

PROJECTS IN REVIEW

JULY 2021

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
CC	General Code Amendments, Sign Code Variances, 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	Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed Planner Assigned	Case No. Related Case
IP	St. David's Learning Academy Expansion 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. PZB: Not Scheduled CC: Not Scheduled	6/7/2021 AC	CA-94-11R2 SPA-16-05R1 21-9500002
IP	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: Not Scheduled CC: Not Scheduled	4/23/2021 TR	UC-16-06R1 21-2250002
IP	3000 South Ocean Boulevard 3000 S. Ocean Boulevard	CCCL	Coastal construction control line (CCCL) variance to replace an existing seawall in a new location seaward of the existing seawall and the replacement of the existing pool and deck with all work being done seaward of the CCCL. PZB: Not Scheduled CC: Not Scheduled	4/27/2021 JL	SC-21-03 21-3000003

IP	Public Storage of Boca Raton/Calusa Veterinary Center 801 Clint Moore Road 6900 Congress Avenue	Universal Conditional Approval	<p>i. A request for a universal conditional approval including a small-scale Future Land Use Map amendment from Manufacturing Industrial to Commercial, a rezoning from the Manufacturing Industrial (M-3) district to the Commercial district, a conditional use approval, and a site plan for a self-storage facility.</p> <p>ii. A request to amend Section 28-1310(2), Code of Ordinances, related to a self-storage facility with interior storage unit access, so that the provisions of that section applies to an existing self-storage facility and a vacant land adjacent to an existing self-storage facility.</p> <p>iii. A request for a universal conditional amendment to the Calusa Veterinary Clinic approval, including an amendment of a previously approved site plan, revisions to the conditions of approval, and a replat to add the easternmost portion of the lot to the Public Storage property and remove a conservation easement.</p> <p>PZB: Not Scheduled CC: Not Scheduled</p>	12/30/2020 HH	<p>UC-20-01 20-22500004</p> <p>UC-04-04R1 20-80000001</p> <p>AM-20-14 20-92500033</p>
IP	Elementary School 05-C 1000 NW Spanish River Boulevard	Site Plan/Conditional use	<p>A request for conditional use and site plan approval to construct a new public elementary school (kindergarten – 5^h grade).</p> <p>PZB: Not Scheduled CC: Not Scheduled</p>	3/24/2021 JL	CA-21-01/SPA-21-02 21-95000001
IP	MCM Logistics Center at Boca Park of Commerce 644 Park of Commerce Way	Site Plan	<p>A request for site plan approval to authorize the construction of two (2) warehouse buildings totaling 119,117 square feet, and the creation of a 1.4-acre environmental preserve set aside; together with one (1) technical deviation from Section 28-1655(1)(x), Code of Ordinances, to reduce the amount of required parking.</p> <p>EAB: 5/27/2021 PZB: Not Scheduled CC: Not Scheduled</p>	2/20/2020 JL	SPA-20-03 20-97500001
IP	Bailey Street Townhomes 7900 North Federal Highway and 621 & 771 Bailey Street	Universal Conditional Approval	<p>A request for Future Land Use Map designation amendment from Commercial (C) and Residential Low (RL) to Residential Medium (RM), to</p>	2/2/2021 OJ	UC-21-01 21-22500001

			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		
IP	Citadel Care Center (F/K/A Boca Senior Living ALF) 8250 Congress Avenue	Universal Conditional Approval	Proposal to amend a site plan and conditions of approval set forth in Ordinance No. 5394 and Resolution No. 083-2017 for a previously approved Universal Conditional approval (UC-16-04) to allow a new 150-bed skilled nursing facility and rehabilitation center, reduce the number of approved assisted living facility beds from 115 beds to 50 beds (a reduction of 65 beds), eliminate the approved 36-bed memory care unit, and replace the approved 3,320 square foot urgent care center with a 4,900 square foot dialysis center. PZB: Not Scheduled CC: Not Scheduled	12/22/2020 AC	UC-16-04R1 20-22500005
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	8/26/2020 HH	CA-20-04/SPA-20-11/VA-20-03 20-950000004

			CC: Not Scheduled		
PH	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: 7/15/2021 CC: Not Scheduled	3/16/2020 JMB	UC-11-05R1 20-22500001
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 HH	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
PH	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. EAB: 4/22/2021 PZB: 5/20/2021, Recommend Approval (5-0) CC: Not Scheduled	5/23/2019 JL	SC-19-03 19-30000003
PH	Boca Surgery Center 501 West Glades Road	Universal Conditional Modification	Proposal considering the modification of conditions of a Universal Conditional (UC)	2/20/2019 TR	UC-86-01R4 SPA 19-22500001

