

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



DEVELOPMENT REVIEW OFFICER AGENDA

**JANUARY 10, 2007
9:00 A.M.**

DRO FOLLOW-UP : 01/17/2007
AGENCY COMMENTS DUE (EAC) :
AGENCY ZC COMMENTS DUE :

BCC MEETING (EAC) : February 22, 2007
ZC MEETING : March 1, 2007
BCC MEETING : March 22, 2007

A.	CONSENT	
B.	SIGNATURE ONLY	
C.	DRO - NEW REQUESTS	
1. 73-036 Pg. 1-4	Boca Lago Country Club, Jeff Brophy agent. <u>Request</u> Master Plan approval to construct 130 Multi Family Units Exhibit 91. <u>General Location</u> : 1/4 mile north and 1/4 mile west of Palmetto Park Road & Lyons Road	Application #: 2006-1756 PM: Andrea Harper BCC District: 5
2. 73-036 Pg. 5-8	Boca Lago Country Club, Jeff Brophy agent. <u>Request</u> Final Site Plan approval to construct 130 Multi Family Units Exhibit 96. <u>General Location</u> : 1/4 mile north and 1/4 mile west of Palmetto Park Road & Lyons Road	Application #: 2006-1759 PM: Andrea Harper BCC District:5
3. 77-041 Pg. 9-12	Cherry Road Plaza, Bradley Miller agent. <u>Request</u> Final site approval for revisions to site plan. Exhibit 49. <u>General Location</u> : North side of Cherry Rd., approx. 200 yards East of Military Trail.	Application #: 2006-1761 PM: Andrea Harper BCC District:2
4. 81-190 Pg. 13-16	Palm Beach Park of Commerce PIPD, David Carpenter agent. <u>Request</u> Final Site Plan approval to allow a 13,371.3 s.f. Warehouse Building with an Accessory Office of 628.7 s.f. Exhibit 192. <u>General Location</u> : North side of the Beeline Highway, ease of Pratt Whitney Road.	Application #: 2006-1749 PM: Douglas Robinson BCC District: 1
5. 89-063 Pg. 17-20	Sherbrooke Center, Kim Glas-Castro agent. <u>Request</u> Final Site Plan approval for an existing MUPD to reconfigure square footage for a financial institution Exhibit 59. <u>General Location</u> : Northeast corner of Lyons Rd and Lantana Rd.	Application #: 2006-1750 PM: Ron Sullivan BCC District: 2
6. 03-040 Pg. 21-24	Turtle Cove Professional, Bradley Miller agent. <u>Request</u> Final Site Plan approval for 24,000 sq. ft. of medical or dental office including 4,500 sq. ft. of veterinary clinic. Exhibit 8. <u>General Location</u> : Approximately 1,100 feet west of Military Trail on the south side of Hypluxo Road.	Application #: 2006-1760 PM: Ron Sullivan BCC District: 3
7. 04-022 Pg. 25-29	Appolonia Farms Pods F, G, H and I, Shayne Conover agent. <u>Request</u> Final Subdivision Plan approval for Pods F, G, H and I, Exhibit 5. <u>General Location</u> : Approximately 0.5 miles north of Clint Moore and both the east and west sides of Lyons Road.	Application #: 2006-1758 PM: Joyce Lawrence BCC District: 5

