

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**MAY 11, 2005  
9:00 A.M.**

DRO FOLLOW-UP : 05-16-05	BCC MEETING (EAC) : 06-15-05
AGENCY COMMENTS DUE (EAC) : 05-25-05	ZC MEETING : 07-07-05
AGENCY ZC COMMENTS DUE : 06-10-05	BCC MEETING : 07-28-05

<b>A.</b>	<b>CONSENT</b>	
<b>B.</b>	<b>SIGNATURE ONLY</b>	
1. <b>84-130</b>	<p>Vista Center (PBC Operations &amp; Support Center) by Melanie Borkowski, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 127. <u>Summary:</u> Add storage area near north property line; relocate dumpsters, add sidewalks, bike racks and revise vehicle wash area. <u>General Location:</u> NW corner of Florida's Turnpike and Okeechobee Blvd.</p> <p>Application #: <b>05-0579</b> PM: O. Owensby</p>	BCC District: 2
2. <b>84-130</b>	<p>Vista Center (Lots 8 &amp; 9) by Jeffery Adinolfi, agent. <u>Request:</u> Signature Only Master Sign Plan, Exhibit 115. <u>Summary:</u> Approval for master sign program. <u>General Location:</u> NW corner of Florida's Turnpike and Okeechobee Blvd.</p> <p>Application #: <b>05-0583</b> PM: J. Lawrence</p>	BCC District: 2
3. <b>94-067</b>	<p>Okeechobee Steakhouse by Damian Brink, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit . <u>Summary:</u> Add off-site parking. <u>General Location:</u> S of Okeechobee Blvd., at the intersection of Wabasso Drive and Shawnee Drive.</p> <p>Application #: <b>05-0582</b> PM: J. Cai</p>	BCC District: 2
4. <b>97-104</b>	<p>Rainbow PUD: Sunshine Meadows Preserve by Land Design South, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit . <u>Summary:</u> (From previous petition 80-184) to add barns, shellrock road; paddocks. <u>General Location:</u> Approx. 700' N of Clint Moore Rd., on the W side of State Rd. 7.</p> <p>Application #: <b>05-0581</b> PM: A. Harper</p>	BCC District: 5
5. <b>05-198</b>  Pg. 1	<p>Berkshire Elementary School by Helen LaValley, agent. <u>Request:</u> Signature Only Final Site Plan, Exhibit 1. <u>Summary:</u> Modernization of an existing elementary school. <u>General Location:</u> NE corner of Kirk Rd. and Collin Drive.</p> <p>Application #: <b>DRO 05-509</b> PM: O. Owensby</p>	BCC District: 2
6. <b>81-190</b>  Pg. 2	<p>Palm Beach Park of Commerce by Russell Scott, agent. <u>Request:</u> Signature Only Final Subdivision Plan, Exhibit 155 (Lots 2L, 3L, 7L &amp; 8L). <u>Summary:</u> Reconfigure property lines to accommodate existing railroad tracks. <u>General Location:</u> S side of intersection of Park of Commerce Blvd. and Corporate Rd. S.</p> <p>Application #: <b>PDD 05-0518</b> PM: J. Cai</p>	BCC District: 1
7. <del><b>98-073</b></del>  Pg.	<p><del>New Albany MUPD by Lindsey Walter, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 15 (Pod D). <u>Summary:</u> Revise site plan to match building permit plans. <u>General Location:</u> W of Venture Center Way, adjacent to the Florida Turnpike.</del></p> <p><del>Application #: <b>PDD 05-0522</b> PM: A. Harper</del></p>	<del>BCC District: 5</del>

