

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



DEVELOPMENT REVIEW OFFICER AGENDA

**January 9, 2008
9:00 A.M.**

Zoning Review DRO Follow-Up:
Agency Comments Due (EAC):
Agency ZC Comments Due:

BCC Meeting (EAC):
ZC Meeting:
BCC Meeting:

A. LOXAHATCHEE GROVES – Discussed by Matthew Lippman on Moratorium		
B. TOWN OF LOXAHATCHEE GROVES REQUEST		
1.	05-483	Palms West Expansion by Kilday & Associates, Inc. agent Request: Final Development Review Officer approval of a Final Subdivision Plan for the Palms West Hospital and Everglades Farm Equipment parcels to designate parcel boundaries. General Location: North side of Southern Boulevard approximately 800 feet east of F Road. Application # : 2007-1806 PM: Carol Glasser BCC District 6
2.	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 BCC District 6
3.	Control No: 1999-00011 Application No: DOA-2007-01800 (Application Name: Everglades Farm Equipment) Title: Resolution approving a Development Order Amendment application of Farm Everglades by Perry & Taylor PA, Agent. Request: To modify two conditions of approval, delete land area, to add square footage and reconfigure the site plan. General Location: North side of Southern Boulevard in Loxahatchee Groves. BCC District: 6	Project Manager: Carol Glasser, Site Planner II
C. DRO – NEW REQUEST		
4.	84-139	Hillel Day School by Land Design South, Inc. agent. Request: To revise site plan to relocate square footage Request: Final Site Plan approval to amend the previously approved plan to reconfiguration of buildings, parking layouts and athletic field. General Location: South of Glades Road on West side of 95th Avenue Application # : 2007-1783 PM: Andrea Harper BCC District 5
5.	04-589	Randazzo School by Goldenholz & Associates agent. Request: Final site plan approval to amend the previously approved site plan to show relocation and adding of square footage. Also show new phases line. General Location: North side of Clint Moore Road 1/4 mile west of the Turnpike Application # : 2007-1771 PM: Andrea Harper BCC District 5
6.	74-031	Westside Baptist Temple, Inc. by FMHC agent Request: DRO final site plan approval for 100' stealth flagpole communication tower w/ ground equipment. General Location: North side of Old Boynton Road, East of Lawrence Road. Application # : 2007-1773 PM: Andrea Harper BCC District 3
7.	84-051	Palm Beach Volvo of Suburban of Palm Beach LLC by Land Design South, Inc. agent. Request: Final site plan approval General Location: Southeast corner of Okeechobee Boulevard and Breezy Lane. Application # : 2007-1784 PM: Anthony Wint BCC District 2

8.	06-012	Seminole Orange Plaza by Kilday & Associates, Inc. agent. Request: Final site plan approval. General Location: Seminole Pratt Whitney Road and Orange Blvd. Application # : 2007-1797 PM: Anthony Wint BCC District 6
9.	84-130	Vista Center PIPD by McCraney Property Co. agent. Request: To allow a Kennel, Type III General Location: Southeast corner Vista Parkway North and Jog Road. Application # : 2007-1779 PM: Autumn Sorrow BCC District 2
10.	81-190	First Industrial @ Palm Beach Park of Commerce of FR Cal 3 South Florida LLC by Urban Design Studio agent. Request: Subdivision approval. General Location: Northwest corner of Corporate Road South and Park of Commerce Boulevard. Application # : 2007-1793 PM: Carrie Rechenmacher BCC District 1
11.	81-190	First Industrial Lot 1 @ Palm Beach Park of Commerce of FR Cal 3 South Florida LLC by Urban Design Studio agent. Request: Final site plan approval. General Location: Northwest corner of Corporate Road South and Park of Commerce Boulevard. Application # : 2007-1794 PM: Carrie Rechenmacher BCC District 1
12.	06-520	Hagen Ranch/Boynton Beach MUPD by Land Design South, Inc. agent. Request: Site Plan Approval. General Location: Northwest corner Hagen Ranch Road and Boynton Beach Boulevard Application #: 2007-1780 PM: Carrie Rechenmacher BCC District 2
13.	88-019	Brown Landholding, Inc. by Anna S. Cottrell & Associates agent. Request: Final site plan approval. General Location: Approximately .2 miles South of Belvedere Road on the west side of Benoist Farms Road. Application # : 2007-1614 PM: Ora Owensby BCC District 6
14.	81-017	Westgate Community Center by Palm Beach County agent. Request: Final site plan approval for daycare. General Location: Northeast corner of Oswego Avenue and Tallahassee Drive. Application # : 2007-1788 PM: Ora Owensby BCC District 2
15.	99-048	Sundance Farms Tower by Land Design South, Inc. agent.. Request: OTB Site Plan Approval. General Location: Approximately two (2) miles west of Highway 27 and south of Willard Smith Road. Application # : 2007-1789 PM: Ron Sullivan BCC District 6
16.	06-305	Woolbright Office Center by Gentile, Holloway, O'Mahoney & Associates, agent. Request: OTB Site Plan Approval. General Location: Approximately 200' west of Jog Road along the south side of Woolbright Road. Application # : 2007-1795 PM: Ron Sullivan BCC District 5
D.	DRO – PREVIOUSLY NOT APPROVED	
17.	81-219	Boynton & Lawrence Office MUPD by Jon E Schmidt & Associates agent. Request: Final Site Plan approval General Location: Located on the North side of Boynton Beach Boulevard between Lawrence Road to the west and Congress Avenue to the east. Application # : 2007-1604 PM: Ron Sullivan BCC District 3
18.	81-152	Boynton Trail Taco Bell by Jon E Schmidt & Associates agent. Request: Final site plan approval. 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
19.	80-089	Lantana Square Shopping Center by Kimley Horn and Associates, Inc. agent. Request: Reconfiguration of the site plan General Location: Southwest Intersection of Lantana Road and Jog Road. Application # : 2007-1607 PM: Carrie Rechenmacher BCC District 3

