

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



DEVELOPMENT REVIEW OFFICER AGENDA

**July 11, 2007
9:00 A.M.**

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

A. DRO - NEW REQUESTS	
1. 05-077	Maserati Showroom, Gary Brandenburg agent. <u>Request:</u> Revised site plan approval. Exhibit 1. <u>General Location:</u> South Side of Okeechobee Boulevard, near intersection of Palm Beach Lakes. Application #: 2007-0531 PM: Andrea Harper BCC District: 2
2. 05-508	Palm Beach Chinese Christian Chapel, Young Shan Wan, agent. <u>Request:</u> Final site plan approval. Exhibit 1. <u>General Location:</u> Northwest corner of Lantana Road and Fearnley Drive. Application #: 2007-0736 PM: Andrea Harper BCC District: 2
3. 06-277	Glades Replacement Hospital, Colleen Walter, agent. <u>Request:</u> Final site plan approval. Exhibit 1. <u>General Location:</u> West of Main Street/SR15 and on the south side of hooker Highway/SR80. Application #: 2007-0888 PM: Carrie Rechenmacher BCC District: 6
B. DRO - PREVIOUSLY NOT APPROVED	
4. 05-631	Cobblestone Square, Arianne Nielsen agent. <u>Request:</u> Final site plan approval, Exhibit 1. <u>General Location:</u> Approximately 0.2 miles north of Melaleuca Lane on the east side of Military Trail Application #: 2007-0182 PM: Carrie Rechenmacher BCC District: 3
5. 04-616	Delray Market Place, Wendy Tuma agent. <u>Request:</u> 320,000 sq. ft. retail plazaTM. Exhibit 1. <u>General Location:</u> Northwest corner of West Atlantic and Lyons Road. Application #: 2007-0197 PM: Carrie Rechenmacher BCC District:5 3
6. 03-058	Coral Lakes PUD, Jan Polson, agent. <u>Request:</u> Master site plan approval. Exhibit 1. <u>General Location:</u> Approximately 123 feet north of Melaleuca Road on the west side of Congress Avenue. Application #: 2007-0512 PM: Douglas Robinson BCC District: 3
7. 03-058	Coral Lakes PUD, Jan Polson, agent. <u>Request:</u> Subdivision plan approval. Exhibit 1. <u>General Location:</u> Approximately 123 feet north of Melaleuca Road on the west side of Congress Avenue. Application #: 2007-0515 PM: Douglas Robinson BCC District: 3
8. 99-065	Sunrise at Boynton Beach, Jeff Brophy agent. <u>Request:</u> Final site plan approval, Exhibit 1. <u>General Location:</u> Southeast corner of the Florida Turnpike and Pike Road. Application #: 2007-0520 PM: Joyce Lawrence BCC District:5

C. DRO – SIX MONTH ITEMS:

9. 06-362 Balmoral at Delray Lake Estates, Lynn Riley agent. Request Final Site Plan approval for 19 single family homes on 21.53 acres, Exhibit 1. General Location: Approximately 0.8 miles west of The Florida's Turnpike on Persimmon Avenue and approximately 2,700 feet south of Atlantic Avenue.
Application #: **2006-1913**
PM: Ron Sullivan BCC District: 5

D. DRO – WORKSHOP ITEMS:

**DRO – Public Hearing
06/13/2007**

E. PUBLIC HEARING – RESIDENTIAL – NEW:

10. Control No: 2004-00022
Application No: DOA-2007-00723 (Application Name: Appolonia Farms PUD)
Title: Resolution approving a Development Order Amendment application of City National Bank Of Florida Tr by Kilday & Associates, Inc., Agent.
Request: to reconfigure master plan to re-locate civic parcel; to relocate an access point, add one unit and reconfigure pods.
General Location: Developable area 5 miles north of Clint Moore Road on the east and west side of Lyons Road
BCC District: 3, 5, 6 **Project Manager:** Joyce R Lawrence, Site Planner II

G. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:

11. Control No: 2005-00162
Application No: PDD/DOA/W-2006-01934 (Application Name: Amestoy AGR PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Beach Boynton by Kilday & Associates, Inc., Agent.
Request: rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District
Title: Resolution approving a Development Order Amendment application of Beach Boynton by Kilday & Associates, Inc., Agent.
Request: to add land are, re-designate preserve to development, add units and to allow a model row.
Title: Resolution approving a Waiver from Dimensional Criteria application of Beach Boynton by Kilday & Associates, Inc., Agent.
Request: to allow more than 25% of the streets to end in cul-de-sacs or deadends
General Location: Northwest corner of Boynton Beach Boulevard and Lyons Road
BCC District: 3, 5 **Project Manager:** Ora E Owensby, Site Planner II

