

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



DEVELOPMENT REVIEW OFFICER AGENDA

**MAY 10, 2006
9:00 A.M.**

| | | | |
|---------------------------|------------|-------------------|------------|
| DRO FOLLOW-UP | : 05-10-06 | BCC MEETING (EAC) | : 06-22-06 |
| AGENCY COMMENTS DUE (EAC) | : | ZC MEETING | : 07-06-06 |
| AGENCY ZC COMMENTS DUE | : | BCC MEETING | : 08-23-06 |

| A. | CONSENT |
|------------------------------|---|
| B. | SIGNATURE ONLY |
| 1. 92-023 | <p>WalMart Store #5301-00 by Derrick Cave, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 50. <u>Summary:</u> Remove 10 parking spaces and replace with 1,162 s.f. of bale and pallet storage. <u>General Location:</u> NE corner of Military Trail and Belvedere Rd.</p> <p>Application #: 2006-0661 PM: Andrea Harper BCC District: 5</p> |
| 2. 02-065 | <p>Hagen Assemblage by Jennifer Munsterteiger, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 5 (Plat 2). <u>Summary:</u> Shift sales center one lot and expand sales parking area, relocate sales parking entrance area. <u>General Location:</u> NE corner of Hagen Ranch Rd. and Woolbright Rd.</p> <p>Application #: 2006-0663 PM: Joyce Lawrence BCC District: 5</p> |
| 3. 06-217 | <p>Victory Baptist Church by Jaime Florez, agent. <u>Request:</u> Signature Only Final Site Plan, Exhibit 1. <u>Summary:</u> Revise site plan to comply with current codes. <u>General Location:</u> Approx. 1,000' W of Military Trail, on the N side of Forest Hill Blvd.</p> <p>Application #: 2006-0662 PM: Carrie Rechenmacher BCC District: 5</p> |
| 4. 04-247 Pg. 1 | <p>Town Commons PUD by Land Design South, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 1. <u>Summary:</u> Revise site plan to match plat. <u>General Location:</u> NE corner of Hypoluxo & Lyons Rd.</p> <p>Application #: 2006-0241 PM: Andrea Harper BCC District: 3</p> |
| 5. 04-248 Pg. 2 | <p>Town Commons MUPD 2 by Land Design South, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 1. <u>Summary:</u> Revise site plan to match plat. <u>General Location:</u> NE corner of Hypoluxo & Lyons Rd.</p> <p>Application #: 2006-0243 PM: Carrie Rechenmacher/ Linda Louie BCC District: 3</p> |
| C. | DRO - NEW REQUESTS |
| 6. 84-130 Pg. 3-6 | <p>Vista Center by Kim Juran, agent. <u>Request:</u> Revised Site Plan, Exhibit 167 (Off the Board – Parcel 21N, 21M, and 21 S). <u>General Location:</u> E of Jog Rd., N of Okeechobee Blvd.</p> <p>Application #: 2006-0492 PM: Joyce Lawrence BCC District: 2</p> |
| 7. 79-244 Pg. 7-10 | <p>Cornerstone Church of God by Kevin McGinley, agent. <u>Request:</u> Revised Site Plan, Exhibit 32, supersedes Exhibit 31. <u>General Location:</u> W side of congress Ave., on the N side of Hypoluxo Rd.</p> <p>Application #: 2006-0501 PM: Carrje Rechenmacher BCC District: 2</p> |