20.	06-504	Philadelphia Church of Nazarene by Ruden, McClosky, Inc. agent. Request: Final Site Plan approval. General Location: West side of Haverhill Road, North of Community Drive. Application # : 2007-1404 PM: Autumn Sorrow	BCC District 2
21.	00-111	Vivendi Homes by Richard W. Carlson Jr, Esq 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
22.	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
23.	98-032	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
24.	03-061	Angelocci Property PUD, Jennifer Vail, 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
25.	03-061	Angelocci Property PUD, Jennifer Vail, 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
26.	75-068	Peninsula Bank at Loggers Run, Anna Cottrell, agent. Request: Final Site Plan Approval. Exhibit General Location: North side of Palmetto Road; West of Ponderosa Drive. Application #: 2007-1429 PM: Joyce Lawrence	BCC District 5
27.	07-018	Shoppes at Southern Palms by Gentile, Holloway, O'Mahoney & Associates, agent. Request: Final Site Plan approval. General Location: Northeast corner of Southern Boulevard and Sansbury way. Application #: 2007-1396 PM: Anthony Wint	BCC District 6
28.	81-017	Westgate Community Center by Palm Beach County, agent. Request: Final Site Plan approval. General Location: Northeast corner of Oswego Avenue and Tallahassee Drive Application #: 2007-1396 PM: Anthony Wint	BCC District 2
DRO – PREVIOUSLY NOT APPROVED BEYOND 6 MONTHS			
E.			
29.	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
30.	89-095	Eben-Ezer Baptist Church by Land Design South, Inc., Agent. Request: Final Sit Plan Approval. General Location: Approximately 600 feet north of Community Drive on the West side of Haverhill Road. Application #: 2007-0874 PM: Andrea Harper	BCC District 2
F. DRO – WORKSHOP ITEMS			
DRO – Public Hearing			
01/09/08			

