

PROJECTS IN REVIEW

JUNE 2023

PZB/CC	<p>Rezoning, Comprehensive Plan Amendments, Land Use Amendments, Land Development Code Amendments, Conditional Uses, Master Plans, PMD/Residential Site Plans, Plats, 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</p>
PZB/CRA	<p>*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</p>
PZB	<p>Development Applications Requiring Planning and Zoning Board Approval Site Plans, PMD/Non-Residential Site Plans, Variances</p>
CC	<p>General Code Amendments, Sign Code Variances, and Easement Abandonments</p>
AA	<p>Administrative Approvals: Administrative IDA's, Administrative Subdivisions</p>
PAR	<p>Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies</p>

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

Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed and Planner Assigned	Case No. Related Case
3101 Office Building 3101 NW Boca Raton Boulevard	Plat	Request for plat approval. PZB: Not Scheduled CC: Not Scheduled	7/19/2022, KF	UC-18-01R1 22-97500010
Oster Residence 980 Lago Mar Lane	Plat	Request for plat approval. PZB: Not Scheduled CC: Not Scheduled	5/1/2023, TR	SUB-23-02 PZSUB-2023-00005
Recovery Racing, LLC 6403 West Rogers Circle	Conditional Use/Site Plan	Request for conditional use and site plan approval to allow the service, repair, and warehousing storage of vehicles in an existing building, including internet only sales of vehicles with no increase in building square footage along with minor parking lot modifications and an exterior façade renovation. PZB: Not Scheduled CC: Not Scheduled	4/20/2023, ED	CA-23-02 SPA-88-07R1 PZCA-2023-00010
Spanish River Church 2400 West Yamato Road	Conditional Use/Site Plan	Request to construct a 3,766 square foot classroom addition to the existing gymnasium, as well as a new 4,200 square foot covered multi-purpose sports court. PZB: Not Scheduled CC: Not Scheduled	2/14/2023, HH	CA-23-01/SPA-23-01 PZCA-2023-0007
3010 North Military Trail – Office Addition 3010 North Military Trail	Site Plan Amendment	Request for a site plan amendment to add an approximately 7,000 square-foot general and medical office building, south of an existing 30,000 square foot general and medical office building. PZB: Not Scheduled CC: Not Scheduled	1/23/2023, PB	UC-86-04R12/SPA 23-97500001
Saint Andrew’s School 3900 Jog Road	Universal Conditional Approval	.A resolution of the City of Boca Raton considering, for the approximately 80.8 acre Saint Andrew’s School property generally located at 3900 Jog Road, an amendment to Resolution No. 123-2011 (as amended by Resolution Nos. 65-2013, 31-2016, and 155-2018), to grant conditional use approval for the following school uses in the R-1-A single family residential zoning district: (i) replacement of Rooks Hall, an existing two (2)-story, 19,380 square foot high school building with a two (2)-story, 26,274 square foot, high school building; and (ii) re-approval of eight (8) previously approved buildings, totaling approximately 19,159 square feet, and 62 parking spaces that were never constructed (which improvements will be located at the same site and remain the same size as previously approved); and grant conditional use approval for five (5) of the	12/23/2022, HH	UC-07-01R5 22-22500003

		aforementioned non-residential buildings (the New Rooks Hall, the Indoor Squash, the Surprenant Hall Addition, the Learning Lab, and the Clock/Stair Tower) to exceed 25 feet in height. PZB: 6/1/23 CC: Not Scheduled		
Boca Raton Regional Hospital – Proton Addition 701 NW 13th Street	Universal Conditional Approval	Site Plan approval to add approximately 7,820 square feet of additional medical office space at the existing approximately 90,000 square foot medical office building for the purpose of adding a proton treatment facility, with a technical deviation to allow for off-site parking spaces at the Sandler Plaza located at 620 Glades Road. PZB: Not Scheduled CC: Not Scheduled	12/7/2022, PB	UC-06-03R1/SPA
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 22-87500004
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 22-95000006
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 22-95000005
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 multifamily 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.	8/2/2022, JG	UC-22-02/ZC/VA 22-22500002

