

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



DEVELOPMENT REVIEW OFFICER AGENDA

**February 13, 2008
9:00 A.M.**

Zoning Review DRO Follow-Up:	February 15, 2008	BCC Meeting (EAC):	March 24, 2008
Agency Comments Due (EAC):	March 7, 2008	ZC Meeting:	April 3, 2008
Agency ZC Comments Due:	March 14, 2008	BCC Meeting:	April 24, 2008

A.	TOWN OF LOXAHATCHEE GROVES REQUEST		
1.	84-186	Acts II Assembly of God by Whitney Carroll Planning & Design agent. Request: Final Site Plan Approval (Off The Board, more than 1 year) Request: Final site plan approval to amend the previously approved House of Worship. General Location: Approximately 1/4 mile west of Falsom Road on the Southside of Okeechobee Blvd.	
		Application # : 2007-1785 PM: Andrea Harper	
2.	Control No: 2002-00057 Application No: DOA-2006-01893 (Application Name: First Holiness Church of The Living God) Title: Resolution approving a Development Order Amendment application of First Holiness Church by Whitney Carroll, Agent. Request: To reconfigure the site plan. General Location: Approximately 0.3 mile east of 'F' Road on the south side of Okeechobee Blvd. BCC District: 6	Project Manager: Joyce Lawrence, Site Planner II	
3.	Control No: 2003-00071 Application No: CA-2007-00053 (Application Name: Community of Hope Church) Title: Resolution approving a Class A Conditional Use application of Community of Hope by Jon E Schmidt & Associates, agent. Request: To allow a Place of Worship General Location: Northwest corner of Okeechobee Boulevard and "E" Road BCC District: 6	Project Manager: Ronald Sullivan, Senior Site Planner	
B.	DRO – NEW REQUEST		
4.	80-041	Shoppes at Cresthaven-McDonalds by Land Design South, Inc. agent. Request: Final Site Plan approval. General Location: Northwest corner of Military Trail and Cresthaven	
		Application # : 2007-2019 PM: Anthony Wint BCC District 2	
C.	DRO – PREVIOUSLY NOT APPROVED		
5.	81-152	Boynton Trail Taco Bell by Jon E Schmidt & Associates agent. Request: Final Site Plan. To reconfigure the site plan and modify a 2,064 square foot Type I Restaurant. General Location: Located within the Boynton Trail Centre that is located on the northeast corner of Boynton Beach Boulevard and Military Trail.	
		Application # : 2007-1193 PM: Andrea Harper BCC District 3	
6.	74-031	Westside Baptist Church by FMHC agent. Request: Site Plan approval for a 100-foot stealth tower. General Location: North side of Old Boynton Road, East of Lawrence Road.	
		Application # : 2007-1773 PM: Andrea Harper BCC District 3	
7.	98-032	Southern Waste Systems, Ltd by Land Design South, Inc. agent. . Request: Revised site plan. General Location: Located North of Southern Blvd, at the North-Eastern corner of Cleary and Wallis Road.	
		Application # : 2007-1004 PM: Andrea Harper BCC District 6	