G. PUBLIC HEARING – RESIDENTIAL – NEW	
H. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED	
I. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED 6 MONTHS OR BEYOND	
31.	<p>Control No: 2005-00003</p> <p>Application No: PDD/DOA/W/ZV-2007-00884 (Application Name: Lyons West AGR-PUD)</p> <p>Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associate XIX LLLP by Kilday & Associates, Inc., Agent.</p> <p>Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District.</p> <p>Title: Resolution approving a Development Order Amendment application of Boynton Beach Associate XIX LLLP by Kilday & Associates, Inc., Agent.</p> <p>Request: To add land area, add units and reconfigure master plan and to allow a model row in Pod H.</p> <p>Title: Resolution approving a Waiver application of Boynton Beach Associate XIX LLLP by Kilday & Associates, Inc., Agent.</p> <p>Request: To allow more than 40 % of the local street to terminate in dead-ends of cul-de-sacs.</p> <p>Title: Resolution approving a Type II Zoning Variance application of Boynton Beach Associate XIX LLLP by Kilday & Associates, Inc., Agent.</p> <p>Request: Buffers adjacent to development area</p> <p>General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road.</p> <p>BCC District: 3,5 Project Manager: Ora Ownesby, Site Planner II</p>
J. PUBLIC HEARING – NON-RESIDENTIAL – NEW	
32.	<p>Control No: 1999-00004</p> <p>Application No: DOA-2007-01777 (Application Name: Lake Worth Road & SR 7 MUPD)</p> <p>Title: Resolution approving an Development Order Amendment application of Lake Worth Road Associates LTD by Corporate Property Services, Agent.</p> <p>Request: Modification of a Condition of Approval</p> <p>General Location: Southeast corner of Lake Worth Road and SR7; Wendy's</p> <p>BCC District: 6 Project Manager: Anthony Wint, Site Planner II</p>
33.	<p>Control No: 2002-00011</p> <p>Application No: PDD/R-2007-01792 (Application Name: MPC III Turnpike Business Park)</p> <p>Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of MPC 3 LIC by McCraney Property Co., Agent.</p> <p>Request: Rezoning from the Residential Planned Unit Development (PUD) Zoning District to the Planned Industrial Park Development (PIPD) Zoning District</p> <p>Title: Resolution approving a Requested Use application of MPC 3 LIC by McCraney Property Co., Agent.</p> <p>Request: To allow</p> <p>General Location: Southeast corner of Belvedere Road and the Florida's Turnpike</p> <p>BCC District: 6 Project Manager: Autumn Sorrow, Senior Site Planner</p>
34.	<p>Control No: 1973-00008</p> <p>Application No: Z-2007-01809 (Application Name: Old Okeechobee Industrial)</p> <p>Title: Resolution approving an Official Zoning Map Amendment application of Latham road Commerce Center Inc. by David L. Carpenter & Associates, Agent.</p> <p>Request: Rezoning from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District.</p> <p>General Location: Southeast corner of Latham Road and Old Okeechobee Road</p> <p>BCC District: 2 Project Manager: Autumn Sorrow, Senior Site Planner</p>
35.	<p>Control No: 2007-00428</p> <p>Application No: Z-2007-01808 (Application Name: Military Medical)</p> <p>Title: Resolution approving An Official Zoning Map Amendment application of Mike Gilley by Frogner Consulting, LLC, Agent.</p> <p>Request: Rezoning from the Agriculture Residential (AR) Zoning District to the Community Commercial (CC) Zoning District</p> <p>General Location: Southwest corner of Military Trail and Weinhart Road</p> <p>BCC District: 3 Project Manager: Carol Glasser, Site Planner II</p>
36.	<p>Control No: 1983-00161</p> <p>Application No: DOA/R-2007-01774 (Application Name: Smart Car Dealership)</p> <p>Title: Resolution approving a Development Order Amendment application of Country New by Gary M. Brandenburg, Agent.</p> <p>Request: To add square footage (2,500 sf) and reconfigure site plan.</p> <p>Title: Resolution approving a Requested Use application of Country New by Gary M. Brandenburg, Agent.</p> <p>Request: To allow Vehicle Sales/Rental</p> <p>General Location: Southside of Okeechobee Blvd, near the intersection with Palm Beach Lakes Blvd</p> <p>BCC District: 2 Project Manager: Douglas Robinson, Site Planner II</p>

37. **Control No:** 1977-00133
Application No: DOA-2007-01776 (**Application Name: Cross County Mall**)
Title: Resolution approving A Development Order Amendment application of Cross County Associates Ltd Partnership by Saltz Michelson Architects, Agent.
Request: To reconfigure site plan and add building square footage.
General Location: Southeast corner of Military Trail and Okeechobee Boulevard
BCC District: 2 **Project Manager:** Joyce Lawrence, Site Planner II

38. **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

39. **Control No:** 2007-00357
Application No: CA-2007-01790 (**Application Name: Bedner Produce Stand**)
Title: Resolution approving a Class A Conditional Use application of Bedner Farm Inc. by Land Design South, Inc., Agent.
Request: To allow a produce stand.
General Location: Southwest corner of Lee Road and SR441.
BCC District: 5 **Project Manager:** Sandra Gonzalez, Site Planner II

40. **Control No:** 1998--00023
Application No: DOA/R-2007-01597 (**Application Name: Pratt and Orange MUPD**)
Title: Resolution approving a Development Order Amendment application of Publix Super Markets Inc, by Ruden, McClosky, Agent
Request: To reconfigure the site plan and modify conditions.
Title: Resolution approving a Requested Use application of Publix Super Markets Inc, by Ruden, McClosky, Agent
Request: To allow an Auto Service Station
General Location: On the northeast corner of Orange Blvd and Seminole Pratt Whitney Road.
BCC District: 6 **Project Manager:** Sandra Gonzalez, Site Planner II

K. PUBLIC HEARING – NON-RESIDENTIAL – PREVIOUSLY NOT CERTIFIED

41. **Control No:** 2005-00193
Application No: Z/CA-2007-00991 (**Application Name: Levy Learning Center**)
Title: Resolution approving an Official Zoning Map Amendment application 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