		PZB: Not Scheduled CC: Not Scheduled		
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
One South Ocean 1 South Ocean Boulevard	Universal Conditional Amendment	i. An ordinance of the City of Boca Raton considering, for an approximately 2.03-acre property, located at 1 South Ocean Boulevard and 910 East Palmetto Park Road, an amendment to Exhibit "1" (setting forth the site plan) of a Universal Conditional (UC) Future Land Use Map Amendment (Ordinance No. 5413) to increase the square footage of the 70-unit multifamily residential project, increase the number of parking spaces provided, revise the approved landscape plan and architectural elevations, make related site modifications, and remove a previously approved technical deviation from Section 23-190(j), Code of Ordinances, for the reduction in inbound reservoir distance to a gated entrance, together with the addition of a technical deviation from Section 23-190, Code of Ordinances, to eliminate a required turnaround in advance of a gated entry to a residential development. ii. A resolution of the City of Boca Raton considering, for an approximately 3.5 acre property located at 1 South Ocean Boulevard, 155 South Ocean Boulevard, and 910 East Palmetto Park Road, an amendment to an approved Universal Conditional (UC) site plan (Resolution No. 119-2017) to increase the square footage of the 70-unit multifamily residential project, increase the number of parking spaces provided, revise the approved landscape plan and architectural elevations, make related site modifications, and remove a previously approved technical deviation from Section 23-190(j), Code of Ordinances, for the reduction in inbound reservoir distance to a gated entrance, together with the addition of a	4/23/2021, TR	UC-16-06R1 21-22500002

		<p>technical deviation from Section 23-190, Code of Ordinances, to eliminate a required turnaround in advance of a gated entry to a residential development.</p> <p>iii. A resolution of the City of Boca Raton considering, for the approximately 3.5-acre property located at 1 South Ocean Boulevard, 155 South Ocean Boulevard, and 910 East Palmetto Park Road, a variance from Section 28-676(2), Code of Ordinances, to allow a driveway within the first 25 feet of a required yard abutting a street right-of-way (Southeast Wavecrest Way), a portion of which is parallel to the front plot line (adjoining Southeast Wavecrest Way), where the code requires driveways within the first 25 feet of a required yard abutting a street right-of-way to be generally perpendicular to the front plot line, in the multifamily residential (R-5-A) zoning district.</p> <p>PZB: 7/7/2022, Recommended Approval PZB: 4/20/2023, Recommended Approval. CC INTRO: 5/23/2023 CC PH: 6/13/2023</p>		
<p>The Collection at Boca Town Center</p> <p>5900 Glades Road</p>	<p>Site Plan Approval</p>	<p>A resolution of the City of Boca Raton considering an amendment to the master site plan for the approximately 141-acre Town Center at Boca Raton Mall generally located at 6000 West Glades Road (including the approximately 18.6-acre Seritage property generally located at 5900 West Glades Road) (Palm Beach County Resolution No. R-77-1196, as amended) to authorize, for the "Boca Collection" on the 18.6-acre portion of the overall site: (i) the construction of seventeen (17) new commercial buildings totaling approximately 239,648 square feet and a five-(5) story parking structure (together with the existing approximately 4,230 square foot financial institution building), (ii) an alternative landscape plan and (iii) a technical deviation to decrease the required reservoir distance of a major driveway from 100 feet to 50 feet.</p> <p>Further, in the event City Council desires to grant the amendment to the master site plan, then considering the severance of the 18.6-acre portion from the overall 141-acre master site plan, resulting in two separate Multiple Use Planned Development (MUPD) site plans (a new MUPD site plan applicable to the 18.6-acre Seritage property, and a separate MUPD site plan for the remaining, approximately 122.9-acre property), which severance is subject to approval of: for the Seritage property (i) an increase in the maximum number of parking spaces on the Seritage property, from 1,200 spaces to 1,241 spaces (an increase of 41 spaces); and for the remaining property (ii) a</p>	<p>10/1/2019, TR</p>	<p>SPA-19-06 19-97500012</p>