			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: 4/15/2021, Recommend Approval (7-0) CC: Not Scheduled		
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: Not Scheduled	9/7/2018 JL	CA-18-02 SPA-18-11 18-95000004
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	Reve Del Mizner 200 East Boca Raton Road	IDA	An Individual Development Approval (IDA) to construct five (5), three (3)-story townhomes with 20 parking spaces, with a maximum height not to exceed 35 feet. PZB- Not Scheduled CRA – Not Scheduled	6/2/2021 OJ	CRP-21-01 21-97500005
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	4/8/2019 SL	CRP-00-02R6 19-97500006

			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		
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	2700 North Federal Highway 2700 N. Federal Highway	Site Plan	A request for site plan approval to demolish an existing hotel and construct three (3) buildings totaling 20,000 square-feet in three (3) phases, with restaurant, retail and medical office uses, and two (2) fast-food restaurants with drive-thru lanes, with two (2) landscape buffer width variances. PZB-Not Scheduled CC-Not Scheduled	6/1/2021 JL	SPA-21-04 VA-21-08 21-97500004
IP	Broken Sound Master Association 2701 NW 64th Boulevard	Site Plan	Site plan approval to renovate and expand the existing maintenance and administrative building with offices and storage, with modifications to the existing surface parking area. PZB: Not Scheduled	5/18/2021 AC	SPA-02-05R1 21-97500003
IP	St. Gregory's Episcopal Church 101 NE Mizner Boulevard	Site Plan	A request to amend an approved site plan to remove an existing grass parking lot, paver walkways, and concrete sidewalk to reconfigure and pave the parking lot, and to add a new parcel to the previously approved site plan.	4/12/2021 AC	SPA-21-03 21-97500002

			PZB: Not Scheduled		
IP	BRRH – Gloria Drummond Patient Tower 800 Meadows Road	Site Plan	A request to amend an approved site plan to allow for an expansion of the existing hospital to add a 437,394 square foot, nine (9)-story patient tower with surface parking modifications, driveway modifications to Meadows Road and a reconfiguration of the loading dock along with technical deviations from Section 23-190, Code of Ordinances, related to driveway design, for a reduction in reservoir length and egress lanes.) PZB: Not Scheduled	1/15/2021 TR	SPA-12-02R4 21-97500001
IP	The Fountains at Boca Center 21046 Commercial Trail	Site Plan	A request for site plan to authorize the reconfiguration of existing surface parking spaces within The Fountains at 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 The Fountains at Boca Center. PZB: Not Scheduled	12/10/2020 OJ	SPA 20-13 20-97500016
PH	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: 7/15/2021	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	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	4/23/2020 OJ	SPA-03-01R1 20-97500007

			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		
CC		General Code Amendments 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	Gas Station Code Amendment	Text Amendment	An ordinance of the City of Boca Raton to amend gas station zoning requirements. PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	01/11/2021 JL	AM-21-01 21-92500001
IP	Streamlining - Universal Conditional Approvals, Conditional Uses and Administrative Site Plans	Text Amendment	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)	3/17/2021 BS	AM-21-02 21-92500006

			<p>clarify language and procedures, and delete obsolete provisions; amending Chapter 28, "Zoning," Article II, Division 4, "Conditional Use Approval," Code of Ordinances, to</p> <p>(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 for codification; providing an effective date.</p> <p>PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled</p>		
PH	4035 Principals from Amended Downtown Plan	Text Amendment	<p>An ordinance of the City of Boca Raton amending the Boca Raton Downtown Development of Regional Impact (DDRI) Development Order to reflect established planning principles, guidelines, goals and requirements included within the DDRI and the Amended Downtown Plan as specific criteria to be reviewed in connection with applications for individual development approval</p> <p>PZB: 6/17/2021, Recommend Approval (7-0) CC INTRO: 7/27/2021 CC PH: 8/24/2021</p>	5/18/2021 BS	AM-21-04 21-92500016

