

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**JUNE 22, 2005  
9:00 A.M.**

<b>A.</b>	<b>CONSENT</b>	
<b>B.</b>	<b>SIGNATURE ONLY</b>	
1. <b>03-035</b>	<p>Countryside Meadows by Chip Bryan, agent. <u>Request:</u> Signature Only Revised Subdivision Plan, Exhibit 5. <u>Summary:</u> Addition of a 6' masonry wall and to provide additional landscaping buffering. <u>General Location:</u> Approx. 700' N of Boynton Beach Blvd., on the E side of Lyons Rd.</p> <p>Application #: <b>05-0836</b> PM: J. Lawrence</p>	BCC District: 5 + 3
2. <b>02-069</b>	<p>Fogg South PUD by Shayne Conover, agent. <u>Request:</u> Signature Only Revised Preliminary Development Plan, Exhibit 1. <u>Summary:</u> Revise civic and site layout. <u>General Location:</u> S of Boynton Beach Blvd., W of the Florida Turnpike, E of Lyons Rd.</p> <p>Application #: <b>05-0842</b> PM: C. Rechenmacher</p>	BCC District: 5
3. <b>84-061</b>	<p>Lantana Homes PUD by Tonya Deal, agent. <u>Request:</u> Signature Only Final Site Plan, Exhibit 30. <u>Summary:</u> Indian Pines Elementary School. <u>General Location:</u> Approx. 0.5 mi. E of Jog Rd., on the NW corner of Lantana Rd. and Edgecliff Ave.</p> <p>Application #: <b>05-0840</b> PM: J. Cai</p>	BCC District: 3
4. <b>81-006</b>	<p>Bocaire CC PUD by James Downey, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 22. <u>Summary:</u> Relocate tennis pro center and fitness center. <u>General Location:</u> S of Linton on Military Trail.</p> <p>Application #: <b>05-0584</b> PM: C. Rechenmacher</p>	BCC District: 5
5. <b>00-099</b>	<p>Whitworth MUPD by Jan Polson, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 1. <u>Summary:</u> Floor plan layout. <u>General Location:</u> NW corner of Hagen Ranch Rd. and Flavor Pict Rd.</p> <p>Application #: <b>05-0841</b> PM: A. Harper</p>	BCC District:
6. <b>75-156</b>	<p>Crosstown Plaza by Michael Sipula, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 29. <u>Summary:</u> Modify plans to meet ADA requirements. <u>General Location:</u> SW corner of Military Trail and Community Dr.</p> <p>Application #: <b>05-0839</b> PM: A. Harper</p>	BCC District: 2
7. <b>85-065</b>	<p>Oresky Motors by Debra Northsea, agent. <u>Request:</u> Signature Only Master Sign Plan, Exhibit 25. <u>Summary:</u> Add Master Sign Plan. <u>General Location:</u> S of Perth Rd., W of Military Trail.</p> <p>Application #: <b>05-0835</b> PM: J. Lawrence</p>	BCC District: 2
8. <b>84-130</b>	<p>Vista Center PIPD by Francisco Lara, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 136 (Parcel 5). <u>Summary:</u> Correction to clarify building elevation/ architecture. <u>General Location:</u> Okeechobee Blvd. and Vista Parkway.</p> <p>Application #: <b>05-0750</b> PM: J. Lawrence</p>	BCC District: 2