		technical deviation to reduce the number of required off-street parking spaces (from 8,167 spaces to 8,069 spaces) a reduction of 98 spaces, and (iii) a variance to allow a side setback of zero (0) feet in lieu of the 15 feet minimum required; providing for repealer; and providing an effective date. PZB: 12/15/2022, Recommended Denial CC: Not Scheduled		
Redhammer Subdivision Lot 21A & 22A 2600 North Ocean Blvd.	CCCL Variance	Amendment to Coastal Construction Control Line (CCCL) variance application to modify prior submittal and authorize the construction of a 4-story, 9,724 square foot single-family home on a 0.42-acre parcel. EAB: 4/28/2022, Applicant requested at least a 90-day postponement. PZB: Not Scheduled CC: Not Scheduled	9/26/2016, TR	SC-16-08 16-300000009 [Note – there was judicial review after the City Council’s first determination with regard to the original submittal.]
<h1>PZB/CRA</h1>		<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>		
Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed and Planner Assigned	Case No. Related Case
Il Bel Pomodoro 333 East Palmetto Road	IDA	Request for an Individual Development Approval (IDA), amending the previously approved IDA, to revise the approved square footage for the restaurant and retail uses; reduce the total square footage from 7,862 square feet to 5,896 square feet (a reduction of 1,966 square feet); increase the total square footage of retail space from 3,272 square feet to 7,203 (an increase of 3,931 square feet) together with 2,300 square feet of indoor customer service area (CSA), 575 square feet of outdoor CSA, and 28 linear feet of bar which includes a 1,965 square foot addition to an existing building for a new mezzanine level with valet parking. PZB: Not Scheduled CRA: Not Scheduled	5/1/2023, JG	CRP-23-01 PZCRP-2023-00009
Ocean Bank 799 Federal Highway	IDA	Request for an Individual Development Approval to authorize a change in use from Retail (High) to Office to allow a bank in an existing building with no change to the building square footage and minor modifications to the building elevations. PZB: Not Scheduled CRA: Not Scheduled	4/19/2023, JG	CRP-93-03R2 PZCRP-2023-00007
Pulte Family Foundation	IDA	Individual Development Approval to authorize a change in use from 6,930 square feet of Retail (High) to Office to allow for a professional office space in the existing one-story building with	12/02/2022, JG	CRP-22-03 22-97500014

272 South Dixie Highway		proposed site plan modifications that include a decrease in the overall building square footage from 6,930 square feet to 6,464 square feet (a decrease in 466 square feet), renovations to 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 approximately 27 feet. PZB: Not Scheduled CRA: Not Scheduled		
Bristal 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
<h1>PZB</h1>		Development Applications Requiring Planning and Zoning Board Approval Site Plans, PMD/Non-Residential Site Plans, Variances		
Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed and Planner Assigned	Case No. Related Case
Oster Residence 980 Lago Mar Lane	Variance	Side and rear setbacks; Swimming pool side and rear setbacks PZB-Not Scheduled	4/26/2023, CW	VA-22-01R1 PZVA-2023-00011
DeBiase Residence 130 Cardinal Ave	Variance	Swimming pool setbacks PZB-Not Scheduled	4/20/2023, CW	VA-23-05 PZVA-2023-00010
Liebelson Residence 398 NE 3rd Court	Variance	Wall height variance PZB-Not Scheduled	3/28/2023, TB	VA-23-04 PZVA-2023-00009
Keenan Residence 739 Marble Way	Variance	Side and rear setback variance; Minimum plot area PZB-Not Scheduled	2/27/2023, GW	VA-23-02 PZVA-2023-00006
Sandler Medical Plaza 620 W. Glades Road	Site Plan	Request for a site plan amendment at an existing 172,214 square foot medical office and commercial center to increase the allocation of off-site parking spaces for the Lynn Cancer Institute (LCI) aka "Sandler Pavilion," from 14 spaces to 51 spaces. PZB-Not Scheduled	3/21/2023, PB	SPA-23-03 PZSPA-2023-00018
Patch Reef Tennis/Pickleball Improvements	Site Plan	Request to consider an amendment to the Future Land Use Map of the Comprehensive Plan by redesignating certain property consisting	3/22/2023, ED	SPA-23-02 PZSPA-2023-00017

