

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



DEVELOPMENT REVIEW OFFICER AGENDA

**AUGUST 9, 2006
9:00 A.M.**

***DRO Meeting to be held at the Airport Center - 100 Australian Avenue,
Fourth Floor Conference Room until further notice.***

DRO FOLLOW-UP	: 08-14-06	BCC MEETING (EAC)	: 09-28-06
AGENCY COMMENTS DUE (EAC)	: 09-06-06	ZC MEETING	: 10-05-06
AGENCY ZC COMMENTS DUE	: 09-08-06	BCC MEETING	: 10-26-06

A.	CONSENT		
B.	SIGNATURE ONLY		
1. 97-090	Emerald Lakes by Steven Thomas, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit . <u>General Location:</u> 6 th Ave. and Congress Ave.	Application #: 2006-1051 PM: Kristin Tetsworth	BCC District:
2. 80-153	Aberdeen PUD (Temple Torah) by Nadia DiTommaso, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit . <u>Summary:</u> Conversion of 23,625 s.f. of professional and business office to medical office. <u>General Location:</u> SE corner of the intersection of Jog Rd. and LeChalet Blvd.	Application #: 2006-1053 PM: Carrie Rechenmacher	BCC District: 3
3. 99-092	Spalding MUPD by John Chiu, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit . <u>Summary:</u> Existing retail to be converted to restaurant. <u>General Location:</u> Lake Ida and Jog Rd.	Application #: 2006-1055 PM: Douglas Robinson	BCC District:
4. 84-130	Vista Center (Lot 17) by Edna Trimble, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit . <u>Summary:</u> Change front elevations of buildings, modify paving and green areas to accommodate elevation change. <u>General Location:</u> Jog Rd. and Vista Parkway N.	Application #: 2006-1049 PM: Joyce R. Lawrence	BCC District: 1
5. 82-152	Landmark Auto Care by Ronald Kolins, agent. <u>Request:</u> Signature Only Alternative Landscape Plan, Exhibit . <u>General Location:</u> Approx. 0.5 mi. N of Okeechobee Blvd., on the E side of Military Trail.	Application #: 2006-1048 PM: Andrea Harper	BCC District: 6
6. 99-092 Pg. 1	Spalding MUPD by Land Design South, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 15. <u>Summary:</u> Addition of 30 parking stalls. <u>General Location:</u> NE corner of Lake Ida and Jog Rd.	Application #: 2006-0880 PM: Andrea Harper	BCC District: 5
7. 87-049 Pg. 2	Santa Maria Village PUD by Jamie Gentile, agent. <u>Request:</u> Signature Only Revised Site Plan. <u>Summary:</u> Modify DRO condition to permit the continued use of the temporary access. <u>General Location:</u> Approx. 0.2 mi. N of Morgan Rd. and SR 5.	Application #: 2006-0974 PM: Carrie Rechenmacher	BCC District: 6

C. DRO - NEW REQUESTS		
8. 05-346 Pg. 3-7	Midland Commons Office by Belinda Harper, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> West side of Military, 1050 north of Lantana Road. Application #: 2006-0964 PM: Carrie Rechenmacher	BCC District: 3
9. 03-098 Pg. 8-11	Orleans Court Industrial by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 3. <u>General Location:</u> West side of Military Trail, South of Belvedere Road, West of the intersection of Military Trail and Orleans. Application #: 2006-0968 PM: Douglas Robinson	BCC District: 6
10. 93-029 Pg. 12-15	Orleans Court Commercial by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 34. <u>General Location:</u> West side of Military Trail, South of Belvedere Road, at the northwest corner of Military Trail and Orleans Court. Application #: 2006-0958 PM: Douglas Robinson	BCC District: 6
11. 05-323 Pg. 16-19	Ravello AGR PUD by Michael Champagne, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 1. <u>General Location:</u> Approximately 0.2 mile east of Lyons Road on the north side of Boynton Beach Boulevard. Application #: 2006-0962 PM: Joyce Lawrence	BCC District: 5
12. 05-323 Pg. 20-24	Ravello AGR PUD by Michael Champagne, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 3. <u>General Location:</u> Approximately 0.2 mile east of Lyons Road on the north side of Boynton Beach Boulevard. Application #: 2006-0966 PM: Joyce Lawrence	BCC District: 5
13. 78-273 Pg. 25-28	Commerce Bank @ Pinetrail Shopping Center by Kim Glas-Castro, agent. <u>Request:</u> Final Site Plan, Exhibit 92. <u>General Location:</u> Southwest corner of Okeechobee Boulevard and Military Trail. Application #: 2006-0945 PM: Andrea Harper	BCC District: 2
14. 86-104 Pg. 29-31	Wycliffe Golf & Country Club PUD by, agent. <u>Request:</u> Revised Site Plan, Exhibit 152. <u>General Location:</u> Royal Devon Way and Wycliffe Country Club Blvd. Application #: 2006-0970 PM: Andrea Harper	BCC District: 6
15. 05-585 Pg. 32-34	Ladera PUD by Marvin Sanders, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 1. <u>General Location:</u> Approximately .5 mile south of Hypoluxo Road on the east side of State Road 7/US 441. Application #: 2006-0965 PM: Bradford O'Brien	BCC District: 3
16. 05-585 Pg. 35-37	Ladera PUD by Marvin Sanders, agent. <u>Request:</u> Final Site Plan, Exhibit 3. <u>General Location:</u> Approx. 0.5 mile south of Hypoluxo Road on the east side of State Road 7/US 441. Application #: 2006-0967 PM: Bradford O'Brien	BCC District: 3
17. 93-035 Pg. 38-41	Bethesda Healthcare City MUPD by agent. <u>Request:</u> Revised Site Plan, Exhibit 43. <u>General Location:</u> SW corner of Boynton Beach and Blvd. Application #: 2006-0951 PM: Carrie Rechenmacher	BCC District: 5
18. 02-011 Pg. 42-45	WD Gardens by Sara Lockhart, agent. <u>Request:</u> Final Subdivision Plan, (Pod A). <u>General Location:</u> SW corner of Belvedere Rd. and Cleary Rd. Application #: 2006-1097 PM: Kristin Tetsworth	BCC District: 6
19. 02-011 Pg. 46-49	WD Gardens by Sara Lockhart, agent. <u>Request:</u> Final Subdivision Plan, (Pod B). <u>General Location:</u> SW corner of Belvedere Rd. and Cleary Rd. Application #: 2006-1099 PM: Kristin Tetsworth	BCC District: 6