Pg. 1

9. <b>95-057</b> Pg. 2	Shoppes at Wycliffe by Joyce Macci, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 12. <u>Summary:</u> Addition of a 20' X 30' walk-in cooler. <u>General Location:</u> State Rd. 7 and Lake Worth Rd.  Application #: <b>05-0756</b> PM: J. Lawrence	BCC District: 6
10. <b>80-103</b> Pg. 3	Sandalfoot Plaza MUPD by Jeff Brophy, agent. <u>Request:</u> Signature Only Revised Preliminary Development Plan, Exhibit 160. <u>Summary:</u> Increase Phase II sq. ft. from 10,280 to 10,782 sf. <u>General Location:</u> NW corner of 66 <sup>th</sup> Ave. and Marina Blvd.  Application #: <b>05-0751</b> PM: A. Harper	BCC District: 5
11. <b>80-103</b> Pg. 4	Sandalfoot Plaza MUPD by Jeff Brophy, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 165. <u>Summary:</u> Increase Phase II sq. ft. from 10,280 to 10,782 sf. <u>General Location:</u> NW corner of 66 <sup>th</sup> Ave. and Marina Blvd.  Application #: <b>05-0752</b> PM: A. Harper	BCC District: 5
<b>C. DRO - NEW REQUESTS</b>		
12. <b>05-262</b> Pg. 5-8	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 #: <b>05-0708</b> PM: C. Rechenmacher	BCC District: 6
13. <b>84-130</b> Pg. 9-12	Vista Center PIPD by Edna Trimble, agent. <u>Request:</u> Final Site Plan, Exhibit 150 (Parcel 19). <u>General Location:</u> Jog Rd. and Okeechobee Blvd.  Application #: <b>05-0695</b> PM: J. Lawrence	BCC District: 2
14. <b>03-016</b> Pg. 13-16	Church of God of Prophecy by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 0.4 mi. W of I-95, on the N side of Donald Ross Rd.  Application #: <b>05-0698</b> PM: A. Harper	BCC District: 1
15. <b>02-003</b> Pg. 17-20	Magdalene Carney Bahai Institute by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 0.5 mi. E of Jog Rd., on the S side of Summit Blvd.  Application #: <b>05-0699</b> PM: J. Cai	BCC District: 2
16. <b>81-186</b> Pg. 21-25	Lee's Square by Sara Lockhart, agent. <u>Request:</u> Revised Site Plan, Exhibit 132, supersedes Exhibit 129. <u>General Location:</u> NE corner of Lantana and Jog Rd.  Application #: <b>05-0706</b> PM: C. Rechenmacher	BCC District: 3
17. <b>80-054</b> Pg. 26-28	Cypress Island PUD by Lindsey Walter and Michael Champagne, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 5 (Off the Board). <u>General Location:</u> Approx. 2,700' N of Donald Ross Rd., on the E side of Palmwood Rd.  Application #: <b>05-0707</b> PM: A. Harper	BCC District: 1
18. <b>80-054</b> Pg. 29-31	Cypress Island PUD by Lindsey Walter and Michael Champagne, agent. <u>Request:</u> Final Site Plan, Exhibit 6 (Tract Y/ Recreation Site - Off the Board). <u>General Location:</u> Approx. 2,700' N of Donald Ross Rd., on the E side of Palmwood Rd.  Application #: <b>05-0704</b> PM: A. Harper	BCC District: 1
19. <b>04-020</b> Pg. 32-34	Johnson Subdivision by Bradley Miller, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Lyons Ranch – Off the Board). <u>General Location:</u> 1 mi. S of Hypoluxo Rd., on the E side of Lyons Rd., S of Valencia.  Application #: <b>05-0713</b> PM: J. Lawrence	BCC District: 3
20. <b>04-248</b> Pg. 35-37	Town Commons MUPD 2 by Jeff Brophy, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> NE corner of Hypoluxo and Lyons Rd.  Application #: <b>05-0714</b> PM: J. Cai	BCC District: 3