| | | |
|---|--|-----------------|
| 8. 82-152 Pg. 11-14 | 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 |
| 9. 84-123 Pg. 15-18 | 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 |
| 10. 84-130 Pg. 19-22 | Vista Center by James Hackett, agent. <u>Request</u> : Revised Site Plan, Exhibit 169 (Parcel 21 N). <u>General Location</u> : SE corner of Jog Rd. and Vista Parkway South. Application #: 2006-0499 PM: Joyce Lawrence | BCC District: 6 |
| 11. 80-153 Pg. 23-26 | 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 |
| 12. 04-525 Pg. 27-30 | 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 |
| 13. 04-525 Pg. 31-35 | 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 |
| 14. 05-081 Pg. 36-39 | Temple Medical by Bradley Miller, gent. <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 |
| 15. 81-225 Pg. 40-43 | 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 |
| D. DRO - PREVIOUSLY NOT APPROVED | | |
| 16. 89-063 Pg. 44-46 | Sherbrooke Center MUPD by Jay Huebner, agent. <u>Request</u> : Revised Site Plan, Exhibit 54, supersedes Exhibit 52. <u>General Location</u> : Northeast corner of Lantana Rd. and Lyons Rd. Application #: 2006-0325 PM: Douglas Robinson | BCC District: 6 |
| 17. 2005-394 Pg. 47-50 | Highland Dunes PUD by Kieran Kilday/Jan Polson, agent. <u>Request</u> : Preliminary Development Plan, Exhibit 1 (Off the Board). <u>General Location</u> : Approx. 2.5 mi. W of Seminole Pratt Whitney Rd., on the N side of Southern Blvd. Application #: 2006-0274 PM: Andrea Harper | BCC District: 6 |
| 18. 2005-394 Pg. 51-53 | Highland Dunes PUD by Kieran Kilday/Jan Polson, agent. <u>Request</u> : Final Site Plan, Exhibit 5 (Parcel A – Off the Board). <u>General Location</u> : Approx. 2.5 mi. W of Seminole Pratt Whitney Rd., on the N side of Southern Blvd. Application #: 2006-0275 PM: Andrea Harper | BCC District: 6 |
| 19. 2005-394 Pg. 54-56 | Highland Dunes PUD by Kieran Kilday/ Jan Polson, agent. <u>Request</u> : Final Overall Subdivision Plan, Exhibit 4 (Off the Board). <u>General Location</u> : Approx. 2.5 mi. W of Seminole Pratt Whitney Rd., on the N side of Southern Blvd. Application #: 2006-0276 PM: Andrea Harper | BCC District: 6 |

| | | |
|--|--|--|
| 20. 05-394 Pg. 57-60 | Highland Dunes PUD by Kieran Kilday/Jan Polson, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 6 (Pod E). <u>General Location:</u> Approx. 2.5 mi. West of Seminole Pratt Whitney Rd., on the North side of Southern Blvd. Application #: 2006-0343 PM: Andrea Harper | BCC District: 6 |
| 21. NPN-013 Pg. 61-63 | Villa Palma Delray II (via Del Ray PUD) by John Haley, agent. <u>Request:</u> Final Site Plan. <u>General Location:</u> W of Military Trail on Via Delray Rd. Application #: 2005-1536 PM: Andrea Harper | BCC District: 5 |
| 22. 2005-060 Pg. 64-66 | Osprey Oaks Parcel 4 by Douglas Murray, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 0.25 mi. E of Jog Rd., on the S side of Western Way. Application #: 2006-0269 PM: Douglas Robinson | BCC District: 3 |
| 23. 2005-061 Pg. 67-69 | Osprey Oaks Parcel 5 by Douglas Murray, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 0.25 mi E of Jog Rd., on the S side of Western Way. Application #: 2006-0270 PM: Douglas Robinson | BCC District: 3 |
| 24. 80-133 Pg. 70-73 | 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 |
| 25. 86-038 Pg. 74-77 | Yellow Cab Dispatching Office by Scott Mosolf, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> N of Belvedere Rd., on the W side of Florida Mango Road. Application #: 2006-0097 PM: Carrie Rechenmacher | BCC District: 2 |
| 26. 01-077 Pg. 78-82 | Planet Kids IX by Kevin McGinley, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Approx. 100' N of Northlake Blvd. , on the W side of Pratt Whitney Rd. Application #: 2005-1814 PM: Joyce Lawrence | BCC District: 6 |
| E. DRO – PRE-APPLICATION: | | |
| F. DRO – WORKSHOP ITEM (S): | | |
| G. PUBLIC HEARING – RESIDENTIAL – NEW : | | |
| 27. 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 General Location: Approximately 1,320 feet east of Lyons Road on the south side of Lake Worth Road | |
| Pg. 83-88 BCC District: 6 | | Project Manager: Bradford O'Brien, Site Planner II |
| H. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED: | | |
| 28. Control No: 1973-00036 Application No: DOA-2006-00180 | (Application Name: Boca Lago) Title: Resolution approving a Development Order Amendment application of Charlse WAtt Communities IV, Inc. - Steven Charlse by Land Design South, Inc., Agent. Request: to re-designate land use golf course to residential; to reconfigre master plan and add units. General Location: Approximately 0.25 north and west of the intersection of Palmetto Park Road and Lyons Road | |
| Pg. 89-92 BCC District: 5 | | Project Manager: Kristin Tetsworth, Senior Site Planner |