8. 05-422 Pg. 30-34	Allie Polo Estates PUD, Frank Butterworth agent. <u>Request</u> Final Subdivision Plan approval for 254 zero lot line and 171 single family units. Exhibit 5. <u>General Location</u> : South of Lake Worth Rd. between Lyons and the Turnpike. Application #: 2006-1762 PM: Anthony Wint	BCC District: 5
9. 05-422 Pg. 35-39	Allie Polo Estates PUD, Frank Butterworth agent. <u>Request</u> Master Plan approval for 171 single family units and 254 zero lot line units Exhibit 1. <u>General Location</u> : South of Lake Worth Rd. between Lyons and the Turnpike. Application #: 2006-1763 PM: Anthony Wint	BCC District: 6
10. 05-590 Pg. 40-43	United Overcomer Church of God in Christ, Kevin McGinley agent. <u>Request</u> The owner/ applicant is request a rezoning from RM to RS District and two (2) Class A Conditional Use approvals: (!) Place of Worship (345 seat) with accesory uses and (2) Day Care, Generals (82 students). Exhibit 1. <u>General Location</u> : Approximately 0.2 mile west of Skees Road on the north side of Belvedere. Road. Application #: 2006-1739 PM: Ora Owensby	BCC District: 2
D. DRO - PREVIOUSLY NOT APPROVED		
11. 79-184 Pg. 44-46	Whitehall Nursing, Bradley Miller agent. <u>Request</u> : Final Site Plan approval, Exhibit 1. <u>General Location</u> : Located on the east side of Palmetto Cir. N, North of Palmetto Park Road Application #: 2006-1556 PM: Andrea Harper	BCC District:4
12. 88-094 Pg. 47-50	BP Car Wash & Gas Station, Kevin Young agent. <u>Request</u> : Final Site Plan approval for Convenience store with gas sales and car wash. Exhibit 1. <u>General Location</u> : Congress Avenue and 6th Avenue. Application #: 2006-1177 PM: Andrea Harper	BCC District:4
13. 74-104 Pg. 51-53	Shops of Boca Groves, Bradley Miller agent. <u>Request</u> : Revisions to the approved site plan, Exhibit 1, <u>General Location</u> : NW corner of Powerline Road adn Boca Grove Blvd. Application #: 2006-1617 PM: Aaron Taylor	BCC District:5
14. 86-104 Pg. 54-56	Wycliffe Golf & Country Club, Brian Terry 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. 05-594 Pg. 57-60	Gulfstream Groves PUD FSP, Lisa Lajoie, agent. <u>Request</u> : Final Subdivision Plan, Exhibit 1. <u>General Location</u> : Southeast of Lake Wroth Road and Lyons Road. Application #: 2006-1394 PM: Anthony Wint	BCC District: 6
16. 05-594 Pg. 61-64	Gulfstream Groves PUD PDP, Lisa Lajoie, agent. <u>Request</u> : Master Site Plan Approval, Exhibit 1. <u>General Location</u> : Southeast of Lake Worth Road and Lyons Road. Application #: 2006-1392 PM: Anthony Wint	BCC District:6
17. 05-595 Pg. 65-68	Gulfstream Haas PUD FSP, Lisa Lajoie agent. <u>Request</u> : Final Subdivision Plan, Exhibit 1. <u>General Location</u> : Southeast of Lake Worth Road and Lyons Road. Application #: 2006-1389 PM: Anthony Wint	BCC District:6
18. 05-595 Pg. 69-72	Gulfstream Haas PUD PDP, Lisa Lajoie agent. <u>Request</u> : Final Master Plan Approval, Exhibit 1. <u>General Location</u> : Southeast of Lake Worth Road and Lyons Road. Application #: 2006-1381 PM: Anthony Wint	BCC District:6