D. DRO - PREVIOUSLY NOT APPROVED		
20. 04-525 Pg. 50-53	Atlantic Commons PUD by Julian Bryan, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 1. <u>General Location:</u> Atlantic Ave. and the Florida Turnpike. Application #: 2006-0506 PM: Douglas Robinson	BCC District: 5
21. 04-525 Pg. 54-57	Atlantic Commons PUD by Julian Bryan, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 4. <u>General Location:</u> Atlantic Ave. and the Florida Turnpike. Application #: 2006-0507 PM: Douglas Robinson	BCC District: 5
22. 06-304 Pg. 58-61	Palm Beach County Housing Authority, Boynton Subdivision by Shayne Conover, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> W of the Boynton Beach Mall, on the E side of Lawrence Rd. Application #: 2006-0832 PM: Andrea Harper	BCC District: 3
23. 04-457 Pg. 62-64	Terra Nova MUPD by Jeff Brophy, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> NW corner of Hagen Ranch Rd. and Atlantic Ave. Application #: 2006-0100 PM: Joyce Lawrence	BCC District: 5
24. 04-456 Pg. 65-66	Terra Nova PUD by Jeff Brophy, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 1. <u>General Location:</u> NW corner of Hagen Ranch Rd. and Atlantic Ave. Application #: 2006-0096 PM: Andrea Harper	BCC District: 5
25. 04-456 Pg. 67-68	Terra Nova PUD by Jeff Brophy, agent. <u>Request:</u> Final Site Plan, Exhibit 4. <u>General Location:</u> NW corner of Hagen Ranch Rd. and Atlantic Ave. Application #: 2006-0098 PM: Andrea Harper	BCC District: 5
26. 05-008 Pg. 69-71	Mini Assemblage PUD by Jennifer Munsterteiger, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 5. <u>General Location:</u> W of Hagen Ranch Rd., S of Boynton Beach Blvd. Application #: 2006-0621 PM: Joyce R. Lawrence	BCC District: 5
27. 81-058 Pg. 72-75	Market Place of Delray (McDonalds) by Mark Paules, agent. <u>Request:</u> Revised Site Plan, Exhibit 48. <u>General Location:</u> NW corner of Atlantic Ave. and Military Trail. Application #: 2006-0827 PM: Joyce Lawrence	BCC District: 5
28. 05-452 Pg. 76-79	Wyndsong Ranch by Steven Tate, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 1. <u>General Location:</u> Approx. 1.25 mi. S of Boynton Beach Blvd., on the E side of Hagen Ranch Rd. Application #: 2006-0824 PM: Kristin Tetsworth	BCC District: 5
29. 05-341 Pg. 80-82	Corporate Center West by Jon Schmidt, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> NE corner of Belvedere Rd. and State Rd. 7. Application #: 2006-0826 PM: Ron Sullivan	BCC District: 6
30. 05-081 Pg. 83-85	Temple Medical by Bradley Miller, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> West side of Jog Road, approximately 600 ft south of Linton Boulevard. Application #: 2006-0509 PM: Joyce Lawrence	BCC District: 5
31. 81-225 Pg. 86-88	Temple Anshei Emuna by Bradley Miller, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> West side Jog Road, approximately 600 ft south of Linton. Application #: 2006-0508 PM: Andrea Harper	BCC District: 5