8.	07-310	Southern Waste Systems by Land Design South, Inc. agent. Request: Final Site Plan Approval. General Location: Located north of Southern Blvd, on Wallis Road approximately 2 miles east of Cleary Road. Application # : 2007-1006 PM: Andrea Harper	BCC District 6
9.	00-111	Vivendi Homes by Ruden, McClosky, agent. . Request: Final Site Plan Approval for 36 dwelling units. General Location: Approximately 330 feet east of Kirk road on the south side of Meleleuca Lane. Application # : 2007-1591 PM: Douglas Robinson	BCC District 3
10.	03-061	Angelocci Property PUD, Land Design South, Inc. agent. Request: Final Master Plan approval. Exhibit 1. General Location: Approximately .4 miles west of the intersection of Haverhill Road and Purdy Lane. Application # : 2007-1612 PM: Douglas Robinson	BCC District 2
11.	03-061	Angelocci Property PUD, Land Design South, Inc. agent. Request: Final Master Plan approval. Exhibit 1. General Location: Approximately .4 miles west of the intersection of Haverhill Road and Purdy Lane. Application # : 2007-1613 PM: Douglas Robinson	BCC District 2
12.	84-051	Palm Beach Volvo by Land Design South, Inc. agent. . Request: Final Site Plan Approval for 36 dwelling units. General Location: Southeast corner of Okeechobee Boulevard and Breezy Lane Application # : 2007-1784 PM: Anthony Wint	BCC District 2
DRO – PREVIOUSLY NOT APPROVED BEYOND 6 MONTHS			
D.			
13.	94-073	Faith Farm Ministries by JPR Planning Services, Inc. agent. . Request Final Site Plan Approval: General Location: North of Boynton Beach Boulevard on the east side of US441/SR7. Application #: 2007-0885 PM: Ora Owensby	BCC District 5
E. DRO – WORKSHOP ITEMS			
DRO – Public Hearing 2/13/08			
F. PUBLIC HEARING – RESIDENTIAL – NEW			
14.	Control No: 2006-00099	Application No: PDD/R-2007-02023 (Application Name: Palm Meadows AGR PUD) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of 20004 Delaware Inc. by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District Title: Resolution approving a Requested Use application of 20004 Delaware Inc. by Land Design South, Inc., Agent. Request: To allow grooms quarters in excess of xxx units. General Location: Approximately one (1) mile north of W. Boynton Beach Blvd. BCC District: 3	Project Manager: Autumn Sorrow, Senior Site Planner
15.	Control No: 2005-00414	Application No: PDD-2007-02014 (Application Name: Marquez-Jones PUD) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Marquez Jones Joint Venture LIC. by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately?? Miles south side of Hypoluxo Road on the west side of Hypoluxo Farms Road. BCC District: 3	Project Manager: Sandra Gonzalez, Site Planner II

16. **Control No:** 1996-00112
Application No: PDD/R-2007-01770 (**Application Name: Gardens CLF**)
Title: Resolution approving an Official Zoning Map Amendment application of Palomino Ventures Inc. by Land Research Management, Agent.
Request: Rezone from the Residential Transitional Suburban (RTS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: Resolution approving a Requested Use application of Palomino Ventures Inc. by Land Research Management, Agent.
Request: To allow a Congregate Living Facility Type III
General Location: Northeast corner of the intersection of SR7 and Palomino Drive
BCC District: 6 **Project Manager:** Autumn Sorrow, Senior Site Planner

G. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED

17. **Control No:** 2005-00103
Application No: DOA/TDR-2007-01400 (**Application Name: Haverhill Acres**)
Title: Resolution approving a Development Order Amendment application of Haverhill Acres LIC. by Jeff H. Irvani, Inc., Agent.
Request: To reconfigure master plan and site plan to add 71 units.
Title: Resolution approving a Development Order Amendment application of Haverhill Acres LIC. by Jeff H. Irvani, Inc., Agent.
Request: To allow for the Transfer of Development Rights for 29 units and to designate this application as the receiving area.
General Location: Stacy Street 1/2 mile west of Haverhill Road.
BCC District: 2 **Project Manager:** Joyce Lawrence, Site Planner II

18. **Control No:** 2007-00052
Application No: Z/CA/TDR-2007-01621 (**Application Name: Cole Street Villas**)
Title: Resolution approving an Official Zoning Map Amendment application of Asacol LLC by Seminole Bay Land Company Inc., Agent.
Request: Rezoning from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District
Title: Resolution approving a Class A Conditional Use application of Asacol LLC by Seminole Bay Land Company Inc., Agent.
Request: To allow the Transfer of Development Rights
Title: Resolution approving a Transfer of Development Rights application of Asacol LLC by Seminole Bay Land Company Inc., Agent.
Request: To allow the Transfer of Development Rights, to designate this application as the receiving area and to purchase the 5 units at \$1.00 per unit
General Location: West end of Cole Street, West of Military Trail, and North of Belvedere Road
BCC District: 2 **Project Manager:** Anthony Wint, Site Planner II

19. **Control No:** 2006-00442
Application No: Z-2007-01180 (**Application Name: Nokomis Lofts**)
Title: Resolution approving an Official Zoning Map Amendment application of Eastern Asset Management Inc by Seminole Bay Land Company, Inc, Agent.
Request: Rezoning from the General Commercial (CG) Zoning District & Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District.
General Location: Northeast corner of Nokomis Avenue and Tallahassee Drive, one block south of Westgate Avenue and Four blocks south of Okeechobee Boulevard.
BCC District: 2 **Project Manager:** Sandra Gonzalez, Site Planner II

