

PROJECTS IN REVIEW

DECEMBER 2020

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
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
ZBVA	Development Applications Requiring Approval by the Planning and Zoning Board Variances
CC	General Code Amendments, Sign Code Variances, and Easement Abandonments
PA	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	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	Pine Crest Preparatory School 2700 St. Andrews Blvd.	Master Plan Amendment/Conditional Use	Request for an amendment of a previously approved master plan, conditional use and site plan approvals to construct a 5,808 square foot, 2-story "Learning Commons" building where a courtyard is currently reflected on the master plan. PZB: Not Scheduled CC: Not Scheduled	11/16/2020 HH	CA-07-17R1/SPA-07-29R1 20-95000005
IP	Kingsbridge Street Rezoning 690 Jeffery Street	Rezoning	Request to rezone from Multifamily Residential (R-2/R-3) district to Single-Family Residential (R-1-G) district to allow for the future construction of 10 single-family homes on 10 prior platted 50-foot by 140-foot lots on an approximately 1.61-acre site. PZB: Not Scheduled CC: Not Scheduled	11/12/2020 JL	ZC-20-01 20-67500001
IP	North Boca Raton Self Storage and Retail 7021 and 7101 North Federal Highway	Universal Conditional Approval	Request to amend a previously approved Universal Conditional application (UC-17-02-R1) to allow phasing in order to construct a self-storage use in Phase I and a retail use in Phase II. PZB: Not Scheduled CC: Not Scheduled	10/05/2020 OJ	UC-17-02R1 20-22500003
IP	Yagdil Torah Mikvah 460 NW Spanish River Boulevard	Conditional Use	A request for conditional use and site plan approval to convert a single-family residence into a mikvah (ceremonial bath house) to be used for religious purposes together with technical deviations for parking and driveway reservoir, and variances from plot width and landscape buffer requirements. PZB: Not Scheduled CC: Not Scheduled	8/26/2020 HH	CA-20-04/SPA-20-11/VA-20-03 20-950000004

PH	Lynn University 3601 North Military Trail	Conditional Approval Amendment	Proposal to amend condition of approval #29 in Resolution 070-2019 for the timing of constructing for required traffic improvements from "prior to the issuance of any main use building permit" to require submitting construction plans and providing a letter of credit or cash bond for the traffic improvements prior to issuance of any main use building permit, and completing construction of the traffic improvements prior to issuance of certificate of occupancy. PZB: 10/22/2020, Recommend Approval (6-0) CC: Not Scheduled	4/21/2020 JL	CA-10-04R2 20-95000003
IP	Brightline 400 Northwest 2nd Avenue (Northwest Boca Raton Boulevard), 101 Northwest 4th Street, and 151 Northwest 4th Street	Universal Conditional Approval	Request for a Universal Conditional Approval (UC) modification and site plan amendment, with technical deviations for a modification in driveway design and a reduction in driveway reservoir distance, to allow for the construction of an approximately one (1)-story, 8,925 square foot train station and a 4.5 story, 171,050 square foot parking structure along with parking lot modifications to a 6.98 acre property containing a previously approved 41,932 square foot library and community garden. PZB: Not Scheduled CC: Not Scheduled	3/16/2020 JMB	UC-11-05R1 20-22500001
PH	Spanish River Presbyterian Church 2400 W. Yamato Road	Conditional Use	Request for conditional use approval to allow for the construction of a two (2)-story, 24,410 square foot classroom and cafeteria building with a 1,144 square foot covered walkway. In addition, a request for site plan approval to amend the approved master plan/site plan to eliminate approximately 27,221 square feet of previously approved uses and relocate the current outdoor pavilion cafeteria. PZB: 12/3/2020 CC: Not Scheduled	2/18/2020 HH	CA-20-03/SPA- 20-02 / 20- 95000002