32. 05-008 Pg. 89-91	Mini Assemblage PUD by Jennifer Munsterteiger, agent. <u>Request:</u> Final Site Plan, Exhibit 7 (Plat 1). <u>General Location:</u> W of Hagen Ranch Rd., S of Boynton Beach Blvd. Application #: 2006-0624 PM: Andrea Harper	BCC District: 5
33. 05-008 Pg. 92-97	Mini Assemblage PUD by Jennifer Munsterteiger, agent. <u>Request:</u> Final Site Plan, Exhibit 9 (Plat 2). <u>General Location:</u> W of Hagen Ranch Rd., S of Boynton Beach Blvd. Application #: 2006-0623 PM: Andrea Harper	BCC District: 5
34. 05-008 Pg. 95-97	Mini- Assemblage Plat 3 by Jennifer Munsterteiger, agent. <u>Request:</u> Final Site Plan, Exhibit 10. <u>General Location:</u> West side of Hagen Ranch Road, south of Boynton Beach Blvd., and North of the LWDD L-26 Canal. Application #: 2006-0732 PM: Joyce Lawrence	BCC District: 5
35. 88-033 Pg. 98-100	Murphy's Towing by Brian Terry, agent. <u>Request:</u> Revised Site Plan. <u>General Location:</u> Approx. 1 mi. W of Jog Rd., on Southern Blvd. Application #: 2005-1479 PM: Carrie Rechenmacher	BCC District: 6
36. 04-454 Pg. 101-104	Lowe's Home Center by Eleanor Halperin, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Approx. 0.25 mi. W of Military Trail/Okeechobee Blvd., on the S side of Schall Rd. Application #: 2006-014 PM: Joyce Lawrence	BCC District: 2
37. 80-153 Pg. 105-107	Temple Torah by Brian Chegus, agent. <u>Request:</u> Revised Site Plan, Exhibit 252. <u>General Location:</u> NE corner of Gateway Blvd. and Jog Rd. Application #: 2006-0504 PM: Andrea Harper	BCC District: 3
38. 82-152 Pg. 108-110	Landmark Auto Care by Ronald Kolins, agent. <u>Request:</u> Revised Site Plan, Exhibit 48, supersedes Exhibit 46. <u>General Location:</u> Approx. 0.5 mi. N of Okeechobee Blvd., on the E side of Military Trail. Application #: 2006-0500 PM: Andrea Harper	BCC District: 6
39. 84-123 Pg. 111-114	Lone Palm Business Park by Wes Blackman, agent. <u>Request:</u> Revised Site Plan, Exhibit 38, supersedes Exhibit 36. <u>General Location:</u> Old Dixie Highway and Richard Rd. Application #: 2006-0401 PM: Carrie Rechenmacher	BCC District: 1
40. 80-133 Pg. 115-117	Community Christian Church by Douglas Murray, agent. <u>Request:</u> Final Site Plan, Exhibit 40. <u>General Location:</u> Approx. 0.5 mi. S of Southern blvd., on the W side of Jog Rd. Application #: 2006-0093 PM: Joyce Lawrence	BCC District: 6
41. 04-251 Pg. 118-121	Lawrence Market by Robert Basehart, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> NE corner of Lawrence and Tucks Rd. Application #: 2006-0397 PM: Andrea Harper	BCC District: 3
42. 04-200 Pg. 122-125	Jog Medical Center by Robert Basehart, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 450' S of Woolbright Rd., on the W side of Jog Rd. Application #: 2006-0273 PM: Joyce Lawrence	BCC District: 5
43. 99-077 Pg. 126-128	Heron Cove by Robert Basehart, agent. <u>Request:</u> Final Subdivision Plan. <u>General Location:</u> Approx. 500' E of SR 7, on the S side of Okeechobee Blvd. Application #: 2005-1390 PM: Carrie Rechenmacher	BCC District: 6
44. 81-190 Pg. 129-130	Palm Beach Park of Commerce by Russell Scott, agent. <u>Request:</u> Final Subdivision Plan (G-11 Section). <u>General Location:</u> NW corner of Corporate Rd. N and Walgreens Dr. Application #: 2005-1535 PM: Carrie Rechenmacher	BCC District: 1

E.	DRO – PRE-APPLICATION:
F.	DRO – WORKSHOP ITEM (S):

G. PUBLIC HEARING – RESIDENTIAL – NEW :

45. **Control No:** 2006-00359 **Application No:** CA-2006-00940

(Application Name: Gulfstream Cove)

Title: -Resolution approving a Class A Conditional Use application of Blueriver Developers LLC by Archi Design Group, Agent.

Request: -to allow the Transfer of Development Rights for 5 units and designate this application as the receiving area

Location: -Approximately ? south of Lake Worth Road on the west side of Gulfstream Road

Pg. 131-135

BCC District: 3

Project Manager: Anthony O Wint, Site Planner I

46. **Control No:** 2003-00058 **Application No:** PDD/TDR-2006-00948 **(Application Name: Coral Lakes PUD)**

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Coral Lakes Apartments Inc by Cotleur & Hearing, Inc., Agent.