PH	Notice Ordinance	Text Amendment	An ordinance relating to public hearing notice requirements for various development-related applications; amending portions of Chapter 19, "Building Regulations," Chapter 23, "Planning and Development," Chapter 24, "Signs," Chapter 25, "Streets and Sidewalks," Chapter 26, "Subdivision Regulations," and Chapter 28, "Zoning," Code Of Ordinances, to consolidate various public hearing notice requirements in one location, standardize notice procedures and update the types of notice (published, mailed and posted) for different applications PZB: 7/15/2021 CC INTRO: Not Scheduled CC PH: Not Scheduled	12/15/2020 BS	AM-20-13 20-92500039
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
IP	Lynn University 3601 Military Trail	Administrative Subdivision	An administrative subdivision request pursuant to Section 26-31, Code of Ordinances, to subdivide Lynn University, specifically a dormitory portion of the property recently approved with SPA-20-04/20-97500006 from the remainder of the campus. With this subdivision, the campus will be comprised of two (2) parcels instead of one (1) parcel. The parcel with the recently approved dormitory will be 2.537 acres and the remaining main parcel will be 112.3221 acres.	4/14/2021 JP	SUB-21-02A 21-80000002
IP	Banana Patch 7901 Northeast 8 th Court	Administrative Subdivision	An administrative subdivision request pursuant to Section 26-31, Code of Ordinances, to allow subdivision of two (2) parcels into three (3) parcels in a single family (R-1-B) zoning district for the Property located at 7901 NW Spanish Trail Court.	3/11/2021 OJ	SUB-21-01A 21-80000001

IP	Mizner Park Apartments – Leasing Office Buildout 401 Northeast Mizner Boulevard	Administrative IDA	Administrative Individual Development Approval (IDA) CRP-89-05R11A amending IDA No. CRP-89-05, as amended, to authorize a new 1,982 square foot leasing office for the Mizner Park Apartments located in a portion of the existing one (1)-story open-air parking garage and remove six (6) existing parking spaces to allow for new construction.	11/12/2020 SL	CRP-89-05R11A 20-98000007
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	Preuvo 201 Plaza Real	Administrative IDA	Consideration of an Administrative Individual Development Approval (IDA) amendment to the Mizner Park Cultural Arts Center CRP-05-05, as amended, to authorize a 4,831 square foot change in use on the first floor, from retail to office use for Preuvo, a specialty magnetic resonance imaging (MRI) diagnostic center.	3/29/2021 SL	CRP-05-05R3A 21-980000001
IP	Royal Palm Assisted Living 375 East Royal Palm Road	Administrative IDA	Consideration of an Administrative Individual Development Approval (IDA) amending CRP-15-01, of the Boca Raton Community Redevelopment Agency, for the “375 East Royal Palm Road” assisted living and memory care residential facility generally located on approximately 1.014 acres at 375 East Royal Palm Road to: (i) reduce the number of assisted living and memory care units from 193 to 161 units (a reduction of 32 units) and number of beds from 203 to 174 beds (a reduction of 29 beds), (ii) authorize a 3,197 square foot increase in the gross building area from 207,051 square feet to 210,248 square feet), inclusive of an increase of 12,231 square	11/03/2020 SL	CRP-15-01R2A 20-98000006

			<p>feet of habitable area in the residential building and a reduction of 9,034 square feet in the internal parking structure, (iii) increase the height of the structure from 98-feet, six (6) inches to 99-feet, six (6) inches (an increase of one (1) foot), (iv) modify certain building setbacks and elevations resulting from these changes to the structure, (v) reduce the number of provided parking spaces from 97 to 76 (a reduction of 21 spaces), (vi) authorize other site plan modifications resulting in an increase in open space from 26,500 square feet to 26,281 square feet (an increase of 219 square feet), to eliminate the westernmost driveway access on East Royal Palm Road and instead provide access into the parking structure at the eastern driveway on East Royal Palm Road, and minor modifications to the approved landscape plan; eliminating the previous transfer of 520 square feet of office equivalent development from Downtown Subarea G to Downtown Subarea C; resulting in approximately 12,814 square feet of office equivalent development remaining in Subarea C; providing for repealer; providing an effective date</p>		
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PAR	Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies
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Project/Application Name Location	Request/Proposal	Planner Assigned	Case No.
City Towing Inc. and Interstate Inc. 2600 NW 1st Avenue	Proposal to change the use for an existing one (1)-story structure totaling approximately 4,000 square feet from auto repair to vehicle towing, along with surface parking lot improvements.	AC	21-90000019
Amtec Residential Center PMD 6401 Congress Avenue	Proposal for approval of a Planned Mobility Development (PMD) site plan, generally consistent with a PMD master plan approved with Resolution No. 137-2020, to construct an eight (8) story, 277-unit multifamily apartment building and parking structure, which will be incorporated with five (5) existing office buildings on an approximately 21.35-acre property.	TR	21-90000018
Beth El - Mausoleum Phase 4 333 SW 4th Avenue	Proposal to expand and construct a new two (2)-story, 22,485 square foot mausoleum as part of an existing mausoleum complex.	AC	21-90000016