IP	ABC Fine Wine & Spirits Store 211B 6998 North Federal Highway	Site Plan Approval	Proposal for a three (3) phased redevelopment consisting of the partial demolition of an approximately 10,884 square foot existing one (1) story retail building to construct a new approximately 13,982 square foot two (2) story retail building and an approximately 4,025 square foot one (1) story retail building. PZB: Not Scheduled CC: Not Scheduled	11/19/2019 AC	SPA-19-08 19-97500017
IP	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: Not Scheduled CC: Not Scheduled	10/1/2019 OJ	SPA-19-06 19-97500012
IP	Hidden Valley Civic Recreational Center 7601 East Country Club Boulevard	Conditional Use/T-Plat	i. Conditional use approval to allow redevelopment of the vacant Boca Raton Country Club Golf Course to construct a 64,135 square foot (SF) civic recreational on the southern half of an overall 55.12-acre site. ii. Site plan approval to allow redevelopment of the vacant Boca Raton Country Club Golf Course to include eleven (11) single family estate homes on the northern half of an overall 55.12 acre site, and a 64,135 SF civic recreational center including an indoor fitness center, swimming pool, multi-purpose room, administrative offices with accessory outdoor recreational uses including two (2) soccer fields, four (4) tennis courts, four (4) basketball courts, playground, canoe and kayak dock on the southern half of an overall 55.12 acre site. iii. Tentative Plat approval to replat the vacant Boca Raton Country Club Golf Course to reflect the subdivisions proposed with the site plan application. PZB: Not Scheduled CC: Not Scheduled	6/28/2019 OJ	CA-19-02 SPA-19-03 SUB-19-03 19-95000001

IP	The Beresford Condominium 350 South Ocean Boulevard	CCCL Variance	Request a variance to allow construction of structures including an expansion of an existing wood deck from 5,365 SF to 6,354 SF seaward of the Coastal Construction Control Line (CCCL) on a 2.55-acre site. PZB: Not Scheduled CC: Not Scheduled	5/23/2019 JL	SC-19-03 19-30000003
IP	Boca Surgery Center 501 West Glades Road	Universal Conditional Modification	Proposal considering the modification of conditions of a Universal Conditional (UC) Approval (Ordinance No. 3792) to amend an approved site plan (Planning and Zoning Board Resolution No. 91-05) and allow the construction of a new two-story, 11,737 SF medical office building, Building "B", adjacent to an existing two-story, 20,617 SF medical office building, Building "A", together with a technical deviation from Section 28-1655, Code of Ordinances, to reduce the number of required parking spaces on an overall 2.96 acre site. PZB: Not Scheduled CC: Not Scheduled	2/20/2019 TR	UC-86-01R4 SPA 19-22500001
PH	Casa Sobre La Roca Church and Revival Life Church 4742-4770 Northwest Boca Raton Boulevard	Conditional Use/Site Plan Approval	Proposal to consider allowing two (2) places of worship within tenant bays in an existing 1-story, 35,796 SF building on an overall 3.28 acre site consisting of the following: 1) A 112-seat place of worship in a 5,010 SF tenant bay including administration offices and home schooling for 14 middle and high school students for Casa Sobre La Roca Church; and 2) A 108-seat place of worship in a 3,916 SF tenant bay for Revival Life Church. PZB: 1/23/2020, Recommend Approval (6-1) CC: TBD	9/7/2018 JL	CA-18-02 SPA-18-11 18-95000004
PH	Pine Circle Villas 101 Pine Circle	Universal Conditional Approval	Proposal to amend the previously approved Pine Circle Villas Planned Unit Development (PUD) approval to allow exterior architectural modifications, and to reduce the building footprints on a 1.14-acre site. PZB: 12/3/2020 CC: Not Scheduled	8/23/2019 OJ	UC-13-03R1 19-57500002