Request: -rezoning from the Multiple Use Planned Development (MUPD) District to the Residential Planned Unit Development (PUD) District.

Title: -Resolution approving a Transfer of Development Rights application of Coral Lakes Apartments Inc by Cotleur & Hearing, Inc., Agent.

Request: -to allow the transfer of development rights for 73 units and to designate this application as the receiving area.

Location: -Approximately ?? north of Melaleuca Road on the west side of Congress Avenue

Pg. 136-140

BCC District: 3

Project Manager: Bradford O'Brien, Site Planner II

47. **Control No:** 1981-00233 **Application No:** DOA/EAC-2006-00950 **(Application Name: Balmoral (Lacuna)**

Country Club Pod H)

Title: -Resolution approving a Development Order Amendment/Expedited Application Consideration application of Prime Projects Development LLC by Kilday & Associates, Inc., Agent.

Request: -to modify/delete conditions of approval

Location: -Southwest Corner of Grand Lacuna Boulevard and Rolling Hills Boulevard

Pg. 141-143

BCC District: 3

Project Manager: Kristin Tetsworth, Senior Site Planner

48. **Control No:** 2006-00362 **Application No:** CA-2006-00959

(Application Name: Balmoral at Delray Lake Estates)

Title: -Resolution approving a Class A Conditional Use application of Balmoral at Delray Lakes Estates LLC by Land Design South, Inc., Agent.

Request: -to allow an AGR subdivision

Location: -Approximately 0.8 miles west of The Florida's Turnpike, bound on the north by Persimmon Avenue and the south by 155th Road South

Pg. 144-147

BCC District: 5

Project Manager: Candi Jefferson, Site Planner II

H. PUBLIC HEARING – REMANDED:

49. **Control No:** 2005-00449 **Application No:** PDD/W-2005-01322

(Application Name: Fairway View of the Palm Beaches)

Title: -Resolution approving Official Zoning Map Amendment to a Planned Development District application of Lake Worth Growers, Inc. by Gentile, Holloway, O'Mahoney & Assoc, Agent.

Request: -Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.

Title: -Resolution approving Waiver application of Lake Worth Growers, Inc. by Gentile, Holloway, O'Mahoney & Assoc, Agent.

Request: -To allow deviation from cul-de-sac and dead-end restrictions.

Location: -Northeast corner of Lantana Road and Fearnley Drive.

BCC District: 2

Project Manager: Bradford O'Brien, Site Planner II

I. PUBLIC HEARING – DE-CERTIFIED:

50. **Control No:** 2004-00250 **Application No:** DOA-2005-01698
(Application Name: Dubois AGR PUD)
Title: -Resolution approving a Development Order Amendment application of Boca Raton Associates, VI, LLLP - by Kilday & Associates, Inc., Agent.
Request: -To reconfigure the master plan
Location: -Bound east and west by Florida's Turnpike and Lyons Road and bound north and south by the LWDD 37 and LWDD 38 Canals.

Pg. 148-150

BCC District: 3, 5
Project Manager: Kristin Tetsworth, Senior Site Planner

J. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:

51. **Control No:** 2005-00162 **Application No:** DOA/EAC-2006-00731 **(Application Name: Amestoy AGR PUD)**
Title: -Resolution approving a Development Order Amendment/Expedited Application consideration application of Boynton Beach Associates XXII LLLP by Kilday & Associates, Inc., Agent.
Request: -to modify/delete conditions of approval
Location: -Northwest corner of Boynton Beach Boulevard and Lyons Road

Pg. 151-152

BCC District: 5
Project Manager: Kristin Tetsworth, Senior Site Planner

52. **Control No:** 2006-00253 **Application No:** CA-2006-00733
(Application Name: Dryden Apartments)
Title: -Resolution approving a Class A Conditional Use application of Brahmedeo Persaud
Request: -to allow the Transfer of Development Rights
Location: -Approximately xx east of Haverhill Road on the north side of Dryden Road

Pg. 153-156

BCC District: 2
Project Manager: Bradford O'Brien, Site Planner II

53. **Control No:** 2006-00173 **Application No:** PDD-2006-00493
(Application Name: Lake Worth PUD)
Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Worth Investors LLC by Gentile, Holloway, O'Mahoney & Assoc, Agent.
Request: -rezoning from the Agricultural Residential (AR) Zoning District to eh Residential Planned Unit Development (PUD) District
Location: -Approximately 1,320 feet east of Lyons Road on the south side of Lake Worth Road

Pg. 157-161

BCC District: 6
Project Manager: Bradford O'Brien, Site Planner II

54. **Control No:** 2002-00038 **Application No:** DOA/EAC-2006-00341 **(Application Name: Colony Preserve PUD)**
Title: -Resolution approving a Development Order Amendment application of Holiday Organization Inc. by Land Design South, Inc., Agent.
Request: -to amend a condition of approval
Location: -Northwest corner of Flavor Pict Road and Military Trail

Pg. 162-164

BCC District: 5
Project Manager: Anthony O Wint, Site Planner I

55. **Control No:** 1987-00032 **Application No:** ABN/PDD/DOA-2006-00189 **(Application Name: Hippocrates PUD/CLF)**
Title: -Resolution approving a Development Order Abandonment application of Health Hippocrates, Rita Romano by Miller Land Planning, Agent.
Request: -To adopt a resolution approving the abandonment of the Special Exception to allow a Congregate Living Facility granted by Resolution R-
Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Health Hippocrates,

Rita Romano by Miller Land Planning, Agent.

