

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



DEVELOPMENT REVIEW OFFICER AGENDA

**DECEMBER 14, 2005
9:00 A.M.**

DRO FOLLOW-UP : 12-19-06	BCC MEETING (EAC) : 01-26-06
AGENCY COMMENTS DUE (EAC) :	ZC MEETING : 02-02-06
AGENCY ZC COMMENTS DUE : 01-13-06	BCC MEETING : 02-23-06

A.	CONSENT	
B.	SIGNATURE ONLY	
1. 75-072	Lexus of Palm Beach by Kim Glas-Castro, agent. <u>Request:</u> Signature Only Alternative Landscape Plan. <u>General Location:</u> Approx. 0.5 mi. E of Fl Turnpike, on the S side of Okeechobee Blvd. Application #: 2005-1663 PM: Joyce Lawrence	BCC District: 2
2. 79-288	Vecellio Group by Charles Adams, agent. <u>Request:</u> Signature Only Revised Site Plan. <u>Summary:</u> Revised elevations approval. <u>General Location:</u> Sansbury's Way. Application #: 2005-1665 PM: Douglas Robinson	BCC District: 6
3. 80-125	Rocking Horse Estates by Brian Chegus, agent. <u>Request:</u> Signature Only Revised Site Plan. <u>Summary:</u> Eliminate 6' Seacoast Utility Easement along East property line, and to increase the cul-de-sac radius. <u>General Location:</u> S of the intersection of Northlake Blvd. and N. Elizabeth Ave. Application #: 2005-1667 PM: Andrea Harper	BCC District: 1
4. 80-206	Moon Lake by John Grant, Jr., agent. <u>Request:</u> Signature Only Revised Master Sign Plan. <u>Summary:</u> Addition of three directional signs. <u>General Location:</u> Lyons and Yamato Rd. Application #: 2005-1668 PM: Joyce Lawrence	BCC District:
5. 00-010	Golfview Shopping Plaza by Lisa Kaplan, agent. <u>Request:</u> Signature Only Master Sign Plan. <u>Summary:</u> Replacement of Sign B. <u>General Location:</u> NE corner of Military Trail and Green Street. Application #: 2005-1662 PM: Carrie Rechenmacher	BCC District: 2
6. 02-065	Hagen Assemblage by Ronald Last, agent. <u>Request:</u> Signature Only Revised Subdivision Plan. <u>Summary:</u> Add walls, a guardhouse and fountain (Plat One) to match Master Plan. <u>General Location:</u> S of Boynton Beach Blvd., E of Hagen Ranch Rd. Application #: 2005-1669 PM: Carrie Rechenmacher	BCC District: 5
7. 04-325	Central Baptist by Kevin McGinley, agent. <u>Request:</u> Signature Only Revised Site Plan. <u>Summary:</u> Separating the offices & fellowship hall from the existing day care center and move the proposed additions 17' to the South. <u>General Location:</u> Approx. 0.2 mi. E of Military Trail, on the S side of Gun Club Rd. Application #: 2005-1661 PM: Andrea Harper	BCC District:
8. 80-215	Polo Club PUD by Marvin Sanders, agent. <u>Request:</u> Signature Only Revised Site Plan. <u>Summary:</u> Clubhouse expansion of 11,058 s.f. <u>General Location:</u> S of Linton Blvd. & L36 and E of 25 canal. Application #: 2005-1595 PM: Carrie Rechenmacher	BCC District: 5