2000 West Yamato Road		of approximately 0.724 acres, generally located at 2000 West Yamato Road, from Public Land (PL) to Conservation (N). An existing section of environmentally sensitive land is proposed to be removed to construct 18 new asphalt pickleball courts including a modular roofing system and court lighting, along with 36 additional vehicle parking spaces. PZB-Not Scheduled		
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, PB	SPA 82-33R1 22-97500012
Cosmetic Solutions 6101 Park of Commerce Boulevard	Site Plan	Site plan approval to construct an approximately 52,738 square foot building on a 12.84-acre property within the Park at Broken Sound, which would connect two existing buildings that are 31,970 square foot and 60,084 square foot respectively, for a total of approximately 144,792 square feet. PZB-Not Scheduled	6/22/2022, ED	SPA-95-27R2 22-97500009
CC		General Code Amendments, Plats and Easement Abandonments		
Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed and Planner Assigned	Case No. Related Case
Live Local Act Implementation		An Ordinance establishing procedures and regulations to implement Section 166.04151(7), Florida Statutes, as created by Chapter 2023-17, Laws of Florida (Live Local Act of 2023) for development of statutorily authorized mixed-use residential development (including affordable housing); noting the business and commercial, industrial, and miscellaneous zoning districts in which the mixed-use directive is applicable; providing land development regulations (including those generally applicable in multifamily zoning districts and providing an administrative approval process); noting the statutorily mandated maximums for density and height. PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	6/5/2023, BS	AM-23-07 PZCO-2023-00007
Instructional School Amendment	Text Amendment	An Ordinance to specifically list “instructional schools” as an explicitly permitted use in the B-1, B-2, B-4, C-1, VC, NCB, M-1 or M-2 districts, and update the definition for such use and determine and adopt an appropriate parking rate. PZB: Not Scheduled	5/31/2023, TR	AM-23-06 PZCO-2023-00006

		CC INTRO: Not Scheduled CC PH: Not Scheduled		
Floodplain Management Updates	Text Amendment	An Ordinance modifying floodplain management regulations in the City's Code of Ordinances to ensure consistency with the Federal Emergency Management Agency's National Flood Insurance Program and the Florida Building Code by amending Chapter 21, Code of Ordinances, "Flood Damage Prevention and Floodplain Management" to specify the elevation of manufactured homes in flood hazard areas and amending Chapter 28, Code of Ordinances, "Zoning", Section 21-2, Definitions, to modify the definition of "accessory structure" and provide a definition for "market value". PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	5/22/2023, ED	AM-23-05 PZCO-2023-00005
EV Parking Change of Use and New Construction Revisions/Clarifications Text Amendment	Text Amendment	A request to amend the EV Parking ordinance. PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	5/11/2023, BS	AM-23-04 PZCO-2023-00002
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
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
Fleet Vehicle Parking Text Amendment	Text Amendment	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. PZB: Not Scheduled CC INTRO: Not Scheduled CC PH: Not Scheduled	10/18/2022, JB	AM-22-05 22-92500036
Enhanced Mobility Development	Text Amendment	i. An ordinance of the City of Boca Raton amending the City's Comprehensive Plan by amending Future Land Use Element Policies	2/11/2022, BS	AM-22-01 22-92500007 SC-23-01

	Comprehensive Plan Amendment	<p>LU.1.1.5, LU.1.1.6 and LU.1.1.10 to create the Enhanced Mobility (EM) future land use category and establish a description and maximum density and intensity for such category; providing for severability; providing for repealer; providing an effective date.</p> <p>ii. An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Article XVII, "Planned Development," Code of Ordinances, to create a new Division 9, "Enhanced Mobility Development," and, among other things, provide development parameters for such development, and establish procedures and standards for applications, reviews and approvals; amending Chapter 28, article XII, "Industrial Districts," Divisions 2, "LIRP Light Industrial Research Park," to create a new Section 28-987, "Enhanced Mobility Development (EMD)," to authorize Enhanced Mobility Development projects within a specified geographic area of the LIRP zoning district located in the vicinity of the Yamato Tri-Rail station, and, among other things, introduce new EMD uses, provide for increased intensity, and provide for a maximum density; amending Chapter 28, "Zoning," Article VIII, Section 28-307(1), Code of Ordinances, to establish the building intensity for EMD uses in the LIRP zoning district; deleting obsolete references to LIRP-2.5 and LIRP-5; providing for severability; providing for repealer; providing for codification; providing an effective date.</p> <p>PZB: 5/04/2023 CC INTRO: Not Scheduled CC PH: Not Scheduled</p>		23-92500007
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
AA		Administrative Approvals (AA): Individual Development Approvals (AIDA), Administrative Site Plans (SPA-A), Administrative Subdivisions (SUB-A), Administrative Abandonments (AB-A)		
Project/Application Name Location	Application Type	Request/Proposal Hearing Date/Action Taken	Date Filed and Planner Assigned	Case No. Related Case
Bary Residence 1705 Addison Avenue	Administrative Abandonment	Proposed Administrative Abandonment of the 25-foot-wide southern portion of the 50-foot wide right of way located adjacent to and immediately north of the property.	3/21/2023, JP	AB-23-02A PZAB-2023-00006