8. <b>80-215</b> Pg. 4	Polo Club West/ Gleneagle PUD by Larry Battisti, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 54 (Recreation Area B & C). <u>Summary:</u> Combine both lots. <u>General Location:</u>  Application #: <b>PDD 05-0408</b> PM: O. Owensby	BCC District: 1
9. <b>84-130</b> Pg. 5	Vista Center by Kim Juran, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 147 (Parcel 2). <u>Summary:</u> Reduce Phase II building; enlarge Phase I building roof mechanical eq. <u>General Location:</u> Okeechobee Blvd. and Jog Rd.  Application #: <b>PDD 05-0426</b> PM: J. Lawrence	BCC District: 2
10. <b>03-087</b> Pg. 6	Lake Worth & Nassau MUPD by Land Design South, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 1. <u>Summary:</u> Revise site plan to include an additional entrance along Lake Worth Rd. and close the existing median cut. <u>General Location:</u> NE corner of Nassau Rd. & Lake Worth Rd.  Application #: <b>PDD 04-0932</b> PM: A. Harper	BCC District: 2
<b>C. DRO - NEW REQUESTS</b>		
11. <b>91-042</b> Pg. 7-10	Faith United Methodist Church by Bradley Miller, agent. <u>Request:</u> Revised Site Plan, Exhibit 41, supersedes Exhibit 36 (Off the Board). <u>General Location:</u> Approx. 0.25 mi. E of Jog Rd., on the S side of Boynton Beach Blvd.  Application #: <b>05-0482</b> PM: O. Owensby	BCC District: 5
12. <b>03-086</b> Pg. 11-15	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
13. <b>02-032</b> Pg. 16-20	Holloway Property by Robert Basehart, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> NE corner of Southern Blvd. and Jog Rd.  Application #: <b>05-0481</b> PM: J. Cai	BCC District: 6
14. <b>03-072</b> Pg. 21-24	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
15. <b>04-206</b> Pg. 25-27	Ascot PUD (aka Tivoli Isle) by Wendy Mahr, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 5 (Preserve 4). <u>General Location:</u> W of Starkey Rd., N of Atlantic Ave.  Application #: <b>05-0499</b> PM: J. Lawrence	BCC District: 5
16. <b>83-018</b> Pg. 28-31	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
<b>D. DRO - PREVIOUSLY NOT APPROVED</b>		
17. <b>83-018</b> Pg. 32-34	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
18. <b>83-018</b> Pg. 35-37	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

19. <b>04-012</b> Pg. 38-41	Gulfstream Square by Kim Glas-Castro, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> Approx. 1,200' S of Lake Worth Rd., on the W side of Gulfstream Rd.  Application #: <b>05-0303</b> PM: J. Cai	BCC District: 3
20. <b>05-121</b> Pg. 42-47	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
21. <b>96-019</b> Pg. 48-50	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
22. <b>89-132</b> Pg. 51-55	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
23. <b>03-074</b> Pg. 56-58	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
24. <b>03-074</b> Pg. 59-61	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
25. <b>04-201</b> Pg. 62-64	Storall Glades Road MUPD by Bradley Miller, agent. <u>Request:</u> Final Site Plan, Exhibit 1 (Off the Board). <u>General Location:</u> N of Glades Rd., W of the Florida Turnpike.  Application #: <b>PDD 05-0365</b> PM: O. Owensby	BCC District: 5
26. <b>00-010</b> Pg. 65-67	Golfview Shopping Plaza MUPD by Dr. Ray Liberti, agent. <u>Request:</u> Revised Site Plan, Exhibit 4, supersedes Exhibit 1 (Off the Board). <u>General Location:</u> NE corner of Military Trail and Green Street.  Application #: <b>PDD 05-0359</b> PM: J. Cai	BCC District: 2
27. <b>99-014</b> Pg. 68-70	Pero Farms by Shayne Conover, agent. <u>Request:</u> Revised Site Plan, Exhibit 4, supersedes Exhibit 3. <u>General Location:</u> Approx. 600' N of Atlantic Ave., on the W side of SR 7.  Application #: <b>DRO 05-0363</b> PM: J. Lawrence	BCC District: 5
28. <b>03-070</b> Pg. 71-74	Worship Center Baptist Church by Ken White, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Approx. 1,600' W of I-95 interchange, on the N side of Donald Ross Rd.  Application #: <b>CA05-0072</b> PM: J. Cai	BCC District: 1
29. <b>04-369</b> Pg. 75-78	Ascot – Lyons & Atlantic PUD by George Gentile/ Wendy Mahr, agent. <u>Request:</u> Preliminary Development Plan, Exhibit 1 (Off the Board). <u>General Location:</u> N of Atlantic Ave., on the E side of future Lyons Rd.  Application #: <b>PDD 05-0308</b> PM: O. Owensby	BCC District: 5
30. <b>04-369</b> Pg. 79-83	Ascot – Lyons & Atlantic PUD by George Gentile/ Wendy Mahr, agent. <u>Request:</u> Final Subdivision Plan, Exhibit 4 (Off the Board). <u>General Location:</u> N of Atlantic Ave., on the E side of future Lyons Rd.  Application #: <b>PDD 05-0306</b> PM: O. Owensby	BCC District: 5
31. <b>03-096</b> Pg. 84-86	Westgate Commerce Park by Bradley Miller, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> E of Military Trail, on the S side of Westgate Ave.  Application #: <b>CA05-0158</b> PM: J. Lawrence	BCC District: 2

32. <b>76-044</b>	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.	Pg. 87-90	Application #: <b>005-0014</b> PM: O.Owensby	BCC District: 5
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**E. DRO – PRE-APPLICATION CONFERENCE**