Pg. 1

9. 05-513	Mikolajczak Residence Type 1B Excavation by Malek Abdullah, agent. <u>Request</u> : Signature Only Final Site Plan. <u>Summary</u> : Type 1B Excavation. <u>General Location</u> : Approx. 0.5 mi. S of Atlantic Ave., on the W side of SR 7.	Pg. 2	Application #: SO2005-1485 PM: Joyce Lawrence	BCC District: 5
10. 84-130	Vista Center PIPD by Kim Juran, agent. <u>Request</u> : Signature Only Revised Site Plan, Exhibit 138 (Parcel 21M, N, S). <u>Summary</u> : Reconfigure parking, add sign and subdivide per Art. 11, Sec. 6B. <u>General Location</u> : NE corner of Okeechobee Blvd and Jog Rd.	Pg. 3-4	Application #: 05-1206 PM: J. Lawrence	BCC District: 2
C. DRO - NEW REQUESTS				
D. DRO - PREVIOUSLY NOT APPROVED				
11. 75-072	Lexus of Palm Beach by Kim Glas-Castro, agent. <u>Request</u> : Revised Site Plan. <u>General Location</u> : Approx. 0.5 mi. E of Florida's Turnpike, on the S side of Okeechobee Blvd.	Pg. 5-7	Application #: 2005-1520 PM: Joyce Lawrence	BCC District: 2
12. 05-014	Delray Holdings 282 PUD by Jan Polson, agent. <u>Request</u> : Preliminary Development Plan (Off the Board). <u>General Location</u> : SE corner of the intersection of SR 7 and Flavorpict Rd.	Pg. 8-10	Application #: 05-1229 PM: C. Rechenmacher	BCC District: 3
13. 05-014	Delray Holdings 282 PUD by Jan Polson, agent. <u>Request</u> : Final Subdivision Plan (Off the Board). <u>General Location</u> : SE corner of the intersection of SR 7 and Flavorpict Rd.	Pg. 11-13	Application #: 05-1232 PM: C. Rechenmacher	BCC District: 3
14. 04-616	Delray Marketplace TMD by Wendy Tuma, agent. <u>Request</u> : Final Site Plan. <u>General Location</u> : NW corner of West Atlantic & Lyons Rd.	Pg. 14-20	Application #: 2005-1534 PM: Carrie Rechenmacher	BCC District: 3,5
15. 94-036	FedEx Freight – Zammit Property by Jon Schmidt, agent. <u>Request</u> : Final Site Plan, Exhibit 1 (Transportation Facility). <u>General Location</u> : Approx. 0.25 mi. E of Pike Rd., on the S side of Belvedere Rd.	Pg. 21-22	Application #: 05-0546 PM: R. Sullivan	BCC District: 6
16. 03-011	Belmont at Greenacres PUD by Brian Terry, agent. <u>Request</u> : Revised Site Plan. <u>General Location</u> : NW corner of Lantana Rd. and Myers Rd.	Pg. 23-26	Application #: 2005-1529 PM: Joyce Lawrence	BCC District: 3
17. 84-130	Vista Center PID by Land Design South, agent. <u>Request</u> : Revised Site Plan, Exhibit 154, supersedes Exhibit 133. <u>General Location</u> : N of Okeechobee Blvd., on the W side of Vista Parkway.	Pg. 27-28	Application #: 05-1057 PM: J. Lawrence	BCC District: 2
18. 77-190	Military Trail Commercial by Mark Kurbansade, agent. <u>Request</u> : Final Site Plan. <u>General Location</u> : SW corner of Lake Worth Rd. and Military Trail.	Pg. 29-30	Application #: 05-1324 PM: J. Lawrence	BCC District: 2
19. 81-190	Palm Beach Park of Commerce by Scott Mosolf, agent. <u>Request</u> : Final Site Plan (Lot 35 G). <u>General Location</u> : NW corner of Corporate Rd. N and Corporate Circle.	Pg. 31-33	Application #: 2005-1384 PM: Andrea Harper	BCC District: 1
20. 03-037	El Prado (aka: Gun Club Pines) by Bradley Miller, agent. <u>Request</u> : Revised Site Plan, Exhibit 4, supersedes Exhibit 1. <u>General Location</u> : S side of Gun Club Rd., between Military Trail and Kirk Rd.	Pg. 34-36	Application #: 05-1054 PM: A. Harper	BCC District: 2