PH	APEC Gas Station 5899 North Federal Highway	Conditional Use/Site Plan	Conditional Use and Site Plan approval to demolish a vacant 1,790 SF convenience store/gas station with four (4) fuel dispensers and sixteen (16) fueling positions and construct a new 2,788 SF convenience store/gas station with six (6) fuel dispensers and twelve (12) fueling positions including driveway and parking lot modifications on a 0.60-acre site. Technical deviations and variances are also being requested. PZB: 9/17/20, Recommend Approval (7-0) CC: 11/10/20	5/7/2018 JL	CA-18-01 SPA-18-03 VA-18-03 18-95000002
PH	LIV ON 5TH 2600 Northwest 5th Avenue	Universal Conditional Approval	Universal conditional use approval for a phased housing development consisting of the following: i. Future land use map amendment from a Residential Low (RL) future land use designation to a Residential High (RH) future land use designation on an overall 12.08-acre site. ii. Rezoning from a Multi-Family Residential (R-3-D) zoning district to a Multi-Family Residential (R-5-A) zoning district on an overall 12.08-acre site. iii. Master plan approval for a phased Planned Unit Development (PUD) to allow for the construction of a 4-story, 240-unit housing facility and the inclusion of an existing 22,738 SF place of worship on an overall 12.08-acre site. iv. Tentative plat approval to allow subdivision of the property. v. Conditional use approval to allow for the inclusion of an existing 22,738 SF place of worship in the PUD on an overall 12.08-acre site. vi. Site plan approval to allow for the construction of a 4-story, 240-unit housing facility and the inclusion of an existing 22,738 SF place of worship with a technical deviation to allow a reduction in the project's gated reservoir distance on an overall 12.08-acre site.	9/18/2017 TR	UC-17-03 SC/ZC/PUD/CA/ SPA EA-18-16 EA-18-17 17-22500003

			PZB: 5/2/2019, Recommend Approval (5-0) CC INTRO: 8/25/2020 CC PH: Not Scheduled		
PH	Connected Life Christian Church 2500 Northwest 5th Avenue	Site Plan Amendment	Site plan amendment to allow reconfiguration of the parking and landscape areas on a 22,738 SF place of worship facility and allow the inclusion of the place of worship into the LIV on 5th project (SPA-81-44R3/17-22500003). PZB: 5/2/2019, Recommend Approval CC: Not Scheduled	9/18/2017 TR	UC-17-03 SC/ZC/PUD/CA/ SPA 17-22500003

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**

Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	Petroleum Realty I (PRI Camino) 299 West Camino Real	Administrative IDA	Request for an Administrative Individual Development Approval (IDA) to demolish an existing 1-story, 2,428 square foot automotive service station including a convenience store and car wash, and construct a new 2-story 4,716 square foot automotive service station with three (3) pump islands and seven (7) fueling stations, convenience store and car wash.	10/02/2020 SL	CRP-20-01A 20-98000004
IP	51 NW 1st Avenue 51 Northwest 1st Avenue	Administrative IDA	Request for an Administrative Individual Development Approval (AIDA) to authorize a façade change, drive through, and other site improvements for an existing 1,669 SF, one (1) story Retail (High) structure, no greater than 35 feet in height.	10/13/2020 SL	CRP-20-02A 20-98000005
IP	Retail Office Building 190 W. Palmetto Park Road	Administrative IDA	Administrative Individual Development Approval (IDA) amendment to IDA No. CRP-14-02, as amended, to authorize the addition of an unenclosed, roofed-structure to be	8/13/2020 SL	CRP-14-02R2A 20-98000003