12. Control No: 1975-00161
Application No: ABN/Z-2007-00076 (Application Name: Angelo Property)
Title: Resolution approving A Development Order Abandonment application of Peter and Helen Angelo by Charles Putman & Associates, Agent.
Request: To abandon the Class B Conditional Use approval granted under ZR-1996-002
Title: Resolution approving An Official Zoning Map Amendment application of Peter and Helen Angelo by Charles Putman & Associates, Agent.
Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District.
General Location: Approximately 1/2 mile south of Hypoluxo Road on the east side of Jog Road.
BCC District: 3 **Project Manager:** Anthony A Wint, Site Planner II

H. PUBLIC HEARING – NON-RESIDENTIAL – NEW:

13. Control No: 1976-00006
Application No: DOA-2007-00517 (Application Name: Sedona Commons)
Title: Resolution approving a Development Order Amendment application of 42 K LLC by Land Design South, Inc., Agent.
Request: to modify/delete conditions of approval, reconfigure site plan and delete acreage
General Location: Southwest corner of Benoist Farms Road and Okeechobee Boulevard
BCC District: 2 **Project Manager:** Carrie A Rechenmacher, Senior Site Planner

14. Control No: 2005-00597
Application No: DOA/R-2007-00528 (Application Name: Yamato Court MUPD)
Title: Resolution approving a Development Order Amendment application of Harvey Geller by Land Design South, Inc., Agent.
Request: to reconfigure site plan
Title: Resolution approving a Requested Use application of Harvey Geller by Land Design South, Inc., Agent.
Request: to allow a daycare, general
General Location: Southeast corner of Yamato Road and SR 7/US 441
BCC District: 5 **Project Manager: Ronald W Sullivan, Senior Site Planner**

15. Control No: 1999-00048
Application No: DOA-2007-00526 (Application Name: Sundance Farms Tower)
Title: Resolution approving a Development Order Amendment application of James Crystal Farms Inc by Land Design South, Inc., Agent.
Request: to modify/delete conditions of approval for a Class B Conditional Use and reconfigure site plan to add four additional towers
General Location: Approximately 2 miles west of US Highway 27
BCC District: 6 **Project Manager: Ronald W Sullivan, Senior Site Planner**

16. Control No: 2005-00450
Application No: DOA/EAC-2007-00720 (Application Name: Stewart Mining Industries)
Title: Resolution approving a Development Order Amendment application of Nick Stewart by Gary M. Brandenburg and Associates, Agent.
Request: to modify a condition of approval.
General Location: North of Highway 98, 18 miles Southeast of Lake Okeechobee.
BCC District: 6 **Project Manager: Carrie A Rechenmacher, Senior Site Planner**

17. Control No: 1996-00004
Application No: DOA-2007-00721 (Application Name: Lake Worth Self Storage)
Title: Resolution approving A modification of Commission requirements application of Lake Worth Self Storage Ltd.Partnership - Lake Worth by Gentile, Holloway, O'Mahoney & Assoc, Agent.
Request: To delete Condition Landscape 15 that requires special landscape treatment.
General Location: Northeast corner of The Florida's Turnpike and Lake Worth Road.
BCC District: 6 **Project Manager: Ora E Owensby, Site Planner II**

18. Control No: 2007-00237
Application No: Z/CA-2007-00730 (Application Name: Highland Park Retail/Office)
Title: Resolution approving an Official Zoning Map Amendment application of Highland Realty LLC by Jon E Schmidt & Associates, Agent.
Request: rezoning from the General Industrial (IG) Zoning District to the General Commercial (CG) Zoning District
Title: Resolution approving a Class A Conditional Use application of Highland Realty LLC by Jon E Schmidt & Associates, Agent.
Request: to allow two Type I Restaurants
General Location: Southwest corner of Sansburys Way and Belvedere Road
BCC District: 6 **Project Manager: Carol Glasser,**

19. Control No: 1976-00062
Application No: DOA-2007-00734 (Application Name: Belrub Industrial Park, Plat 2)
Title: Resolution approving a Development Order Amendment application of Highland Realty Llc by Jon E Schmidt & Associates, Agent.
Request: to delete land area and reconfigure site plan
General Location: The subject property is located on the Southwest corner of Belvedere and Sansburys Way.
BCC District: 6 **Project Manager: Carol Glasser,**

I. PUBLIC HEARING – NON-RESIDENTIAL NEW – REMANDED

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

20. Control No: 1984-00051
Application No: Z/DOA-2007-00190 (Application Name: Palm Beach Volvo - Okeechobee Blvd.)
Title: Resolution approving an Official Zoning Map Amendment application of Suburban Of Palm Beach LLC 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 Development Order Amendment application of Suburban Of Palm Beach LLC by Land Design South, Inc, Agent.
Request: To add land area, reconfigure site plan and modify/delete conditions of approval.
General Location: Southeast corner of Okeechobee Boulevard and Breezy Lane
BCC District: 2 **Project Manager:** Anthony A Wint, Site Planner II