20. **Control No:** 2007-00339
Application No: CA-2007-01190 (**Application Name: Mirzadeh Apartments**)
Title: Resolution approving a Class A Conditional Use application of Mohammad Mirzadeh by Seminole Bay Land Company, Inc., Agent
Request: To allow the Transfer of Development Rights for more than 2 units to the acre.
General Location: East of Sherwood Forest, North of Purdy Lane on Major Drive. The North end of the street on the west side.
BCC District: 2 **Project Manager:** Douglas Robinson, Site Planner II

21. **Control No:** 2003-00011
Application No: DOA/TDR-2007-01202 (**Application Name: Colony at Lake Worth PUD**)
Title: Resolution approving A Development Order Amendment application of Colony At Lake Worth LLC by Land Design South, Inc., Agent.
Request: To reconfigure site plan, add units, and modify delete conditions of approval.
Title: Resolution approving A Transfer of Development Right application of Colony At Lake Worth LLC by Land Design South, Inc., Agent.
Request: To allow the Transfer of Development Rights for 26 units to designation this application as the receiving area and to purchase the 26 units at \$1.00 per unit.
General Location: Northwest corner of Myers Road and Lantana Road
BCC District: 3 **Project Manager:** Joyce Lawrence, Site Planner II

H. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED 6 MONTHS OR BEYOND

I. PUBLIC HEARING – NON-RESIDENTIAL – NEW

22.	Control No: 1989-00117 Application No: DOA-2007-02013 (Application Name: Del Mar Plaza) Title: Resolution approving a Development Order Amendment application of Ms Woolbright Del Mar Lic., by Miller Land Planning, Agent. Request: To reconfigure site plan, add square footage and modify a condition of approval (square footage limitation) General Location: West side of Powerline Rd., S of Palmetto Circle North. BCC District: 4	Project Manager: Sandra Gonzalez, Site Planner II
23.	Control No: 2007-00482 Application No: PDD-2007-02012 (Application Name: Jog Distribution) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Duke Realty Limited Partnership by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. General Location: West of Florida Turnpike on the west side of Jog road at the terminus of an unnamed collector road. BCC District: 2	Project Manager: Douglas Robinson, Site Planner II
24.	Control No: 2007-00407 Application No: Z/CA-2007-01801 (Application Name: 1747 South Military Trail) Title: Resolution approving an Official Type II Zoning Variance application of Jomar Florida Enterprises, LLC by Land Design South, Inc., Agent. Request: To allow a reduction in the minimum lot size; to allow a reduction in the minimum lot depth; to allow a reduction of minimum front setback; to allow a reduction in the number of queuing spaces; to allow a reduction in the foundation planting; to allow a reduction in the compatibility buffer width; and to eliminate the intersection criteria requirement. Title: Resolution approving Class A Conditional Use application of Jomar Florida Enterprises, LLC by Land Design South, Inc., Agent. Request: To allow Repair and Maintenance, General and to allow Restaurant, Type I. General Location: Northwest corner of Military Trail and Forest Hill Boulevard BCC District: 2	Project Manager: Carol Glasser, Site Planner II
J. PUBLIC HEARING – NON-RESIDENTIAL – PREVIOUSLY NOT CERTIFIED		
25.	Control No: 2005-00193 Application No: Z/CA-2007-00991 (Application Name: Levy Learning Center) Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures by Jon E Schmidt & Associates, Agent Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving Class A Conditional Use application Levy Ventures by Jon E Schmidt & Associates, Agent Request: Private School. General Location: Southeast corner of Northlake Boulevard and Bates Road. BCC District: 1	Project Manager: Ora Owensby, Site Planner II
26.	Control No: 1973-00043 Application No: DOA-2007-01803 (Application Name: National Gymnastics at Shadowwood Square) Title: Resolution approving a Development Order Amendment application of Shadowwood Square Ltd by Jon E Schmidt & Associate, Agent. Request: To reconfigure site plan to add square footage. General Location: Northeast corner of Glades Road and State Road 7. BCC District: 5	Project Manager: Ora Owensby, Site Planner II
27.	Control No: 1976-00121 Application No: DOA/R-2007-01428 (Application Name: Chick-Fil-A) Title: Resolution approving A Development Order Amendment application of Darosy Inc by Corporate Property Services, Agent. Request: To reconfigure the site plan and add square footage. Title: Resolution approving A Requested Use application of Darosy Inc by Corporate Property Services, Agent. Request: To allow a Type I Restaurant. General Location: Southwest corner of Okeechobee Boulevard and Drexel Road. BCC District: 2	Project Manager: Ora Owensby, Site Planner II
28.	Control No: 2005-00514 Application No: Z/CA-2007-01608 (Application Name: RaceTrac Haverhill) Title: Resolution approving Rezoning application of McLaren Const Co Inc by Gary M. Brandenburg and Associates, Agent. Request: Rezone from Residential Multi-Family (RM) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving Conditional Use Class A application of McLaren Const Co Inc by Gary M. Brandenburg and Associates, Agent. Request: Convenience Stores with gas sales. General Location: The property is located on the northeast corner of Haverhill Road and Wallis. BCC District: 6	Project Manager: Joyce Lawrence, Site Planner II