29. **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.
General Location: Approximately 0.25 mile east of Military Trail on the south side of Hypoluxo Road

Pg. 93-97
BCC District: 3 **Project Manager:** Anthony O Wint, Site Planner I

30. **Control No:** 2005-00422
Application No: PDD-2006-00024 (**Application Name:** Allie Polo Estates PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Frank Butterworth, G Carden, Hidden Creek South Llc, Martin Estrada, Paul Oliver, Polo Florida, Ronald Mastroianni, Thomas Biddle, Tlh Bos Corp., Tlhc 2 Inc. by Kilday & Associates, Inc., Agent.
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.
General Location: Approximately 3/4 mile south of Lake Worth Road on the east side of Lyons Road.

Pg. 98-101
BCC District: 6 **Project Manager:** Anthony O Wint, Site Planner I

31. **Control No:** 2005-00594
Application No: PDD-2005-01724 (**Application Name:** Gulfstream Groves PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Gulfstream Land Investments Corp. by Land Design South, Inc., Agent.
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.
General Location: Approximately 2,150 feet south of Lake Worth Road on the west side of The Florida's Turnpike

Pg. 102-106
BCC District: 6 **Project Manager:** Anthony O Wint, Site Planner I

32. **Control No:** 2005-00595
Application No: PDD-2005-01718 (**Application Name:** Gulfstream Haas PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Gulfstream Land Investment Corp. by Land Design South, Inc., Agent.
Request: Rezoning from the Agricultural Residential (AR) and the Residential Estate (RE) Zoning Districts to the Residential Planned Unit Development (PUD) District.
General Location: Approximately 0.25 mile south of Lake Worth Road on the east side of Lyons Road

Pg. 107-111
BCC District: 6 **Project Manager:** Anthony O Wint, Site Planner I

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

Pg. 112-114
BCC District: 5 **Project Manager:** Anthony O Wint, Site Planner I

I. PUBLIC HEARING – NON-RESIDENTIAL – NEW:

34. **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
General Location: Approximately 1,100 feet north of Yamato Road on the west side of State Road 7

Pg. 115-118
BCC District: 5 **Project Manager:** Ora E Owensby, Senior Site Planner

35. **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 Agricultural Residential (AR) 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.
General Location: North of Beeline Highway on the east side of Seminole Pratt Whitney Road

Pg. ---
BCC District: **Project Manager:** Carrie A Rechenmacher, Senior Planner

36. **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
General Location: Approximately xx feet north of Southern Blvd on the west side of Benoist Farms Road

Pg. 119-122
BCC District: 6 **Project Manager:** Ron Sullivan, Senior Site Planner

37. **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
General Location: Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard

Pg. 123-128
BCC District: 6 **Project Manager:** Anthony O Wint, Site Planner I

38. **Control No:** 1994-00081
Application No: DOA-2006-00497 (**Application Name: Recycling Center**)
Title: Resolution approving a Development Order Amendment application of U Pull & Pay Llc by Juran Consulting, Inc, Agent.
Request: to modify a condition of approval
General Location: North of Southern Boulevard on the west side of Benoist Farms Road

Pg. 129-132
BCC District: 6 **Project Manager:** Ron Sullivan, Senior Site Planner

39. **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.
General Location: Northeast corner of Jog Road and Boynton Beach Boulevard.