	Park Square Senior Living Facility 2 SW 12th Ave	Proposal to amend the City Code of Ordinances and/or rezone the property from the single-family residential (R-1-D) zoning district to the multi-family residential (R-3-D) zoning district to enable the development of a 134,615 square foot assisted living facility up to 35 feet in height with 120 units/128 beds, 64 parking spaces, and linear art park.	HH	21-90000017
	Aletto Square 110, 120, 123, 131,135, 136 East Boca Raton Road	Proposal to allow 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 69,282 square foot ("SF") office building containing 42,377 SF of office, 8,457 SF of retail (high), and a 3,300 SF financial institution, approximately 112' in height, 2) a 145,925 SF, 93-unit residential building with 3,915 SF of retail (high), approximately 135 feet in height, and 3) a 118,297 SF, eight (8)-story, automated parking structure with 357 parking spaces, approximately 81 feet 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	SL	21-90000013
	Broken Sound Old Course Clubhouse 1401 West Yamato Road	Proposal to enclose approximately 1,331 square feet of an existing outside patio area to increase the dining area of the existing clubhouse restaurant together with a technical deviation request from Section 28-1655, Code of Ordinances, to reduce the required number of parking spaces from 190 spaces to 160 spaces.	TG	21-90000015
	Boca Raton Regional Hospital Road Improvements 800 Meadows Road	Proposal to allow the reconstruction of Meadows Road to include the realignment and modification of portions of the roadway's travel lanes, turn lanes, swales, slope and gutters and installation of new driveway access to medical facilities along with improvements that conform to current ADA standards and other technical requirements.	TG	21-90000011
	7940 North Federal Highway 7940 N. Federal Highway	Proposal to delete condition of approval No. 4 of Resolution No. 174-2003 to allow an existing substance abuse treatment facility (Wellness Resource Center) to increase the square footage of the use from 5,100 to 14,040 square feet by adding 8,940 square feet of retail space from the adjacent existing Steinway Piano Gallery tenant space along with site improvements including modifying handicap stalls to meet current ADA standards and the installation of new curbing, terminal islands, striping, and a cross-access driveway to the adjacent commercial property to the south.	AC	21-90000014
	200 East Boca Raton Road 200 East Boca Raton Road	An Individual Development Approval (IDA) to construct five (5), three (3)-story townhomes including a structured parking with 20 spaces, with a maximum height not to exceed 35 feet.	OJ	21-90000009
	The Bristol at Boca Raton 400 South Dixie Highway	Consideration of an Individual Development Approval (IDA) to demolish existing office buildings and construct a 259-unit Assisted Living and Memory Care Facility with 292 beds, 241,490 square feet of habitable space, and 39,909 square feet of structured parking, with a maximum height not to exceed 100 feet; including a conversion of uses.	SL	21-90000006
	601 North Federal Highway 601 North Federal Highway	Request for a standalone technical deviation from Paragraph 2(4)(b)2 of the DDRI Development Order (Ordinance No. 4035), to reduce the amount of required parking from 74 parking spaces to 28 parking spaces.	SL	21-90000010

	Ocean Strand Park 2300 N. Ocean Boulevard	Proposal to allow an eight (8)-foot asphalt walkway, two (2) picnic tables, trash receptacles, and a 1,500 square-foot beach area to include an ADA portable non-slip wheelchair beach access mat within the west side of the park (west side of North Ocean Boulevard).	JL	21-9000002
	Glades Station 50 West Glades Road and 120 West Glades Road	A request for conditional use and master plan approval to allow for development of approximately 23,740 square feet of retail, fast food, restaurant, general office and medical office uses in two (2) buildings, on two (2) separate lots that are 2.48 acres and 0.80 acres in size (3.28 acres total).	JL	20-90000043
	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
	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

City Staff

BS	Brandon Schaad, AICP Director	(561) 393-7789 bschaad@myboca.us	SL	Susan Lesser Senior Planner	(561) 393-7956 slesser@myboca.us
JB	Jim Bell, AICP Long Range Project Manager	(561) 393-7796 jmbell@myboca.us	OJ	Osny Jean, AICP Senior Planner	(561) 393-7783 ojean@myboca.us
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	Senior Environmental Officer, Vacant	
HH	Heather Hansen Senior Planner	(561) 393-7866 hhansen@myboca.us	KC	Keith Carney Zoning Manager	(561) 393-7792 kcarney@myboca.us
JL	John Lindgren, AICP Senior Planner	(561) 393-7734 jlindgren@myboca.us	AB	Austin Budaszewski Zoning Officer	(561) 393-7793 abuda@myboca.us
SA	Smith Amisial Senior Code Compliance Officer/Environmental	(561) 393-7835 samisial@myboca.us	SM	Zoning Technician Vacant	(561) 544-8530
TG	Tori Golden Land Development Coordinator	(561) 393-7939 tgolden@myboca.us	WA	Wanda Sanders Zoning Officer	(561) 393-7793 wsanders@myboca.us