33. <b>PA 05-001</b>	FPL Western County Site by Barbara Linkewicz, agent. <u>Request:</u> Pre-application discussion.
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**F. PUBLIC HEARING –RESIDENTIAL – NEW:**

34. <b>DOA-2005-00480</b>	<b>(Balmoral Country Club PUD) (Control No: 1981-233)</b>
<b>Request:</b>	Resolution approving a Development Order Amendment application of Prime Applications Development LLC by Kilday & Associates, Inc., Agent, to re-designate land uses (recreation to residential), reconfigure master plan and add units.
<b>Location:</b>	Southwest Corner of Grand Lacuna Boulevard and Rolling Hills Boulevard
Pages 91-94	
<b>BCC District: 3</b>	<b>PM: Kristin Tetsworth, Senior Planner</b>

35. <b>Z-2005-00479</b>	<b>(Ranchette Road) (Control No: 2005-188)</b>
<b>Request:</b>	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, for a rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District.
<b>Location:</b>	Approximately 1,750 feet south of Summit Boulevard on the east side of Ranchette Road
Pages 95-97	
<b>BCC District: 6</b>	<b>PM: Donna Adelsperger, Site Plan Technician and Linda Mia Franco, Planner II</b>

36. <b>PDD/W-2005-00475</b>	<b>(Minto Okeechobee PUD) (Control No: 1974-081)</b>
<b>Request:</b>	Resolution approving an Official Map Amendment to a Planned Development District application of Minto Communities, Inc., for a Rezoning from Residential Single Family Zoning District to the Residential Planned Unit Development District.
<b>Request:</b>	Resolution approving a Waiver for Performance Standards application of Minto Communities, Inc., to allow more than 25% of local streets to terminate in a cul-de-sac/deadend.
<b>Location:</b>	Approximately 1960 feet west of SR7, north side of Okeechobee Boulevard
Pages 98-102	
<b>BCC District: 6</b>	<b>PM: Linda Franco, Planner II</b>

37. <b>Z-2005-00474</b>	<b>(Mesa Property) (Control No: 2003-097)</b>
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of Almoneda Enterprises Inc by Basehart Consulting, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Family Residential (RM) Ddistrict
<b>Location:</b>	Approximately 750 feet north of Melaleuca Lane on the west side of Haverhill Road.
Pages 103-106	
<b>BCC District: 2</b>	<b>PM: Josh Nichols, Planner I</b>

38. <b>DOA-2005-00473</b>	<b>(Villages of Windsor) (Control No: 1996-081)</b>
<b>Request:</b>	Resolution approving a Development Order Amendment/Expedited Application Consideration application of Palm Beach County, To add two access points to the Public Civic Tract.
<b>Location:</b>	Approximately 1,500 feet east of Lyons Road on the south side of Hypoluxo Road
Pages 107-109	
<b>BCC District: 3</b>	<b>PM: Eric McClellan, Senior Planner</b>

39. <b>Z-2005-00471</b>	<b>(Smitz Rezoning) (Control No: 2005-191)</b>
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of Richard Smitz by Jupiter by the Sea Realty Inc., Agent, for a rezoning from the Single-family Residential (RS) Zoning District to the Residential Transitional (RT) Zoning District
<b>Location:</b>	At the terminus of Paradise Point Road
Pages 110-111	
<b>BCC District: 1</b>	<b>PM: Linda Mia Franco, Planner II,</b>