21. <b>04-247</b> Pg. 38-41	Town Commons PUD by Jeff Brophy, agent. <u>Request:</u> Preliminary Development/Subdivision Plan, Exhibit 1 (Off the Board). <u>General Location:</u> NE corner of Hypoluxo and Lyons Rd.  Application #: <b>05-0715</b> PM: J. Cai	BCC District: 3
22. <b>84-130</b> Pg. 42-45	Vista Center PIPD by James Hackett, agent. <u>Request:</u> Final Site Plan, Exhibit 151 (Parcel 20). <u>General Location:</u> Approx. 0.5 mi. N of the intersection of Okeechobee Blvd. and Jog Rd.  Application #: <b>05-0703</b> PM: J. Lawrence	BCC District: 2
<b>D. DRO - PREVIOUSLY NOT APPROVED</b>		
23. <b>96-019</b> Pg. 46-48	Allstar Kids Learning Center by Bradley Miller, agent. <u>Request:</u> Revised Site Plan, Exhibit 8, supersedes Exhibit 1 (Balogh – Off the Board). <u>General Location:</u> Approx. 1 mi. W of the intersection of 140 <sup>th</sup> Avenue and Orange.  Application #: <b>CA 04-1050</b> PM: A. Harper	BCC District: 6
24. <b>04-325</b> Pg. 49-51	Central Baptist Church by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 0.2 mi. E of Military Trail, on the S side of Gun Club Rd.  Application #: <b>CA 05-0227</b> PM: J. Cai	BCC District: 2
25. <b>89-006</b> Pg. 52-54	Hotshot Paintball at Golf Learning Center by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 30, supersedes Exhibit 24 (Off the Board). <u>General Location:</u> N side of SR 80, E of Seminole Pratt Whitney Rd.  Application #: <b>05-0548</b> PM: C. Rechenmacher	BCC District: 6
26. <b>03-072</b> Pg. 55-57	1150 Skees Road by Eleanor Halperin, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 660' N of Belvedere Rd. and Skees Rd.  Application #: <b>05-0470</b> PM: O. Owensby	BCC District: 2
27. <b>05-121</b> Pg. 58-63	South Florida Science Museum by Russell Scott, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> NE corner of Gun Club and Kirk Rd.  Application #: <b>DRO 05-0309</b> PM: A. Harper	BCC District: 2
28. <b>76-044</b> Pg. 64-66	Pro Clean Auto Wash by Kevin Young, agent. <u>Request:</u> Revised Site Plan, Exhibit 40, supersedes Exhibit 32. <u>Summary:</u> Reduce s.f. of existing car wash and relocate 21% gfa. <u>General Location:</u> NE corner of Lake Worth Rd. and Pinehurst Dr.  Application #: <b>05-0014</b> PM: O.Owensby	BCC District: 5
29. <b>95-063</b> Pg. 67-69	Boca Congress Center by Lindsey Walter, agent. <u>Request:</u> Revised Site Plan, Exhibit 20, supersedes Exhibit 17. <u>General Location:</u> Approx. 0.8 mi. N of Clint Moore Rd., on the E side of Congress Ave.  Application #: <b>05-0547</b> PM: R. Sullivan	BCC District: 4
30. <b>89-132</b> Pg. 70-73	Sehayik Office Building by Donaldson Hearing/Brian Chequis, agent. <u>Request:</u> Final Site Plan, Exhibit 30, supersedes Exhibit 21. <u>General Location:</u> Approx. 0.25 mi. N of Northlake Blvd., NE of Richard Rd. and SR 811.  Application #: <b>05-0237</b> PM: A. Harper	BCC District: 1
31. <b>02-065</b> Pg. 74-77	Hagen Assemblage PUD by Ronald Last, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 6 (Plat 3). <u>General Location:</u> S of Boynton Beach Blvd., W of Jog Rd. and E of Hagen Ranch Rd.  Application #: <b>05-0623</b> PM: J. Cai	BCC District: 5
32. <b>02-069</b> Pg. 78-81	Fogg South PUD by Ronald Last, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 5. <u>General Location:</u> S of Boynton Beach Blvd., E of Lyons Rd. and W of the Turnpike.  Application #: <b>05-0629</b> PM: J. Lawrence	BCC District: 5

33. <b>83-018</b> Pg. 82-84	Stonewal PUD by Jeff Brophy, agent. <u>Request</u> : Revised Site Plan, Exhibit 48, supersedes Exhibit 34 (Clubhouse Maintenance Area). <u>General Location</u> : Approx. 5 mi. W of the Beeline Hwy., on the S side of Northlake Blvd.  Application #: <b>05-0483</b> PM: J. Lawrence	BCC District: 6
34. <b>83-018</b> Pg. 85-87	Stonewal PUD by Land Design South, agent. <u>Request</u> : Revised Preliminary Development Plan, Exhibit 45, supersedes Exhibit 41. <u>General Location</u> : Approx. 0.5 mi. W of the Beeline Hwy., on the S side of Northlake Blvd.  Application #: <b>PDD 04-0974</b> PM: J. Cai	BCC District: 6
35. <b>83-018</b> Pg. 88-91	Stonewal PUD by Land Design South, agent. <u>Request</u> : Revised Subdivision Plan, Exhibit 46, supersedes Exhibit 36. <u>General Location</u> : Approx. 0.5 mi. W of the Beeline Hwy., on the S side of Northlake Blvd.  Application #: <b>PDD 04-0978</b> PM: J. Cai	BCC District: 6
36. <b>03-074</b> Pg. 92-94	Pioneer Trail PUD by Jeff Brophy, agent. <u>Request</u> : Revised Preliminary Development Plan, Exhibit 5, supersedes Exhibit 1. <u>General Location</u> : S of Pioneer Rd., E of State Rd. 7/US 441.  Application #: <b>PDD 05-0361</b> PM: A. Harper	BCC District: 6
37. <b>03-074</b> Pg. 95-97	Pioneer Trail PUD by Jeff Brophy, agent. <u>Request</u> : Revised Subdivision Plan, Exhibit 6, supersedes Exhibit 4. <u>General Location</u> : S of Pioneer Rd., E of State Rd. 7/US 441.  Application #: <b>PDD 05-0362</b> PM: A. Harper	BCC District: 6
38. <b>04-269</b> Pg. 98-101	Palm Beach County Biotechnology Research Park by Brian Shields, agent. <u>Request</u> : Final Site Plan, Exhibit 1 (Parcel S, Utility/ Government Service). <u>General Location</u> : Approx. 1 mi. N of Northlake Blvd., on the E side of Seminole Pratt Whitney Rd.  Application #: <b>05-0622</b> PM: B. Pinkston-Nau R. Sullivan C. Rechenmacher	BCC District: 1
39. <b>03-086</b> Pg. 102-106	Boynton Golf Estates by Scott Mosolf, agent. <u>Request</u> : Final Site Plan, Exhibit 1 (Off the Board). <u>General Location</u> : S of Hypoluxo Rd., W of Military Trail.  Application #: <b>05-0478</b> PM: A. Harper	BCC District: 3
40. <b>94-036</b> Pg. 107-110	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.  Application #: <b>05-0546</b> PM: R. Sullivan	BCC District: 6
<b>E. PUBLIC HEARING – RESIDENTIAL – NEW:</b>		
41. <b>Control No: 2005-103</b> <b>Application No: PDD-2005-00866</b> (Application Name: Haverhill Acres) <b>Request:</b> Resolution approving Official Zoning Map Amendment to a Planned Development District petition of OK Ventures LLC by Jeff H. Irvani, Inc., Agent, rezoning from the Residential High (RH) Zoning District to the Residential Planned Unit Development (PUD) District. <b>Location:</b> Approximately 0.5 mile feet west of Haverhill Road at the terminus of Stacy Street Pg. 111-114  <b>BCC District: 2</b>	<b>PM: Kristin Tetsworth, Senior Planner</b>	