19. 06-093	Commerce Bank Summit and Military, Lauren Lending agent. <u>Request</u> : DRO approval of a Financial Institution, Exhibit 1. <u>General Location</u> : Southwest corner of Military Trail and Summit Boulevard.	Pg. 73-77	Application #: 2006-1174 PM: Douglas Robinson	BCC District:2
20. 05-346	Midland Commons Office, Belinda Harper agent. <u>Request</u> : Final Site Plan, Exhibit 1. <u>General Location</u> : West side of Military, 1050 north of Lantana Road	Pg. 78-81	Application #: 2006-0964 PM: Carrie Rechenmacher	BCC District:3
21. 86-064	Holy Spirit Lutheran Church, Dan Siemesen agent. <u>Request</u> : Final Site Plan Approval, Exhibit 1. <u>General Location</u> : Approximately 0.6 miles south of Donald Ross Road on the east and west side of Ellison Wilson Road, east of Rolling Green Road.	Pg. 82-85	Application #: 2006-1187 PM: Ron Sullivan	BCC District:1
E. DRO – PRE-APPLICATION:				
F. DRO – WORKSHOP ITEM (S):				
G. PUBLIC HEARING – RESIDENTIAL – NEW :				
H. PUBLIC HEARING – RESIDENTIAL – REMANDED				
I. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:				
22.	Control No: 2006-525 Application No: Z-2006-1687 (Application Name: Ohio Street Lot 26 Rezoning)			
	Title: Resolution approving an Official Zoning Map Amendment application of Alfredo Morejon by Urban Design Studio, Agent. Request: rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family Residential (RS) Zoning District. General Location: Approximately 260 feet east of Congress Avenue on the south side of Ohio Street			
	Pg. 86-88			
	BCC District: 3		Project Managers: Donna Adelsperger, Site Plan Technician and Joyce R Lawrence, Planner II	
23.	Control No: 2006-526 Application No: Z-2006-1690 (Application Name: Ohio Street Lot 27 Rezoning)			
	Title: Resolution approving an Official Zoning Map Amendment application of Alfredo Morejon by Urban Design Studio, Agent. Request: rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family Residential (RS) Zoning District. General Location: Approximately 210 feet east of Congress Avenue on the south side of Ohio Street.			
	Pg. 89-91			
	BCC District: 3		Project Managers: Donna Adelsperger, Site Plan Technician and Joyce R Lawrence, Planner II	
24.	Control No: 2000-111 Application No: CA/TDR-2006-1555 (Application Name: Vivendi)			
	Title: Resolution approving a Class A Conditional Use application of Vivendi Homes LLC by Ruden, McClosky, Agent. Request: to allow the Transfer of Development Rights for 12 units. Title: Resolution approving a Transfer of Development Rights application of Vivendi Homes LLC by Ruden, McClosky, Agent. Request: to allow the Transfer of Development Rights for 12 units. General Location: Approximately 300 feet east of Kirk Road on the south side of Melaleuca Lane.			
	Pg. 92-95			
	BCC District: 3		Project Manager: Douglas G Robinson, Site Planner I	
25.	Control No: 2006-010 Application No: Z/CA-2006-022 (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. Title: Resolution approving a Class A Conditional Use application of Colonial Lakes LLC by Kim Glas-Castro, Agent. Request: to allow the transfer of development rights for xx units. General Location: Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road.			
	Pg. 96-99			
	BCC District: 2		Project Manager: Anthony O Wint, Site Planner II	

J. PUBLIC HEARING – NON-RESIDENTIAL – NEW:

K. PUBLIC HEARING – NON-RESIDENTIAL – REMANDED

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

26. Control No: 1993-006
Application No: PDD/DOA -2006-1685 (Application Name: Boynton Medical Arts Center II)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Delray Medical Center, Inc. a FLA Corp by Cotleur & Hearing, Inc., Agent. **Request:** Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District. **Title:** Resolution approving a Development Order Amendment application of Delray Medical Center, Inc. a FLA Corp by Cotleur & Hearing, Inc., Agent. **Request:** to modify the site plan and modify/delete conditions of approval
General Location: Southwest corner of Boynton Beach Boulevard and Jog Road.

Pg. 100-105
BCC District: 5 Project Manager: Carrie A Rechenmacher, Sr Planner

27. Control No: 2006-520
Application No: PDD/R-2006-1675 (Application Name: Hagen Ranch/Boynton Beach MUPD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of The Paradise Group by Land Design South, Inc., Agent. **Request:** Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. **Title:** Resolution approving a Requested Use application of The Paradise Group by Land Design South, Inc., Agent.
Request: Financial Institution with drive-thrus; Type II Restaurant. **General Location:** Northwest corner of Hagen Ranch Road and Boynton Beach Boulevard.