29.	Control No: 1980-00187 Application No: DOA-2007-01594 (Application Name: Trinity Church Intl.) Title: Resolution approving Development Order Amendment application of Trinity Church International by Land Design South, Inc., Agent. Request: To delete 11 Conditions of Approval, reconfigure the site plan, relocate square footage, add square footage and restart of commencement clock General Location: Approximately .25 miles south of Hypoluxo Road on the west side of Military Trail. BCC District: 3 Project Manager: Joyce Lawrence, Site Planner II
30.	Control No: 1983-00161 Application No: PDD/DOA/-2007-00883 (Application Name: Mercedes Maserati Dealership) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of New Country Motor Cars by Gary M. Brandenburg, Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District Title: Resolution approving a Development Order Amendment application of New Country Motor Cars by Gary M. Brandenburg, Agent. Request: To add land area, add building square footage and to allow vehicle sales and rental General Location: Approximately x west/east of Palm Beach Lakes Boulevard on the south side of Okeechobee Boulevard BCC District: 2 Project Manager: Douglas Robinson, Site Planner II
31.	Control No: 2007-00347 Application No: W-2007-01201 (Application Name: Verizon #68625) Title: Resolution approving a Waiver application of Cove Club Investors Ltd by SBA Network Services Inc, Agent. Request: To allow a waiver to the setback from adjacent property lines for a one hundred foot stealth communication tower. General Location: 22428 SW 65th Avenue, Boca Raton, FL BCC District: 5 Project Manager: Sandra Gonzalez, Site Planner II
32.	Control No: 1997-00004 Application No: ZV/DOA-2007-01596 (Application Name: Fountains East at Boynton Beach) Title: Resolution approving a Type II Zoning Variance application of Steven Kerekes by Gentile, Holloway, O'Mahoney & Assoc, Agent. Request: To allow 24 hour operation for commercial adjacent to residential and to allow a structure to encroach into the front setback. Title: Resolution approving a Development Order Amendment application of Steven Kerekes by Gentile, Holloway, O'Mahoney & Assoc, Agent. Request: To reconfigure the site plan, and to restart the commencement clock. General Location: Northeast Corner of Jog Road and Boynton Beach Boulevard. BCC District: 5 Project Manager: Sandra Gonzalez, Site Planner II
33.	Control No: 1973-00008 Application No: Z-2007-01809 (Application Name: Old Okeechobee Industrial) Title: Resolution approving an Official Zoning Map Amendment application of Latham road Commerce Center Inc. by David L. Carpenter & Associates, Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District. General Location: Southeast corner of Latham Road and Old Okeechobee Road BCC District: 2 Project Manager: Autumn Sorrow, Senior Site Planner
34.	Control No: 1991-00027 Application No: Z-2007-01380 (Application Name: Atlantis Preserve) Title: Resolution approving an Official Zoning Map Amendment application of Reserve Atlantis by JMWA Architects, Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Community Commercial (CC) Zoning District General Location: Southwest corner of Collier Road and Military Trail BCC District: 3 Project Manager: Autumn Sorrow, Senior Site Planner
35.	Control No: 2007-00428 Application No: Z-2007-01808 (Application Name: Military Medical) Title: Resolution approving an Official Zoning Map Amendment application of Mike Gilley by Frogner Consulting, LLC, Agent. Request: Rezoning from the Agriculture Residential (AR) Zoning District to the Community Commercial (CC) Zoning District. General Location: Southwest corner of Military Trail and Weinhart Road BCC District: 3 Project Manager: Carol Glasser, Site Planner II
36.	Control No: 2007-00343 Application No: Z/CA-2007-01618 (Application Name: Westgate One) Title: Resolution approving Rezoning application Westgate One LIC by Land Design South, Agent. Request: Rezone from the Neighborhood Commercial (CN) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving Conditional Use Class A application of Westgate One LIC by Land Design South, Agent. Request: To exceed 10 dwelling units an acre General Location: South side of Westgate Avenue between Wabasso Drive and Tallahassee Drive BCC District: 2 Project Manager: David McGuire, Site Planner II