			located over the west open stair (stair no. 1) at the main roof level.		
IP	Camino Square Administrative IDA 171 West Camino Real	Administrative IDA	Administrative Individual Development Approval Amendment to IDA No. CRP-16-02 to Phase 1 to increase the total square footage of Phase 1 by 3,201 square feet due to an increase in habitable space by 4,909 square feet and a decrease in the square footage of the parking structure by 1,708 square feet.	4/21/2020 SL	CRP-16-02R1A/20-98000002
IP	Mizner 200 (Alina) 210-398 Southeast Mizner Boulevard	Administrative IDA	Administrative Individual Development Approval (IDA) to modify the approved site plan by adding a guard house, gate, a reconfigured ingress/regress, and other minor modifications.	11/18/2019 SL	CRP-16-01R3A 19-98000005
IP	Royal Palm Place Hotel 200 South Federal Highway	IDA Amendment	Amendment to a previously approved Individual Development Approval, CRP-00-02R5, to demolish approximately 13,000 SF of retail/restaurant within Royal Palm Place and construct a mixed-use, 10-story, 140-room extended stay-hotel with retail/restaurant uses and a parking structure including one (1) technical deviation from Ordinance No. 4035, Section 2(4)(b)3 relating to a reduction in the required shared parking for the site and three (3) technical deviations from Section 23-190(i), Code of Ordinances, to reduce the required reservoir distance, reduce the required radius, and to reduce the required driveway width within the Downtown on a 0.92 acre site. PZB-Not Scheduled CRA – Not Scheduled	4/8/2019 SL	CRP-00-02R6 19-97500006
IP	Royal Palm Assisted Living Facility 375 East Royal Palm Road	IDA Amendment	Amendment to a previously approved Individual Development Approval	01/09/2019 SL	CRP-15-01R1

			(IDA), CRP-15-01, for an adult assisted living facility, to reduce the total number of units from 193 units to 161 units, reduce the total number of beds from 203 beds to 175 beds, reduce the number of memory care units from 63 units to 36 units, decrease the number of studios and increase the number of 2 bedroom units, and eliminate the previously approved transfer of 520 SF of Office Equivalency (OE) from Subarea G to Subarea C within the Downtown on a 1.02 acre site. PZB -Not Scheduled CRA -Not Scheduled		19-97500002
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PZB

**Development Applications Requiring Planning and Zoning Board Approval
Site Plans, PMD/Non-Residential Site Plans**

Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	Toby and Leon Cooperman Pavilion 745 Meadows Road	Site Plan	Site plan approval to demolish three (3) existing medical office buildings in order to construct a new three (3) story, 61,500 square foot office building and a four (4) story parking structure with 382 parking spaces. PZB : Not Scheduled	9/21/2020 TR	SPA-20-12 20-97500015
IP	Boca Raton Regional Hospital – Central Energy Plant 800 Meadows Road	Site Plan	Site Plan approval to demolish the existing Central Energy Plant and construct a new Central Energy Plant. PZB : Not Scheduled	8/31/2020 TR	SPA-12-02R3 20-97500014
IP	Boca Center 5050 Town Center Circle	Site Plan	Site Plan approval to subdivide a planned development into eight (8) parcels pursuant to Section 8.6 of the United Land Development Code (ULDC). PZB : Not Scheduled	7/15/2020 OJ	SPA-05-06R2 20-97500013
IP	LCL Condominium 200 West Palmetto Park Road	Site Plan	A technical deviation to allow the reservation of all parking spaces on site to allocate required parking for each tenant occupying the existing building. PZB : Not Scheduled	5/19/2020 TG	SPA-20-09 20-97500010