21. 05-262 Pg. 37-39	Pioneer Growers by Cas Suvongse, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> N. Main Street and Avenue L, Belle Glade. Application #: 05-0708 PM: C. Rechenmacher	BCC District: 6
22. 98-016 Pg. 40-42	Emporium Center by Robert Basehart, agent. <u>Request:</u> Revised Site Plan, Exhibit 4, supersedes Exhibit 1. <u>General Location:</u> Approx. 600' W of Military Trail, on the N side of Okeechobee Blvd. Application #: 05-0630 PM: A. Harper	BCC District: 2
23. 05-453 Pg. 43-47	Limestone Cay by Ali Kalfin/Brian Chegus, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Approx. 1 mi. from Church Street and Central Blvd. intersection. Application #: 05-1476 PM: Andrea Harper	BCC District: 1
24. 82-182 Pg. 48-49	Catoe 2-AC Industrial (aka Belvedere West) by Brian Chegus/Ali Kalfin, agent. <u>Request:</u> Final Site Plan (Office/Warehouse). <u>General Location:</u> Belvedere Rd. and Leelan Way. Application #: 05-1237 PM: A. Harper	BCC District: 6
25. 81-190 Pg. 50-52	Palm Beach Park of Commerce by David DeYoung, agent. <u>Request:</u> Revised Site Plan(Verizon – Plat 1). <u>General Location:</u> E of Park of Commerce Blvd., N of Commerce Rd. W. Application #: 05-1477 PM: Joyce Lawrence	BCC District: 1
26. 74-081 Pg. 53-56	Fox DRI (aka Minto) by Craig Unger, agent. <u>Request:</u> Revised Preliminary Development Plan. <u>General Location:</u> N of Okeechobee Blvd., W of SR 7. Application #: 2005-1537 PM: Joyce Lawrence	BCC District: 6
27. 74-081 Pg. 57-59	Fox DRI (aka Minto) by Craig Unger, agent. <u>Request:</u> Revised Site Plan. <u>General Location:</u> N of Okeechobee Blvd., W of SR 7. Application #: 2005-1539 PM: Joyce Lawrence	BCC District: 6
28. 81-190 Pg. 60-61	Palm Beach Park of Commerce by James Hackett, agent. <u>Request:</u> Final Site Plan (Lots 16 & 17 – All My Sons Moving). <u>General Location:</u> W side of Guild Court, Palm Beach Park of Commerce. Application #: 05-1467 PM: Joyce Lawrence	BCC District: 1
E. DRO – PRE-APPLICATION:		
F. DRO – WORKSHOP ITEM (S):		
<i>PUBLIC HEARING PORTION OF THE AGENDA – WILL BE HEARD IN THE 2ND FLOOR CONFERENCE ROOM</i>		
G. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED :		
29. Pg. 62-68 BCC District: 3, 5	Control No: 2005-00323 Application No: PDD-2005-01460 (Application Name: Ravello AGR PUD) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Frances Taheri, J Lendacki, Kit Shiotani, Mina Taheri, South Fla Water Mgmt Dist, Swaney Properties LLC, William Chinnick Charitable Foundation Inc by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR/PUD) District. Location: Approximately 0.2 mile east of Lyons Road on the north side of Boynton Beach Boulevard	Project Manager: Bradford O'Brien, Site Planner II

<p>30. Control No: 2005-00008 Application No: PDD/DOA/R-2005-01465 (Application Name: Mini-Assemblage PUD) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach XXI LLP by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment application of Boynton Beach XXI LLP by Kilday & Associates, Inc., Agent. Request: To add land area, add units and reconfigure the master plan Title: Resolution approving a Requested Use application of Boynton Beach XXI LLP by Kilday & Associates, Inc., Agent.</p> <p>Pg. 69-72 Request: To allow a school, secondary or elementary Location: Northwest corner of Woolbright Road and Hagen Ranch Road BCC District: 5 Project Manager: Kristin Tetsworth, Senior Site Planner</p>
<p>31. Control No: 2005-00455 Application No: PDD-2005-01328 (Application Name: Hyder AGR-PUD) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV, LLLP by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) District Location: Approximately 1.5 miles south of West Atlantic Avenue bound on the east by Lyons Road and the west by State Road 7</p> <p>Pg. 73-76 BCC District: Project Manager: Ora Owensby, Site Planner II</p>
<p>32. Control No: 2005-00456 Application No: PDD/R-2005-01333 (Application Name: Eastwood PUD) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of D R Horton Homes by Julian Bryan & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of D R Horton Homes by Julian Bryan & Associates, Agent.</p> <p>Pg. 77-81 Request: to allow workforce housing. Location: Northwest corner of Jog Road and Belvedere Road BCC District: Project Manager: Ora Owensby, Site Planner II</p>
<p>33. Control No: 2005-00452 Application No: PDD/TDR/W-2005-01233 (Application Name: Wyndsong Ranch) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Paramount Hagan, LLC. by Basehart Consulting, Inc., Agent. Request: Rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Residential Planned Unit Development (PUD) District Title: Resolution approving a Transfer of Development Rights application of Paramount Hagan, LLC. by Basehart Consulting, Inc., Agent. Request: To allow the Transfer of Development Rights for 5 units and designate this application as the receiving area Title: Resolution approving a Waiver application of Paramount Hagan, LLC. by Basehart Consulting, Inc., Agent.</p> <p>Pg. 82-84 Request: Deviation from cul-de-sac and dead-end restrictions. Location: Approximately 1.25 miles south of Boynton Beach Boulevard on the east side of Hagen Ranch Road. BCC District: 5 Project Manager: Kristin Tetsworth, Senior Site Planner</p>
<p>34. Control No: 2005-00454 Application No: Z-2005-01330 (Application Name: Gartner Property) Title: Resolution approving an Official Zoning Map Amendment application of Dennis and Grace Gartner by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Residential Transitional (RT) Zoning District. Location: Approximately ?? north of Lantana Road on the west side of State Road 7 BCC District: 3 Project Manager: Bradford O'Brien, Site Planner II</p>