**F. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:**

42. **Control No:** 1981-190  
**Application No:** DOA-2005-00148 (**Application Name: Florida Research Park**)  
**Request:** Resolution approving Development Order Amendment petition of International Trade Center, LLC by Lewis, Longman & Walker, P.A., Agent, to modify/delete conditions of approval and to extend the build-out date.  
**Location:** North of Beeline Highway and the east side of Seminole Pratt Whitney Road

Pg. 115-118

**BCC District:** 1

**PM:** Maryann Kwok, Chief Planner

43. **Control No:** 1986-064  
**Application No:** DOA1986-064B (**Application Name: Holy Spirit Lutheran Church**)  
**Request:** Resolution approving Development Order Amendment petition of Holy Spirit Lutheran Church Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent, to reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship  
**Location:** Approximately 0.6 mile south of Donald Ross Road on the west side of Ellison Wilson Road

**BCC District:** 1

**PM:** Maryann Kwok, Chief Planner

**G. PUBLIC HEARING – MIXED USE - PREVIOUSLY NOT CERTIFIED:**

44. **Control 2004-616**  
**Application No:** TDD-2004-01029 (**Application Name: Delray Marketplace TMD**)  
**Request:** Resolution approving an Official Zoning Map Amendment to a Traditional Development District application of Ascot Development by Gentile, Holloway, O'Mahoney & Assoc, Agent, rezoning from the Agricultural Reserve (AGR) and the Special Agricultural (SA) Zoning Districts to the Traditional Marketplace Development (TMD) District.  
**Location:** Northwest corner of West Atlantic Avenue and Lyons Road

**BCC District:** 3, 5

**PM:** Eric McClellan, Senior Site Planner

45. **Control 204-471**  
**Application No:** TDD-2004-1024 (**Application Name: Canyons Town Center TMD**)  
**Request:** Resolution approving an Official Zoning Map Amendment to a Traditional Development District application of Boynton Beach Assoc X LLLP by Kilday & Associates, Inc, Agent, rezoning from the Agricultural Reserve (AGR) Zoning District to the Traditional Marketplace Development (TMD) District.  
**Location:** Southeast corner of Boynton Beach Boulevard and Lyons Road

**BCC District:** 5

**PM:** Kristin Tetsworth, Senior Planner

46. (**Control No:** 2003-079)  
**Application No:** PDD2003-079 (**Application Name: Windsor Place MXPDP**)  
**Request:** Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Windsor Place LLC, by Land Design South, Inc., Agent, rezoning from the Agricultural Residential (AR) Zoning District to the Mixed Use Planned Development (MXPDP) District.  
**Location:** Northwest corner of Lyons Road and Hypoluxo Road

**BCC District:** 3

**PM:** Linda Mia Franco, Planner II and Maryann Kwok, Chief Planner

**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.