IP	Chick-Fil-A Palmetto #4484 1277 W. Palmetto Park Road	Site Plan	A request for a site plan approval to demolish an existing bank to allow the construction of an approximately 4,240 square foot, drive-thru restaurant, with a technical deviation request from Section 23-190, Code of Ordinances, to decrease driveway reservoir length. PZB: Not Scheduled	5/1/2020 OJ	SPA-20-07/20-97500008
IP	Boca Raton Innovation Campus 5000 T-Rex Avenue	Site Plan	A request for a site plan amendment to revise a previously approved site plan to demolish a portion of a structure and remove landscaping, in order to construct a covered drive-thru area, a three (3) story structured parking, modify internal site circulation, and to provide additional surface parking spaces. The Applicant is also requesting to amend the Boca Technology Center DRI Master Pan map H-1 to increase parking. PZB: Not Scheduled	4/23/2020 OJ	SPA-03-01R1 20-97500007
IP	Lynn University Student Housing 3601 North Military Trail	Site Plan	Proposal to construct a 341-bed, three (3)-story, 113,097 square-foot residence hall that is currently shown on the approved Master Plan in a slightly different location, with no changes to the amount of open space, and layout change of the northern parking area on the west side of the baseball field that will result in fourteen (14) additional parking spaces. The Project is proposed to be located at the southwest corner of the campus. PZB: Not Scheduled	4/21/2020 JL	SPA-20-04/20-97500006
IP	MCM Logistics Center at Boca Park of Commerce 644 Park of Commerce Way	Site Plan	Site plan approval to construct two (2) warehouse buildings totaling approximately 121,000 SF for storage and distribution operations. PZB: Not Scheduled	2/20/2020 JL	SPA-20-03/ 20-97500001
IP	Bicycle Club Office Building 1908 Northwest 4th Avenue	Site Plan	Site plan approval to construct a 2,000 SF free-standing office building at an existing apartment complex and allow the abandonment of a utility easement on a 2.68-acre site. PZB: Not Scheduled	8/14/2018 AC	SPA-18-08 18-97500020

PH	Vista Townhomes 1830 Northwest 4 th Avenue and 1845 Northwest 15 th Vista	Site Plan	Site plan approval to allow the construction of a 5-unit townhome building and a 4-unit townhome building for a total of nine (9) 2-story townhome units on two (2) vacant lots comprising of approximately 0.67 acres. PZB: 12/3/2020	6/5/2018 AC	SPA-18-04/ 18-97500010
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ZBVA

Variance Applications Requiring Approval by the Planning & Zoning Board Variances

Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
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General Code Amendments, Sign Code Variances, and Easement Abandonments

Status	Project/Application Name Location or Applicant	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
PH	Water Supply Facilities Work Plan	Text Amendment	An Ordinance of the City of Boca Raton considering amendments to the Infrastructure Element of the City's Comprehensive Plan to update the City's 10-year Water Supply Facilities Work Plan, incorporate alternative water supply projects identified in the South Florida Water Management's District's Regional Water Supply Plan, and revise potable water Level of Service standards. PZB-10/8/2020, Recommend Approval (6-0) CC-Not Scheduled	HH	SC-20-03 20-30000003
PH	MC District	Text Amendment	An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Code of Ordinances, by amending Article XI, Division 10, "MC Medical Center District," Section 28-927, "Yards," Code of Ordinances, to modify the minimum yard (setback) requirements of building over 25 feet in height, and by amending Article XVI, "Off-Street Parking and Loading," Section 28-1653, "Design," Code of Ordinances, to reduce the minimum parking stall dimension for requirements for surface parking lots accessory to	BS	AM-20-07 20-92500027

			a hospital in the MC Medical Center zoning district PZB-10/8/2020 , Recommend Approval (6-0) CC-11/10/2020		
PH	Athletic Training Facilities	Text Amendment	An ordinance of the City of Boca Raton amending Chapter 28 "Zoning," Code of Ordinances, to provide for athletic training facility uses and define such uses; amending Article XII, "Industrial Districts," to provide for an "athletic training facility" as a permitted use in the M-1 Light Industrial and M-3 Manufacturing Industrial districts; amending Article XV, Division 1, "Supplementary District Regulations," Section 28-1316, "Athletic Training Facilities," to establish regulations for such uses and establish a 15,000 square footage limit; amending Article XVI, Section 28-1655, "Required Off-Street Parking," to provide parking standards for athletic training facilities; amending Article XII, Division 6, "M-1 Light Industrial District," Section 28-1097, "Permitted Uses," to provide consistency in terminology and formatting with respect to athletic training facilities PZB-12/3/2020 CC-Not Scheduled	2/12/20 JB	AM-20-01 20-92500008
PH	City Government Uses	Text Amendment	An ordinance amending residential and nonresidential zoning districts in the City to allow as permitted uses, and in some cases as conditional uses: any buildings, facilities and uses owned, operated, utilized or conducted by the City; parks and park facilities owned or operated by the City, the Greater Boca Raton Beach and Parks District or the County; to ensure consistency with existing regulations in Section 28-1305 of the City's Code and subject to new provisions in Section 28-1305. In addition, the City Code is being amended to authorize either the Planning and Zoning	1/11/2019 JB	AM-19-01 19-92500001