42. **Control No:** 1974-00083
Application No: DOA-2007-00845 (**Application Name: Palm Beach Cathedral**)
Title: Resolution approving a Development Order Amendment application of Covenant Centre Inc. by Land Design South, Inc, Agent
Request: To delete land area.
General Location: Northwest corner of Roan Lane and Northlake Boulevard.
BCC District: 1 **Project Manager:** Douglas Robinson, Site Planner II

43. **Control No:** 2007-00259
Application No: Z/CB-2007-00846 (**Application Name: Northlake Value Place Hotel**)
Title: Resolution approving an Official Zoning Map Amendment application of Value Place Hotels by Land Design South, Inc, Agent
Request: Rezoning from the Multi-family Residential (RM) Zoning District to the General Commercial (CG) Zoning District
Title: Resolution approving a Class B Conditional Use application of Value Place Hotels by Land Design South, Inc, Agent
Request: To allow a hotel.
General Location: Approximately 200 feet north of Northlake Boulevard on the west side of Roan Lane
BCC District: 1 **Project Manager:** Sandra Gonzalez, Site Planner II

44. **Control No:** 2005-0460
Application No: DOA-2007-01417 (**Application Name: Jog Commerce Park**)
Title: Resolution approving a Development Order Amendment application of Realty Duke by Miller Land Planning, Agent
Request: To reduce square footage, modify/delete conditions of approval, reconfigure site plan, and change uses.
General Location: Approximately 1 mile south of Okeechobee Boulevard 800 feet west of Jog Road.
BCC District: 2 **Project Manager:** Carrie Rechenmacher, Senior Site Planner

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

45. **Control No:** 2007-00277
Application No: PDD-2007-00890 (**Application Name: East Group Industrial**)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Eastgroup Properties LP, by Jon E Schmidt & Associates, Agent
Request: Rezoning from the Industrial Light (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
General Location: Central Industrial Drive, approximately .6 miles north of Blue Heron Boulevard.
BCC District: 1 **Project Manager:** Carol Glasser, Site Planner II

46. **Control No:** 2002-00032
Application No: PDD/R/ABN-2007-00878 (**Application Name: Holloway Properties MUPD**)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Sojo LLC by Jon E Schmidt & Associates, Agent.
Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: Resolution approving a Requested Use application of Sojo LLC by Jon E Schmidt & Associates, Agent.
Request: To allow a Convenience store with gas sales and to allow a Type I Restaurant.
Title: Resolution approving a Development Order Abandonment application of Sojo LLC by Jon E Schmidt & Associates, Agent.
Request: To abandon the Class A Conditional Use granted under R-2003-0117.
General Location: Northeast corner of Jog Road and Southern Boulevard.
BCC District: 6 **Project Manager:** Joyce Lawrence, Site Planner II

47. **Control No:** 2007-00347
Application No: PDD-2007-00848 (**Application Name: Merchants Walk**)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of W&W XXIV LLC by Coteleur & Hearing, Inc., Agent.
Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.
General Location: Approximately 1,400 feet east of Lyons Road on the south side of Lantana Road.
BCC District: 2 **Project Manager:** Joyce Lawrence, Site Planner II

48. **Control No:** 2007-236
Application No: ABN/Z/CA2007-00728 (**Application Name: Tidal Wave Industrial Park**)
Title: Resolution approving a Development Order Abandonment application of Tidal Wave Development Corp by Kilday & Associates, Inc, Agent
Request: To abandon the Special Exceptions granted under Resolution 1995-0721, 2002-1645, 1995-1116 and 1996-1950
Title: Resolution approving an Official Zoning Map Amendment application of Tidal Wave Development Corp by Kilday & Associates, Inc, Agent
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.
Title: Resolution approving a Class A Conditional Use application of Tidal Wave Development Corp by Kilday & Associates, Inc, Agent
Request: To allow warehouse square footage in excess of the MUPD regulations
General Location: Northwest corner of Tall Pines Road and Wallis Road and approximately 1000 feet east of Cleary Road on the north side of Southern Boulevard
BCC District: 2 **Project Manager:** Anthony Wint, Site Planner II

49. **Control No:** 2007-00166
Application No: ZV/CA-2007-00739 (**Application Name: Bob's Auto Glass**)
Title: Resolution approving an Type II Zoning Variance application of Tuller Properties LIC by, Agent
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 by, Agent
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

M. PUBLIC HEARING PRE-APPLICATION CONFERENCE

N. PUBLIC HEARING WORKSHOP ITEM

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.