**PUBLIC HEARING – NON-RESIDENTIAL – PREVIOUSLY NOT CERTIFIED
6 MONTHS OR BEYOND**

K.

37. Control No: 2005-00515
Application No: Z/CA-2006-01180 (Application Name: Boynton Beach National Chapel)
Title: Resolution approving an Official Zoning Map Amendment application of Boynton National Chapel LLC, by Miller Land Planning, Agent
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District
Title: Resolution approving a Class A Conditional Use application of Boynton National Chapel LLC, by Miller Land Planning, Agent
Request: To allow a funeral home
General Location: Northwest corner of State Road 7 (US 441) and Heritage Farms Road
BCC District: 3 **Project Manager: Ronald Sullivan, Senior Site Planner**

38. Control No: 2007-00166
Application No: ZV/CA-2007-00739 (Application Name: Bob's Auto Glass)
Title: Resolution approving a Type II Zoning Variance application of Tuller Properties Lic.
Request: To allow the reduction of the required right-of-way buffer for Military Trail; to allow the reduction of the required right of way buffer for Childs Street; allow the reduction of the required right of way buffer for Cross Street and to allow reduction of the side interior setback (north property line).
Title: Resolution approving a Class A Conditional Use application of Tuller Properties Lic
Request: To allow Repair and Maintenance, General (glass repair).
General Location: Approximately 100 feet south of Lake Worth Road on the east side of Military Trail.
BCC District: 3 **Project Manager: Ora Owensby, Site Planner II**

39. Control No: 2007-236
Application No: ABN/PDD-2007-00728 (Application Name: Tidal Wave Industrial Park)
Title: Resolution approving a Development Order Abandonment application of Tidal Wave Management Corp Inc., by Kilday & Associates, Inc, Agent
Request: To abandon a prior special exception.
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Tidal Wave Management Corp Inc., by Kilday & Associates, Inc, Agent
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
General Location:
BCC District: 2 **Project Manager: Anthony Wint, Site Planner II**

L. PUBLIC HEARING PRE-APPLICATION CONFERENCE

40. Control No: 2005-00076
Application No: PA-2007-02018 (Application Name: Westgate Station)
Title: Pre-application of Cornerstone Group Development LLC, by Urban Design Studio, Agent
Request: Pre-Application Conference
General Location: South side of Westgate Avenue, West of Quail Road.
BCC District: 2 **Project Manager: David McGuire, Site Planner II**

PUBLIC HEARING WORKSHOP ITEM

M.

41. Control No: 2005-00641
Application No: (Application Name: West Palm Beach Auto Auction)
Title: Workshop
Request: To temporarily utilize the adjacent Palm Beach Post site for construction use (storage and staging of construction equipments/vehicles/trailers) while the Auction site is going through redevelopment. They only want to use the north portion of the Post site, which is contiguous to the Auction site, for approx. 18 months. According to the applicant, all construction traffic would be internal to these 2 sites.
General Location: Approximately 600 feet south of Belvedere Road on the east side of Sansbury's Way
BCC District: 6 **Project Manager:**

END OF AGENDA

In accordance with ADA provisions, this document may be requested in an alternate format. Auxiliary aids or services will also be provided upon request with at least three days notice. Please contact DRO Secretary at (561) 233-5042.