35. **Control No:** 2005-00130
Application No: PDD/R/TDR-2005-00977 (**Application Name:** Osprey Oaks PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Hypoluxo Jog LLC by Land Design South, Inc., Agent.
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.
Title: Resolution approving a Requested Use application of Hypoluxo Jog LLC by Land Design South, Inc., Agent.
Request: To allow the Transfer of Development Rights and to allow a daycare, general.
Title: Resolution approving a Transfer of Development Rights application of Hypoluxo Jog LLC by Land Design South, Inc., Agent.
Request: To allow the Transfer of Development Rights for 85 units and to designate this petition as the receiving area for those units.
Pg. 89-94
Location: Approximately 0.25 miles south of Hypoluxo Road and the east side of Jog Road
BCC District: 3 **Project Manager:** Ron Sullivan, Senior Site Planner I

36. **Control No:** 2005-00188
Application No: Z-2005-00479 (**Application Name:** Ranchette Road)
Title: Resolution approving an Official Zoning Map Amendment application of Ajit and Mandakini Patel, Jean and Gigelle Raymond, Milind and Kalpana Chokshi by Miller Land Planning, Agent.
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District.
Location: Approximately 1,750 feet south of Summit Boulevard on the east side of Ranchette Road
Pg. 95-96
BCC District: 6 **Project Manager:** Donna Adelsperger, Site Plan Technician

37. **Control No:** 2005-00071
Application No: PDD-2005-00151 (**Application Name:** Martingale Meadows PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Hughes Development Ltd Partnership by Ellen Smith, AICP, Agent.
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.
Location: Approximately 4,500 feet west of State Road 7/US 441 on the south side of Southern Boulevard
Pg. 97-99
BCC District: 6 **Project Manager:** Anthony Wint, Site Planner I

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

38. **Control No:** 1974-00061
Application No: DOA/EAC-2005-01458 (**Application Name:** Triple C Groves)
Title: Resolution approving a Development Order Amendment/Expedited Application Consideration application of Ascot Development by Urban Design Studio, Agent.
Request: To delete land area.
Location: Approximately 740 feet north of West Atlantic Avenue on the east side of Smith Sunday Road.
BCC District: 5 **Project Manager:** Eric McClellan, Senior Site Planner
Location: Northwest corner of Lantana Road and Fernley Road.
BCC District: 2 **Project Manager:** Bradford O'Brien, Site Planner II
Pg. 100-102
Location: Northeast corner of Jog Road and West Atlantic Avenue
BCC District: 5 **Project Manager:** Ora Owensby, Site Planner II

39. **Control No:** 2005-00510
Application No: PDD/R-2005-01471 (**Application Name:** Select Medical)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lauth Property Group, LLC by Ruden, McClosky, Agent.
Request: Rezoning from the Commercial Low Office (CLO) Zoning District to the Multiple Use Planned Development (MUPD) District.
Title: Resolution approving a Requested use application of Lauth Property Group, LLC by Ruden, McClosky, Agent.
Request: To allow a hospital or medical center.
Location: Approximately 200 feet west of Congress Avenue on the south side of Maleuleca Lane.
Pg. 103-107
BCC District: 3 **Project Manager:** Ora Owensby, Site Planner II