Pg. 133-140
BCC District: 5 **Project Manager:** Kristin Tetsworth, Senior Site Planner

J. PUBLIC HEARING – NON-RESIDENTIAL – REMANDED:

40. **Control No:** 2003-00040
Application No: Z/CB-2005-00383 (**Application Name: Turtle Cove Professional**)
Title: Resolution approving an Official Zoning Map Amendment application of Turtle Cove LLC by Miller Land Planning, Agent.
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High Office (CHO) Zoning District
Title: Resolution approving a Class B Conditional Use application of Turtle Cove LLC by Miller Land Planning, Agent.
Request: To allow a veterinary clinic.
General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road

Pg. 141-143
BCC District: 3 **Project Manager:** Kristin Tetsworth, Senior Site Planner

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

41. **Control No:** 1984-00139
Application No: DOA-2006-00344 (**Application Name:** Rainberry PUD Pods A & B)
Title: Resolution approving a Development Order Amendment application of Jewish Community Facilities Corp by Land Design South, Inc., Agent.
Request: to modify/delete a condition of approval
General Location: Approximately ? south of Glades Road on the east side of 95th Avenue

Pg. 144-146
BCC District: 5

Project Manager: Ron Sullivan, Senior Site Planner

42. **Control No:** 2005-00590
Application No: CA-2005-01710 (**Application Name:** United Overcomer Church of God in Christ)
Title: Resolution approving Class A Conditional Use application of Anthony and Stephen Morrison by Land Research Management, Inc., Agent.
Request: To allow a place of worship.
General Location: Approximately 0.2 mile west of Skees Road on the north side of Belvedere Road.

Pg. 147-149
BCC District: 2

Project Manager: Ora E Owensby, Senior Site Planner

43. **Control No:** 1974-00061
Application No: DOA/EAC-2005-01458 (**Application Name:** Triple C Groves)
Title: Resolution approving Development Order Amendment /Expedited Application Consideration application of Ascot Development by Urban Design Studio, Agent.
Request: To delete land area.
General Location: Approximately 740 feet north of West Atlantic Avenue on the east side of Smith Sunday Road.

Pg. 150-151
BCC District: 5

Project Manager: Ora E Owensby, Senior Site Planner

44. **Control No:** 1992-00041
Application No: CA-2005-01332 (**Application Name:** Jog Road Commercial)
Title: Resolution approving Class A Conditional Use application of PB Plaza LLC by Moyle, Flanigan, Agent.
Request: To allow general repair and maintenance
General Location: Approximately ?? south of Okeechobee Boulevard on the east side of Jog Road

Pg. ---
BCC District: 2

Project Manager: Donna M Adelsperger, Site Plan Technician

45. **Control No:** 1975-00068
Application No: DOA/R-2005-01321 (**Application Name:** Temple Beth El)
Title: Resolution approving Development Order Amendment application of Temple Beth El Of Boca Raton Inc by Land Design South, Inc., Agent.
Request: to modify the master plan
Title: Resolution approving Requested Use application of Temple Beth El Of Boca Raton Inc by Land Design South, Inc., Agent.
Request: To allow a daycare, general and a school elementary or secondary (Private)
General Location: Northwest corner of Cobblestone Way and North Ponderosa Drive

Pg. 152-154
BCC District: 5

Project Manager: Ron Sullivan, Senior Site Planner

46. **Control No:** 1986-00062
Application No: CA-2005-01125 (**Application Name:** The Boat Connection)
Title: Resolution approving a Class A Conditional Use application of Howell and Doree Garolsky by Land Research Management, Inc., Agent.
Request: To allow vehicle sales and rental and general repair and maintenance
General Location: Approximately 1 mile south of Forest Hill Boulevard on the west side of Military Trail

Pg. 155-157
BCC District: 2

Project Manager: Kristin Tetsworth, Senior Site Planner

L. PUBLIC HEARING – PRE-APPLICATION:

M. PUBLIC HEARING – WORKSHOP ITEM(s):

47. Control No: 2005-00589

Application No: Z/CA-2005-01682 (**Application Name:** Gateway Townhomes)

Title: Resolution approving an Official Zoning Map Amendment application of Military Trail Development LLC by Miller Land Planning, 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 Military Trail Development LLC by Miller Land Planning, Agent.

Request: to allow Townhomes

Pg. 158-163

Location: Northeast corner of Knollwood Road and Old Military Trail

BCC District: 3 **Project Manager:** Bradford O'Brien, Site Planner II

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.