Pg. 106-111
BCC District: 5 Project Manager: Carrie A Rechenmacher, Sr Planner

28. Control No: 2006-00504
Application No: Z/CA-2006-01557 (Application Name: Philadelphia Church of Nazarene)
Title: Resolution approving an Official Zoning Map Amendment application of Philadelphia Church Of The Nazarene Inc by Ruden, McClosky, 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 Philadelphia Church Of The Nazarene Inc by Ruden, McClosky, Agent. **Request:** to allow a place of worship and a daycare, general. **General Location:** Approximately 377 feet north of Horseshoe Circle North on west side of Haverhill Road.

Pg. 112-116
BCC District: 2 Project Manager: Anthony A Wint, Planner II

29. Control No: 2006-368
Application No: Z-2006-963 (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.
General Location: Approximately 2,200 north of Lantana Road on the west side of State Road 7.

Pg. 117-120
BCC District: 3 Project Manager: Douglas Robinson, Planner II

30. 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. **General Location:** Approximately 200 feet west of Jog Road on the south side of Woolbright Road.

Pg. 121-126
BCC District: 5 Project Manager: Ronald W Sullivan, Senior Planner

31. Control No: 2006-366
Application No: Z/CA-2006-957 (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. **General Location:** East side of Jog Road and north of Joe DeLong Boulevard.

Pg. 127-131
BCC District: 3 Project Manager: Carrie A Rechenmacher, Sr Planner

32. 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. **General Location:** Southeast corner of Congress Avenue and Kentucky Street.

Pg. 132-137
BCC District: 3 Project Manager: Ronald W Sullivan, Senior Planner

33. Control No: 2006-00185
Application No: PDD/R-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. **General Location:** The north side of Indiantown Road, approximately one mile west of Jupiter Farms Road.

Pg. 138-141
BCC District: 1 Project Manager: Ora E Owensby, Senior Site Planner

34. Control No: 2006-012
Application No: PDD/R-2006-502 (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. **General Location:** Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard.

Pg. 142-145
BCC District: 6 Project Manager: Anthony O Wint, Site Planner II

35. 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. **General Location:** Northwest corner of Ohio Street and South Congress Avenue.

Pg. 146-151
BCC District: 3 Project Manager: Carrie A Rechenmacher, Sr Planner

M. PUBLIC HEARING – TRADITIONAL TOWN DEVELOPMENT - PREVIOUSLY NOT CERTIFIED

36. Control No: 2006-397
Application No: TDD/R-2006-1142 (Application Name: Callery Judge Grove TTD)
Title: -Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Callery Judge LP, Silver Lake Enterprises Inc by Kilday & Associates, Inc., and Lewis, Longman and Walker, P.A., Agent. **Request:** -Rezoning from the Agricultural Residential (AR) Zoning District to the Traditional Town Development (TTD) District. **Title:** -Resolution approving a Requested Use application of Callery Judge LP, Silver Lake Enterprises Inc by Kilday & Associates, Inc., and Lewis, Longman and Walker, P.A., Agent. **Request:** -To allow one or more of the following requested uses: Congregate Living Facility, Type 3; Place of Worship; Day Care Center, General; Hospital or Medical Center; School, Elementary or Secondary; Entertainment, Indoor; Automotive Service Station; Convenience Store with Gas Sales; Dog Day Care; Flea Market, Enclosed; Lounge, Cocktail; Parking Lot, Commercial; Parking Garage, Commercial; Laboratory, Research; Manufacturing and Processing; Assembly, Non-Profit Institutional; Assembly, Non-Profit Membership; College or University; Fitness Center; Golf Course; Marine Facility; Water or Treatment Plant; Hotel, Motel, SRO, Rooming and Boarding; Restaurant, Type I; and Restaurant, Type II. **General Location:** -East and West of Seminole Pratt Whitney Road and south of 60th Street North and north of 50th Street North.

Pg. 152-160
BCC District: 6 Project Manager: Ora E Owensby, Senior Site Planner

N. PUBLIC HEARING – PRE-APPLICATION:

O. PUBLIC HEARING – WORSHOP 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 Nora Bolivar at (561) 233-5227.