Request: -Rezoning from the Agricultural Residential and the Residential Transitional Zoning Districts to the Residential Planned Unit Development District.

Title: -Resolution approving a Development Order Amendment application of Health Hippocrates, Rita Romano by Miller Land Planning, Agent.

Request: -To add land area, add square footage, add residents, and reconfigure the site plan.

Location: -On the west side of Skees Road between Golden River Drive and Palmdale Road.

Pg. 165-169

BCC District: -

Project Manager: Anthony O Wint, Site Planner I

56. **Control No:** 2006-00095 **Application No:** Z-2006-00094

(Application Name: Palmwood Shaw Rezoning)

Title: -Resolution approving an Official Zoning Map Amendment application of Cordell Shaw by LCG Spectrum, Inc., Agent.

Request: -Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District

Location: -Approximately 0.7 miles north of Donald Ross Road on the east side of Palmwood Road.

Pg. 170-172

BCC District: 1

Project Manager: Bradford O'Brien, Site Planner II

57. **Control No:** 2006-00010 **Application No:** Z-2006-00022

(Application Name: Colonial Lakes)

Title: -Resolution approving an Official Zoning Map Amendment application of Colonial Lakes LLC by Kim Glas-Castro, Agent.

Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Multi-family Residential (RM) Zoning District

Location: -Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road

Pg. 173-176

BCC District: 2

Project Manager: Bradford O'Brien, Site Planner II

58. **Control No:** 2006-00014 **Application No:** Z/CA-2006-00020

(Application Name: Vultaggion Townhomes)

Title: -Resolution approving an Official Zoning Map Amendment application of Burlison Gentry by Gentry Engineering, Agent.

Request: -Rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District

Title: -Resolution approving a Class A Conditional Use application of Burlison Gentry by Gentry Engineering, Agent.

Request: -to allow townhomes and to allow the Transfer of Development Rights for 10 units.

Location: -Approximately 0.25 mile east of Military Trail on the south side of Hypoluxo Road

Pg. 177-181

BCC District: 3

Project Manager: Anthony O Wint, Site Planner I

59. **Control No:** 2006-00008 **Application No:** CA-2006-00016

(Application Name: Boatman Hammock)

Title: -Resolution approving a Class A Conditional Use application of Haldick Enterprises Inc by Cotleur & Hearing, Inc., Agent.

Request: -to allow the Transfer of Development Rights for 20 units.

Location: -Approximately ? feet east of Military Trail at the terminus of Boatman Street and Clemens Street

Pg. 182-188

BCC District:

Project Manager: Anthony O Wint, Site Planner I

K. PUBLIC HEARING – NON-RESIDENTIAL – NEW:

60. **Control No:** 1983-00045 **Application No:** CA-2006-00728

(Application Name: Southern Station)

Title: -Resolution approving a Class A Conditional Use application of Judie Terry, Robert Terry by PNR Development, Agent.

Request: -to allow a convenience store with gas sales and car wash and general repair and maintenance.

Location: -Northeast corner of Southern Boulevard and Benoist Farms Road

Pg. 189-193

BCC District: 6

Project Manager: Anthony O Wint, Site Planner I

61. **Control No:** 2006-00363 **Application No:** Z/CA-2006-00936
(Application Name: Goddard School)
Title: -Resolution approving an Official Zoning Map Amendment application of Joel and Marlene Dalva by William Upthegrove, Agent.
Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
Title: -Resolution approving a Class A Conditional Use application of Joel and Marlene Dalva by William Upthegrove, Agent.
Request: -to allow a daycare general
Location: -Northeast corner of Lyons Road and Dillman Road

Pg. 194-198

BCC District: 6
Project Manager: Carrie A Rechenmacher, Sr Planner

62. **Control No:** 2006-00360 **Application No:** Z-2006-00941
(Application Name: Reardon Land Holdings LLC)
Title: -Resolution approving an Official Zoning Map Amendment application of Reardon Land Holdings LLC by Ward, Damon & Posner, PA, Agent.
Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District
Location: -Approximately 500 feet west of Pike Road on the north side of Southern Boulevard