Lee Residence 1405 Addison Avenue	Administrative Abandonment	Proposed Administrative Abandonment of the 7.5-foot-wide northern portion of the 15-foot-wide alley located adjacent to and immediately south of the property.	2/6/2023, JP	AB-23-01A 23-65000001
Woodfield Country Club 3650 Club Place	Administrative Site Plan	Proposed site plan approval for a new 3,646 square foot golf training facility that consists of a 1,648 square foot terrace with a maximum building height not to exceed 24 feet located within the Woodfield Country Club Golf Course.	12/20/2022, JG	SPA-22-08A 22-97500016
910/911 NE 24 ST LLC 910 & 911 NE 24 ST	Administrative Subdivision/ Reconfiguration	Proposed Administrative Reconfiguration of Lots 12 and 13 of the University Hill 1 st Section Subdivision (Plat Book 27, Page 135) which are addressed at 4040 NW 2 nd Court and 4024 NW 2 nd Court.	9/19/2022, JP	SUB-22-02A 22-80000005
Muttillo Residence 4024 NW 2 nd Court 4040 NW 2 nd Court	Administrative Reconfiguration	Proposed Administrative Reconfiguration of Lots 12 and 13 of the University Hill 1 st Section Subdivision (Plat Book 27, Page 135) which are addressed at 4040 NW 2 nd Court and 4024 NW 2 nd Court.	9/19/2022, JP	SUB-22-02A 22-80000005

PAR

Proposals Submitted for Preliminary Comments from City and External Reviewing Agencies

Project/Application Name Location	Request/Proposal	Planner Assigned	Case No.
Shops at Boca Center North 1900 North Military Trail	I Request to develop a 1.84-acre property with a 9,574 square foot single-story commercial development to include a 2,865 square foot fast-food restaurant with drive-through and outdoor seating, a 4,809 square foot veterinary clinic with outdoor area, and an 1,850 square foot medical spa use.	PB	PZPAR-2023-00009
Focus & Apply Rest Stop 7900 N. Federal Hwy.	Request to develop a vacant parcel with an electric fueling station with eight (8) super-charging stations, a car wash, and a 4,000 square foot restaurant with outdoor dining.	HH	PZPAR-2023-00007
Tikvah Art Gallery 474 Gloucester Street; 489 Hastings Street; and the vacant (west) portion of 6199 North Federal Highway	Request to construct a 6,942 square foot private art gallery.	PB	PZPAR-2023-00006
Boca Raton Museum Art School 801 W. Palmetto Park Road	Request for a site plan approval to demolish an existing one-story, 14,000 square-foot art school building to construct a new two-story, 26,670 square-foot art school building on an approximately 2.6-acre parcel.	PB	PZPAR-2023-00002
Restaurant Row Amendment 5377 Town Center Road	Request to approve a shared parking study to increase number of approved restaurant seats from 700 seats to 835 seats.	JG	PZPAR-2023-00003
One Town Center 5355 Town Center Road	Request to remove preserve easements approved on a plat and to amend a site plan resolution to delete certain conditions of approval pertaining to the preserve easements.	TR	PZPAR 2023- 00004
Atlantic Aviation 3700 Airport Road	Proposal to demolish existing hangars; construct offices, airport operations area (AOA) apron, parking areas, and a hangar; rehabilitate AOA aprons, and renovate existing terminal and offices.	HH	PZPAR-2023-00001

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
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
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 Master Plan 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
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 (DDRI) 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 801-899 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
City Staff			
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