			Board, Parks and Recreation Board, or City Council to determine required setbacks and landscape buffers (if applicable) in residential and nonresidential zoning districts for the above mentioned uses, per modified requirements in Section 28-1305 of the City's Code. Finally, the City Code is anticipated to be amended to modify the Public Land (PL) zoning district to ensure consistency with Section 28-1305 and create new regulations in the PL zoning district. PZB: 11/5/2020 CC: Not Scheduled		
PH	Schools in R-B-1 Zoning District	Text Amendment	Ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Section 28-724, Code of Ordinances, to authorize business, trade, technical or secretarial schools as permitted uses in the Motel-Business (R-B-1) zoning district. PZB: 1/3/2019, Recommend Approval (7-0) CC: Not Scheduled	5/30/2018 JB	AM-18-05 18-92500018
IP	Airport Regulations	Text Amendment	Text amendment to provide airport-related regulations. PZB: Not Scheduled CC: Not Scheduled	11/21/2016 JL	AM-16-10 16-92500012

Sale or Lease of City-Owned Property

Status	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
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Alley and Right-of-Way Abandonments

PA		Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies			
Status	Project/Application Name Location	Request/Proposal	Date Filed Planner Assigned	Case No.	
	U-Haul Warehouse 160W Yamato Road	Proposal to allow a U-Haul U-box warehouse with incidental truck leasing and sales in an existing 49,837 square foot building in the General Industrial (M-2) zoning district.	TG	20-90000041	
	BRRH – Gloria Drummond Patient Tower 800 Meadows Road	A request for site plan amendment to authorize the expansion of the existing hospital to add a 437,394 square-foot, nine (9)-story patient tower with surface parking	TR	20-90000038	

		modifications, driveway modifications along Meadows Road and a reconfiguration of the loading dock.		
	Surface Parking Modification – Boca Center 21046 Commercial Trail	A request for site plan amendment to authorize the reconfiguration of existing surface parking spaces within Boca Center and a technical deviation for an exception to the requirement for on-site parking, to allow the construction of additional surface parking spaces on a parcel of land owned by Lake Worth Drainage District to the north of Boca Center, for a net increase of 62 parking spaces to be utilized by Boca Center.	OJ	20-90000040
	955 Lago Mar PUD Amendment 955 Lago Mar Lane	Proposal to amend the Lago Mar Planned Unit Development (PUD) to allow for the enclosure of a 244 square-foot second floor covered patio that is within the PUD approved 20-foot rear setback.	JL	20-90000036
	Bailey Street 7900 N. Federal Hwy, 621 Bailey Street, and 771 Bailey Street	Proposal to amend the Future Land Use Map designation from Residential Low (RL) to Residential Medium (RM), and to change the zoning from Single-Family Residential (R-1-B) to the Multifamily Residential (R-3) zoning district of vacant parcels (PCN 06434632120090040/ 621 Bailey Street, and 771 Bailey Street) to develop twelve (12) multifamily residential units. In addition, the applicant is proposing to construct an electric charging station, an accessory car wash, and a retail use in a Motel Business R-B-1 zoned property, located at 7900 N. Federal Highway.	OJ	20-90000035
	Best Western Redevelopment 2700 N Federal Highway	Proposal to redevelop the existing Best Western facility to create restaurants, retail stores, and professional office (dental) space in two (2) separate phases of development.	JL	20-90000031
	Citadel Care Center 8250 Congress Avenue	Proposal to modify a previously approved project, Boca Senior Living, to reduce the number of assisted living facility (ALF) beds and to eliminate a memory care unit and medical clinic, in order to add a skilled nursing and rehabilitation center and dialysis center.	TR	20-22500002
	Public Storage of Boca Raton 801 Clint Moore Road	Proposal to amend the City Code related to self-storage facilities, in order to expand an existing storage facility located at 801 Clint Moore Road onto a parcel to the west of this property.	HH	20-90000027
	BellSouth Telecommunications 5140 Congress Avenue	Proposal to subdivide and convey the northern 2.5-acre portion of the 5.0-acre property to the owners of the property to the north (790 Park of Commerce Blvd).	HH	20-90000029
	St David Learning Academy Expansion 2300 Yamato Road	Proposal to amend Resolution No. 148-2016 and expand an existing 5,084 square foot building that currently accommodates a preschool for up to 60 children, by 10,000 square feet for a new VPK, to provide a 15,084 square foot child care facility with a maximum projected student occupancy of 234 (an increase of 174 students); together with landscape and pavement changes to the property including a new playground to replace the existing playground, a new parking lot and new overflow parking.	AC	20-90000026
	160 Yamato Warehouse 160 W. Yamato Road	Proposal to add a partial second floor (5,015 sq ft) within an existing 49,800-sq ft warehouse building, without increasing the footprint. The planned use of the space would result in a 7,557 sq ft increase in office space and a 7,593 decrease in storage space.	HH	20-90000022
	Palmetto Park Square I 1401 West Palmetto Park Road	Site plan amendment to subdivide an existing building into three (3) tenant spaces resulting in modifications to the	TG	20-90000019