Pg. 199-202

BCC District: 6
Project Manager: Candi Jefferson, Site Planner II

63. **Control No:** 2006-00361 **Application No:** CB-2006-00947
(Application Name: Lee Road Property)
Title: -Resolution approving a Class B Conditional Use application of Boynton Beach Associates XXIII, LLLP by Urban Design Studio, Agent.
Request: -to allow agricultural sales and service
Location: -Northwest corner of Lee Road and State Road 7

Pg. 203-207

BCC District: 5
Project Manager: Kristin Tetsworth, Senior Site Planner

64. **Control No:** 2005-00631 **Application No:** Z/CA-2006-00952
(Application Name: Military Trail & Melaleuca Lane)
Title: -Resolution approving an Official Zoning Map Amendment application of Andrea and Joseph Ricardel by Land Design South, Inc., Agent.
Request: -rezoning from the Neighborhood Commercial (CN) and the Multi-family Residential (RM) Zoning Districts to the General Commercial (CG) Zoning District
Title: -Resolution approving a Class A Conditional Use application of Andrea and Joseph Ricardel by Land Design South, Inc., Agent.
Request: -to allow a Type 1 restaurant
Location: -Approximately 0.2 miles north of Melaleuca Lane on the east side of Military Trail

Pg. 208-213

BCC **District:** 3
Project Manager: Candi Jefferson, Site Planner II

65. **Control No:** 1977-00031 **Application No:** PDD/R-2006-00953
(Application Name: Morgan Hotel)
Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Spots, Inc. by Kilday & Associates, Inc., Agent.
Request: -Rezoning from the General Commercial (CG), the Neighborhood Commercial (CN) and the Single Family Residential (RS) Zoning Districts to the Multiple Use Planned Development (MUPD) District.
Title: -Resolution approving a Requested Use application of Spots, Inc. by Kilday & Associates, Inc., Agent.
Request: -to allow a Hotel
Location: -Southeast corner of Congress Avenue and Kentucky Street

Pg. 214-218

BCC District: 3
Project Manager: Ron Sullivan, Senior Site Planner

66. **Control No:** 1996-00004 **Application No:** DOA-2006-00955

(Application Name: Lake Worth Self Storage)

Title: -Resolution approving a Development Order Amendment application of Lake Worth Self-Storage Limited by Gentile, Holloway, O'Mahoney & Assoc, Agent.

Request: -To reconfigure the site plan, add square footage and modify conditions of approval.

Location: -Northwest corner of the Florida's Turnpike and Lake Worth Road

Pg. 219-222

BCC District: 6

Project Manager: Ora E Owensby, Senior Site Planner

67. **Control No:** 2006-00366 **Application No:** Z/CA-2006-00957

(Application Name: Park Vista Place)

Title: -Resolution approving an Official Zoning Map Amendment application of Richard Pribell

Request: -Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High-Office (CHO) Zoning District

Title: -Resolution approving a Class A Conditional Use application of Richard Pribell

Request: -to allow a Type 1 Restaurant

Location: -East side of Jog Road and north of Joe DeLong Boulevard

Pg.223-227

BCC District: 3

Project Manager: Carrie A Rechenmacher, Sr Planner

68. **Control No:** 2006-00305 **Application No:** PDD-2006-00960

(Application Name: Woolbright Office Center)

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Woolbright Investment Group LLC by Gentile, Holloway, O'Mahoney & Assoc, Agent.

Request: -Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District

Location: -South side of Woolbright approx. 200 feet west of Jog Road.

Pg. 228-233

BCC District: 5

Project Manager: Ron Sullivan, Senior Site Planner

69. **Control No:** 2006-00368 **Application No:** Z-2006-00963

(Application Name: Carlyles Shops)

Title: -Resolution approving an Official Zoning Map Amendment application of SRR Holdings LLC by Miller Land Planning, Agent.

Request: -Rezoning from the General Commercial (CG) Zoning District to the Community Commercial (CC) Zoning District

Location: -Approximately ? north of Lantana Road on the west side of State Road 7

Pg. 234-237

BCC District: 3

Project Manager: Bradford O'Brien, Site Planner II

70. **Control No:** 1984-00020 **Application No:** Z/CA-2006-00969

(Application Name: ETC Office/ Warehouse)

Title: -Resolution approving an Official Zoning Map Amendment application of 366 South Congress LLC by CWB Associates, Agent.

Request: -rezoning from the General Commercial (CG) and the Residential High(RH) Zoning Districts to the Light Industrial (IL) Zoning District

Title: -Resolution approving a Class A Conditional Use application of 366 South Congress LLC by CWB Associates, Agent.

Request: -to allow more than 30% office within the warehouse use

Location: -Northwest corner of Ohio Street and South Congress Avenue

Pg. 239-243

BCC District: 3

Project Manager: Candi Jefferson, Site Planner II

L. PUBLIC HEARING – NON-RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:

71. **Control No:** 2006-00185 **Application No:** R/PDD-2006-00749 **(Application Name: Tree Brothers RVPD)**

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Tree Brothers Ltd by Kilday & Associates, Inc., Agent.

Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Recreation Vehicle Planned Development (RVPD) District.

Title: -Resolution approving a Requested Use application of Tree Brothers Ltd by Kilday & Associates, Inc., Agent.

Request: -to allow a water and wastewater treatment plant

Location: -The north side of Indiantown Road, approximately one mile west of Jupiter Farms Road.

Project Manager: Ora E Owensby, Senior Site Planner

72. **Control No:** 2005-00460 **Application No:** PDD-2006-00748 (**Application Name:** Jog Commerce Park)
Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Jog Commerce Park Llc by Miller Land Planning, Agent.
Request: -Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District.
Location: -Approximately 1/2 mile south of Okeechobee Boulevard on the west side of Jog Road

BCC District: 2
Project Manager: Kristin Tetsworth, Senior Site Planner,

73. **Control No:** 2006-00248 **Application No:** CA-2006-00734
(Application Name: Planet Kids XII)
Title: -Resolution approving a Class A Conditional Use application of Planet Kids Xii Inc by Land Research Management, Inc., Agent.
Request: -To allow a daycare, general
Location: -North side of Okeechobee Boulevard approximately 900 feet west of "C" Road.

BCC District: 6
Project Manager: Ron Sullivan, Senior Site Planner

74. **Control No:** 2003-00067 **Application No:** DOA-2006-00726 (**Application Name:** Southern Park of Commerce)
Title: -Resolution approving a Development Order Amendment application of Pishon II Pike Road LLC by Smiley & Associates, Inc., Agent.
Request: -To reconfigure the site plan and add square footage.
Location: -Southeast corner of the Florida Turnpike and Pike Road.

BCC District: 6
Project Manager: Anthony O Wint, Site Planner I

75. **Control No:** 1982-00129 **Application No:** DOA-2006-00708 (**Application Name:** Sykes Commercial)
Title: -Resolution approving a Development Order Amendment application of Southern Capital Resource Partners LLC by David L. Carpenter & Assoc., Agent.
Request: -to reconfigure site plan and add square footage.
Location: -Approximately 600 feet west of Drexel Road on the north side of Okeechobee Boulevard

BCC District: 2
Project Manager: Ora E Owensby, Senior Site Planner

76. **Control No:** 2006-00174 **Application No:** Z-2006-00511
(Application Name: West Boca Library)
Title: -Resolution approving an Official Zoning Map Amendment application of Palm Beach County by Palm Beach County, Agent.
Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) District
Location: -Approximately 1,100 feet north of Yamato Road on the west side of State Road 7

BCC District: 5
Project Manager: Ora E Owensby, Senior Site Planner

77. **Control No:** 1981-00190 **Application No:** PDD/DOA-2006-00505 (**Application Name:** Palm Beach Park of Commerce PIPD)
Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of American Equities Ltd No 6, International Trade Center LLC by Broad and Cassel, Agent.
Request: -Rezoning from the Light Industrial (IL) Zoning District to the Planned Industrial Park Development (PIPD)

District
Title: -Resolution approving a Development Order Amendment application of American Equities Ltd No 6, International Trade Center LLC by Broad and Cassel, Agent.
Request: -To add land area (80 acres), reconfigure master plan, re-designate land uses, extend build out date and Substantial Deviation Determination.
Location: -Located on the north side of Beeline Highway and the east side of Seminole Pratt Whitney Road
Pg. 270-272

BCC District: -
Project Manager: Carrie A Rechenmacher, Sr Planner

78. **Control No:** 2003-00039 **Application No:** Z/CA-2006-00503 (**Application Name:** Four Brothers Recycling)

Title: -Resolution approving an Official Zoning Map Amendment application of Four Brothers Recycling Inc by Urban Land Consulting, Agent.
Request: -Rezoning from the Light Industrial (IL) Zoning District to the General Industrial (IG) Zoning District.
Title: -Resolution approving a Class A Conditional Use application of Four Brothers Recycling Inc by Urban Land Consulting, Agent.
Request: -to allow a salvage or junk yard
Location: -Approximately 850 feet north of Southern Blvd on the west side of Benoist Farms Road

Pg. 273-275

BCC District: 6
Project Manager: Ron Sullivan, Senior Site Planner

79. **Control No:** 2006-00012 **Application No:** PDD/R-2006-00502 (**Application Name:** Seminole Orange Plaza)

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Loxahatchee Venture LLC, Loxahatchee Venture LTD by Kilday & Associates, Inc., Agent.
Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District
Title: -Resolution approving a Requested Use application of Loxahatchee Venture LLC, Loxahatchee Venture LTD by Kilday & Associates, Inc., Agent.
Request: -to allow a financial institution
Location: -Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

Pg. 276-280

BCC District: 6
Project Manager: Anthony O Wint, Site Planner I

80. **Control No:** 1997-00004 **Application No:** DOA-2006-00490
(**Application Name:** Fountains East at Boynton Beach)

Title: -Resolution approving A Development Order Amendment application of Steven Kerekes by Dennis P. Koehler, PA, Urban Design Studio, Agent.
Request: -To reconfigure the site plan, add square footage and modify conditions of approval.
Location: -Northeast corner of Jog Road and Boynton Beach Boulevard.