40.	Control No: 1992-00041 Application No: CA-2005-01332 (Application Name: Jog Road Commercial)
Title:	Resolution approving a Class A Conditional Use application of PB Plaza LLC by Moyle, Flannigan, Agent.
Request:	To allow general repair and maintenance
Location:	Approximately ?? south of Okeechobee Boulevard on the east side of Jog Road
Pg.	
BCC District: 2	Project Manager: Wendy Hernandez, Senior Site Planner
41.	Control No: 1980-00153 Application No: DOA-2005-01131 (Application Name: Temple Torah of W. Boynton)
Title:	Resolution approving a Development Order Amendment application of Temple Torah of West Palm Beach Inc by Cotleur & Hearing, Inc., Agent.
Request:	To modify/delete a condition of approval and to add building square footage
Location:	Northeast Corner of Gateway Boulevard and Jog Road
Pg.	108-109
BCC District: 3	Project Manager: Kristin Tetsworth, Senior Site Planner
42.	Control No: 1988-00094 Application No: CA-2005-01122 (Application Name: Amoco Oil Company)
Title:	Resolution approving a Class A Conditional Use application of Oil Amoco by MDM Services, Inc., Agent.
Request:	to allow convenience store with gas sales.
Location:	Southwest corner of Congress Avenue and 6th Avenue South
Pg.	110-112
BCC District: 3	Project Manager: Ora Owensby, Site Planner II
43.	Control No: 2005-00346 Application No: PDD-2005-00890 (Application Name: Midland Commons)
Title:	Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Midland Commons Inc by Basehart Consulting, Inc., Agent.
Request:	Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District.
Location:	Approximately 1,050 feet north of Lantana Road on the west side of Military Trail
Pg.	113-115
BCC District: 3	Project Manager: Kristin Tetsworth, Senior Site Planner
44.	Control No: 1986-00008 Application No: DOA/R-2005-00774 (Application Name: Pinewood Square)
Title:	Resolution approving a Development Order Amendment application of Woolbright Pinewood LLC by Club Associates, Agent.
Request:	To add square footage to an approved Special Exception for a Planned Commercial Development
Title:	Resolution approving a Requested Use application of Woolbright Pinewood Llc by Club Associates, Agent.
Request:	to allow a restaurant, fast food.
Location:	Southeast corner of Lantana Road and Jog Road
Pg.	116-118
BCC District: 3	Project Manager: Ora Owensby, Site Planner II
45.	Control No: 1980-00114 Application No: DOA/EAC-2005-00633 (Application Name: West Boca Square)
Title:	Resolution approving a Development Order Amendment/Expedited Application Consideration application of Palmetto Park Road Associates Ltd by F. Martin Perry & Associates, P.A., Agent.
Request:	To modify a condition of approval C.2 of Resolution R-84-1089 to delete minimum office requirement.
Location:	Northwest corner of State Road 7 and Palmetto Park Road
Pg.	119-120
BCC District:	Project Manager: Ora Owensby, Site Planner II
46.	Control No: 2005-00081 Application No: Z-2005-00382 (Application Name: Temple Medical)
Title:	Resolution approving an Official Zoning Map Amendment application of Anshei Emuna Congregation Inc. by Miller Land Planning, Agent.
Request:	Rezoning from the Residential Transitional (RT) Zoning District to the Institutional Public Facility (IPF) Zoning District
Location:	Approximately 600 feet south of Linton Boulevard on the west side of Jog Road
Pg.	121-123
BCC District: 5	Project Manager: Ron Sullivan, Senior Site Planner

47. **Control No:** 1981-00225
Application No: DOA-2005-00381 (**Application Name:** Temple Anshei Emuna)
Title: Resolution approving a Development Order Amendment application of Anshei Emuna Congregation Inc. by Miller Land Planning, Agent.
Request: To delete land area
Location: Approximately 600 feet south of Linton Boulevard and on the west side of Jog Road

Pg. 124-126
BCC District: 5 **Project Manager:** Ron Sullivan, Senior Site Planner

48. **Control No:** 1984-00130
Application No: DOA-2005-00304 (**Application Name:** Vista Center Parcel 21N, M & S)
Title: Resolution approving a Development Order Amendment/ Expedited Application Consideration application of Athena Vista Ltd by Juran Consulting, Inc, Agent.
Request: to add an access point to Jog Road for Parcel 21
Location: Northeast corner of Okeechobee Boulevard and Jog Road

Pg. 127-128
BCC District: 2 **Project Manager:** Ron Sullivan, Senior Site Planner

49. **Control No:** 2001-00032
Application No: DOA-2005-00150 (**Application Name:** Folke Peterson Center for Animal Welfare)
Title: Resolution approving a Development Order Amendment application of Folke Peterson Center for Wildlife by Ellen Smith AICP, Agent.
Request: to delete land area
Location: Approximately 4,500 feet west of State Road 7/US 441 on the south side of Acme Road

Pg. 129-130
BCC District: 6 **Project Manager:** Anthony Wint, Site Planner I

I. PUBLIC HEARING – PRE-APPLICATION:

J. PUBLIC HEARING – WORKSHOP ITEM(s):

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 Robin Parker at (561) 233-5227.