NW 5 th Avenue	Proposal to increase school enrollment from 26 students to a maximum of 66 students.	HH	22-90000006
	Boca Valley Plaza 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
	910 & 911 NE 24th Street	Proposal to combine and reconfigure two (2) lots to allow for two (2) single-family homes.	JP	22-90000004

City Staff					
BS	Brandon Schaad, AICP Director	(561) 393-7789 bschaad@myboca.us	TR	Tamashbeen Rahman, AICP Chief Planner	(561) 393-7771 trahman@myboca.us
JB	Jim Bell, AICP Long Range Project Manager	(561) 393-7796 jmbell@myboca.us	SL	Susan Lesser Senior Planner	(561) 393-7956 slesser@myboca.us
HH	Heather Hansen Senior Planner	(561) 393-7866 hhansen@myboca.us	JG	Jacob German Planner	(561) 393-7783
SS	Sheila Secondi Senior Code Compliance Officer/Environmental	(561) 393-7835	GP	Greg Polidora, Senior Environmental Officer	(561) 393-7960 gpolidora@myboca.us
ED	Eoin Devlin GIS Planner	(561) 393-7845 edevlin@myboca.us	JP	Jonathan Peservich Property Specialist/Appraiser	(561) 393-7776 jpeservich@myboca.us
TB	Tori Boone Zoning Manager	(561) 393-7939 tboone@myboca.us	KF	Ketcia Fleurilus Land Development Coordinator	(561) 982-4053
GW	Gregory Wienbarg Zoning Officer	(561) 393-7792 gwienbarg@myboca.us	CW	Courtney Wood Zoning Officer	(561) 393-7825 cwood@myboca.us
PK	Pamela Kitchen Zoning Officer, PT	(561) 544-8530	EJ	Nellie Jean Zoning Technician	(561) 393-7909 ejean@myboca.us
	VACANT Zoning Officer	(561) 393-7825			