21. Control No: 2007-00010
Application No: CA-2007-00056 (Application Name: Boynton Beach Community Church)
Title: Resolution approving a Class A Conditional Use application of Boynton Beach Community Church Inc by Land Research Management, Inc., Agent.
Request: To allow a Place of Worship
General Location: North side of West Boynton Beach Boulevard (SR804) east of SR7/441 and West of Lyons Road.
BCC District: 5 **Project Manager:** Ronald W Sullivan, Senior Site Planner

22. Control No: 1997-00094
Application No: DOA/EAC-2007-00049 (Application Name: Kabbalah Learning Center)
Title: Resolution approving a Development Order Amendment application of Kabbalah Learning Center Inc by Gentile, Holloway, O'Mahoney & Assoc, Agent.
Request: To modify/delete a condition of approval.
Title: Resolution approving an Expedited Application Consideration application of Kabbalah Learning Center Inc by Gentile, Holloway, O'Mahoney & Assoc, Agent.
Request: To allow and expedited application.
General Location: Approximately 0.33 miles West of the intersection of Palmetto Park Road and the Florida's Turnpike
BCC District: 5 **Project Manager:** Douglas G Robinson, Site Planner I

23. Control No: 2006-00554
Application No: CA-2006-01930 (Application Name: South Bay Quarry)
Title: Resolution approving A Class A Conditional Use application of King Ranch Inc by Greenberg Traurig, PA, Agent.
Request: To allow a Type III B excavation.
General Location: 10 miles south of Belle Glade on the east side of SR827
BCC District: 6 **Project Manager:** Carrie A Rechenmacher, Senior Site Planner

24. Control No: 1979-00256
Application No: Z/CA-2006-01912 (Application Name: Planet Kids XVI)
Title: Resolution approving an Official Zoning Map Amendment application of No Big Deal LLC by Jon E Schmidt & Associates, Agent.
Request: Rezoning from the Residential Estate (RE) Zoning District to the Agricultural Residential (AR) Zoning District.
Title: Resolution approving a Class A Conditional Use application of No Big Deal LLC by Jon E Schmidt & Associates, Agent.
Request: To allow a daycare, general.
General Location: Southwest corner of Indiantown Road and 130th Avenue North.
BCC District: 1 **Project Manager:** Anthony A Wint, Site Planner II

24. Control No: 1988-00019
Application No: DOA/CB-2006-01697 (Application Name: Brown Landholding, Inc)
Title: Resolution approving a Development order Amendment application of Brown Landholding Inc by Anna S. Cottrell & Associates, Agent.
Request: to modify/delete conditions of approval and to reconfigure the site plan
Title: Resolution approving a Class B Conditional Use application of Brown Landholding Inc by Anna S. Cottrell & Associates, Agent.
Request: to allow vehicle sales and rental

General Location: West side of Benoist Farms Road approximately .2 miles of South Belvedere Road.

BCC District: 6

Project Manager: Ora Owensby, Senior Site Planner

26. 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

Location:

BCC District: 3

Project Manager: Ronald Sullivan, Senior Site Planner

K. PUBLIC HEARING – PRE-APPLICATION:

L. PUBLIC HEARING – WORKSHOP ITEM(s):

27. Control No: 2000-00111

Application No: CA/TDR-2006-01555 (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

BCC District: 3

Project Manager: Douglas G Robinson, Site Planner I

28. 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.

BCC District: 2

Project Manager: Anthony O Wint, Site Planner II

29. Control No: 1980-00041

Application No: DOA/R-2007-00074 (Application Name: Shoppes of Cresthaven McDonalds)

Title: Resolution approving a Development Order Amendment application of TA Cresthaven LLC by Land Design South, Inc., Agent.

Request: to reconfigure site plan

Title: Resolution approving a Requested Use application of TA Cresthaven LLC by Land Design South, Inc., Agent.

Request: to allow a Type I restaurant

General Location: Northwest corner of Military Trail and Cresthaven Boulevard

BCC District: 2

Project Manager: Donna M Adelsperger, Site Plan Technician

30. Control No: 2006-00555

Application No: Z/CA/ZV-2006-01933 (Application Name: St. John the Evangelist East)

Title: Resolution approving An Official Zoning Map Amendment application of

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

Title: Resolution approving A Class A Conditional Use application of Gerald

Request: To allow a Place of Worship

Request: To allow a Place of Worship
Title: Resolution approving a Type II Zoning Variance application of Gerald Barbarito by Colome & Associates, Inc., Agent.
Request: To allow a reduction for required number of parking spaces, reduction of landscape buffer to the west and reduction in the rear setback.
General Location: Southwest corner of SR 7/US441 and Yamato Road
BCC District: 5 **Project Manager:** Douglas G Robinson, Site Planner I

M. PUBLIC HEARING – RESIDENTIAL PREVIOUSLY NOT CERTIFIED ADD ON

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.