Pg. 281-288

BCC District: 5
Project Manager: Kristin Tetsworth, Senior Site Planner

81. **Control No:** 1984-00139 **Application No:** DOA/EAC-2006-00344 (**Application Name:** Rainberry PUD Pods A & B)

Title: -Resolution approving a Development Order Amendment/Expedited Application Consideration application of Jewish Community Facilities Corp by Land Design South, Inc., Agent.
Request: -to modify/delete a condition of approval
Title: -Resolution approving Expedited Application Consideration Request application of Jewish Community Facilities Corp by Land Design South, Inc., Agent.
Request: -Expedited Application Consideration Request
Location: -Approximately ? south of Glades Road on the east side of 95th Avenue

Pg. 289-291

BCC District: 5
Project Manager: Ron Sullivan, Senior Site Planner

82. **Control No: 2005-00393** **Application No: Z-2006-00271**

(Application Name: Loxahatchee Retail Center)

Title: -Resolution approving an Official Zoning Map Amendment application of Akram Ayesh by Basehart Consulting, Inc., Agent.

Request: -Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Community Commercial (CC) Zoning District.

Location: -Approximately 1,000 feet west of "D" Road on the north side of Southern Boulevard

Pg. 292-297

BCC District: 6

Project Manager: Ron Sullivan, Senior Site Planner

83. **Control No: 2004-00961** **Application No: PDD-2006-00188**

(Application Name: Southern Crossing MUPD)

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Royals Ok Lunch Inc by Basehart Consulting, Inc., Agent.

Request: -Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District.

Location: -Northwest corner of SouthernBoulevard and "E" Road

Pg. 298-304

BCC District: 6

Project Manager: Kristin Tetsworth, Senior Site Planner

84. **Control No: 1981-00219** **Application No: Z/DOA-2006-00185** **(Application Name: Boynton & Lawrence Office MUPD)**

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Family Bedner by Jon E Schmidt & Associates, Agent.

Request: -Rezoning from the Specialized Commercial (CS) Zoning District to the Multiple Use Planned Development (MUPD) District.

Title: -Resolution approving a Development Order Amendment application of Family Bedner by Jon E Schmidt & Associates, Agent.

Request: -to add land area.

Location: -Northeast corner of Boynton Beach Boulevard and Lawrence Road

Pg. 305-308

BCC District: 3

Project Manager: Ron Sullivan, Senior Site Planner

85. **Control No: 1987-00054** **Application No: DOA-2006-00167** **(Application Name: Kingdon Hall of Jehovah's Witnesses)**

Title: -Resolution approving a Development Order Amendment application of Delray Beach Congregation of Jehovah's by GRW Architecture LLC, Agent.

Request: -to add square footage.

Location: -Approximately 700 feet south of Coconut Lane on the east side of Barwick Road

Pg. 309-312

BCC District: 4

Project Manager: Anthony O Wint, Site Planner I

86. **Control No: 2005-00599** **Application No: PDD/R-2005-01625** **(Application Name: Northlake Self-Storage)**

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Four Jr Corporation by Land Research Management, Inc., Agent.

Request: -Rezoning from the Agricultural Residential (AR) and Specialized Commercial (CS) Zoning Districts to the Multiple Use Planned Development (MUPD) District

Title: -Resolution approving a Requested Use application of Four Jr Corporation by Land Research Management, Inc., Agent.

Request: -to allow a self service storage facility

Location: -Approximately 4 mile west of SR 710 on the north side of Northlake Boulevard

Pg. 313-316

BCC District: 1

Project Manager: Ron Sullivan, Senior Site Planner

87. **Control No:** 2006-00367 **Application No:** PDD-2006-00956

(Application Name: The Grove Commons)

Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Grove Nurseries Inc - Kimberly Hill by Kimley Horn and Associates, Inc., Agent.

Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Mixed Use Planned Development (MXPD) District

Location: -Northeast corner of Boynton Beach Boulevard and The Florida's Turnpike

Pg. 317-323

BCC District:

Project Manager: Kristin Tetsworth, Senior Site Planner

M. PUBLIC HEARING – PRE-APPLICATION:

N. PUBLIC HEARING – WORKSHOP ITEM(s):

88. **Control No:** 2006-00010 **Application No:** Z-2006-00022

(Application Name: Colonial Lakes)

Title: -Resolution approving an Official Zoning Map Amendment application of Colonial Lakes LLC by Kim Glas-Castro, Agent.

Request: -rezoning from the Agricultural Residential (AR) Zoning District to the Multi-family Residential (RM) Zoning District

Location: -Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road

BCC District: 2

Project Manager: Bradford O'Brien, Site Planner II

END OF AGENDA