		footprint of the building and site layout. Adjustments to the parking area and drive aisles are proposed to accommodate the site modifications which include, addition of parking stalls and landscape islands, and improved circulation.		
	Boca Scooters 108 Northwest 4 th Street	Proposal to relocate a business from an existing building adjacent to the current building. The building is approximately 4,576 square feet on an 0.187 acre lot, with limited area for on-site parking.	HH	20-90000016
	Lynn University – Snyder Center 3601 North Military Trail	Proposal to modify the existing Snyder Health & Wellness Center to enclose the loading dock area to increase the interior square footage by 424 SF.	OJ	20-90000014
	SBA Office Building 8051 Congress Avenue	Amendment to the previously approved site plan to relocate the proposed office building, increase the floor area of the proposed office from 63,359 square feet to 92,890 square feet, and construct new parking structure.	OJ	20-90000009
	Navinta III 1003 Clint Moore Road	Proposal to modify the parking lot as a result of renovations to the exterior of an existing warehouse building to include an emergency exit staircase, modification of the dock for loading and unloading, and installation of three (3) back-up generators and a chiller.	3/30/2020 TG	20-90000013
	Royal Palm Yacht & Country Club Guardhouses 500 East Camino Real and 120 Royal Palm Way	Proposal for the replacement of two existing (2) guardhouses at the entrances of the residential community.	3/13/2020 JP	20-90000008
	Broken Sound Club 2300 Willow Springs Drive	Proposal to allow three (3) pickleball courts at the tennis center by reducing the size of an existing basketball court and by eliminating eleven (11) parking spaces.	2/11/2020 TG	20-90000005
	462 Manchester Street 462 Manchester Street	Proposal to rezone a site with an existing one (1)-story residence from a single-family residential (R-E-1) district to the Motel-Business (R-B-1) district for the future expansion of parking for the existing two (2)-story medical office to the east.	1/23/2020 AC	20-90000002

City Staff

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TR	Tamashbeen Rahman, AICP Chief Planner	(561) 393-7771 trahman@myboca.us	JP	Jonathan Peservich Property Specialist/Appraiser	(561) 393-7776 jpeservich@myboca.us
AC	Andrew Capra GIS Planner	(561) 393-7845 acapra@myboca.us	NF	Nora Fosman Senior Environmental Officer	(561) 393-7960 nfosman@myboca.us
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