<b>G. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:</b>	
40. <b>PDD-2005-00151 (Martingale Meadows PUD) (Control No: 2005-071)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Hughes Development Ltd Partnership by Ellen Smith, AICP, Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.
<b>Location:</b>	Approximately 4,500 feet west of State Road 7/US 441 on the south side of Southern Boulevard
Pages 112-117 <b>BCC District: 6</b>	<b>PM: Linda Mia Franco, Planner II</b>
41. <b>Z-2005-00156 (Bella Vita Estates) (Control No: 2005-070)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of George Yoeckritz by Land Design South, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Multi-family Residential (RM) Zoning District.
<b>Location:</b>	Approximately 650 feet west of Benoist Farms Road on the south side of Okeechobee Boulevard
Pages 118-121 <b>BCC District: 2</b>	<b>PM: Josh Nichols, Planner I</b>
42. <b>PDD2004-301 (Dubois-AGR PUD) (Control No: 2004-250)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Raton Boca by Kilday & Associates, Inc., Agent, for a rezoning from the Agricultural Reserve (AGR) /zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.
<b>Location:</b>	East side of Lyons Road between LWDD 37 & 38 Canals
Pages 122-125 <b>BCC District: 3, 5</b>	<b>PM: Greg Fajardo, Site Planner II</b>
43. <b>Z-2005-00155 (Osprey Oaks Parcel #5) (Control No: 2005-061)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of Hypoluxo / Jog LLC by Land Design South, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.
<b>Location:</b>	Approximately 0.25 mile east of Jog Road on the south side Western Way
Pages 126-128 <b>BCC District: 3</b>	<b>PM: Kristin Tetsworth, Senior Planner</b>
44. <b>Z-2005-00154 (Osprey Oaks Parcel #4) (Control No: 2005-060)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of Hypoluxo / Jog LLC by Land Design South, Inc., Agent, for a Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
<b>Location:</b>	Approx. 0.25 miles east of Jog Road on the south side of Western Way
Pages 129-132 <b>BCC District: 3</b>	<b>PM: Kristin Tetsworth, Senior Planner</b>
45. <b>Z-2005-00152 (Osprey Oaks Parcel #3) (Control No: 2005-059)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of Hypoluxo / Jog LLC by Land Design South, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.
<b>Location:</b>	Approximately 0.25 mile east of Jog Road on the north side of Western Way
Pages 133-136 <b>BCC District: 3</b>	<b>PM: Kristin Tetsworth, Senior Planner</b>
46. <b>Z-2005-00149 (Osprey Oaks Parcel #2) (Control No: 2005-058)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment application of Hypoluxo Jog LLC by Land Design South, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.
<b>Location:</b>	Approximately 0.25 mile east of Jog Road on the north side of Western Way
Pages 137-140 <b>BCC District: 3</b>	<b>PM: Kristin Tetsworth, Senior Planner</b>
47. <b>PDD/W-2005-00021 (Lyons West AGR - PUD) (Control No: 2005-003)</b>	
<b>Request:</b>	Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Assoc XIX LLP by Kilday & Associates, Inc., Agent, for a rezoning from Agricultural Reserve (AGR) to the Agricultural Reserve Planned Unit Development (AGR-PUD) District.
<b>Request:</b>	Resolution approving a Waiver application of Boynton Beach Assoc XIX LLP by Kilday & Associates, Inc., Agent, to all more than 25% of local streets to terminate in a cul-de-sac/deadend.
<b>Location:</b>	Southwest corner of Boynton Beach Boulevard and Lyons Road
Pages 141-143 <b>BCC District: 5</b>	<b>PM: Eric McClellan, Senior Planner</b>

<p>48. <b>CA/ABN/DOA/TDR-2004-00966 (Emerald Place) (Control No: 1996-086)</b></p> <p><b>Request:</b> Resolution approving a Class A Conditional Use application of Symphony Builders at Emerald Place LLC by Land Design South, Inc., Agent, to allow the Transfer of Development Rights.</p> <p><b>Request:</b> Resolution approving a Development Order Abandonment application of Symphony Builders at Emerald Place LLC by Land Design South, Inc., Agent, to abandon Resolutions R-2003-0758 and R-1997-0534.</p> <p><b>Request:</b> Resolution approving a Development Order Amendment application of Symphony Builders at Emerald Place LLC by Land Design South, Inc., Agent, to modify/delete voluntary commitments.</p> <p><b>Request:</b> Resolution approving a Transfer of Development Rights application of Symphony Builders at Emerald Place LLC by Land Design South, Inc., Agent, to allow the Transfer of Development Rights for 10 units and to designation this application as the receiving area.</p> <p><b>Location:</b> Southwest corner of Sims Road and Aspen Ridge Circle.</p> <p>Pages 144-145  <b>BCC District:</b> 5 <span style="float: right;"><b>PM:</b> Greg Fajardo, Site Planner II</span></p>	
<p>49. <b>DOA-2004-00826 (Boca Del Mar PUD) (Control No: 1984-152)</b></p> <p><b>Request:</b> Resolution approving a Development Order Amendment application of Mizner Trail Golf Club Ltd by Sanders Planning Group P.A., Agent, to re-designate land use from recreation to residential, add units, and add access points.</p> <p><b>Location:</b> Northwest corner of SW 18th Street and Military Trail</p> <p>Pages 146-149  <b>BCC District:</b> 4 <span style="float: right;"><b>PM:</b> Eric McClellan, Senior Planner</span></p>	
<p>50. <b>PDD/TDR/W-2004-00811 (Atlantic Commons PUD) (Control No: 2004-525)</b></p> <p><b>Request:</b> Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Pam Beach, LLC by Julian Bryan &amp; Associates, Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.</p> <p><b>Request:</b> Resolution approving a Requested Use application of M/I Homes of West Pam Beach, LLC by Julian Bryan &amp; Associates, Agent, to allow the transfer of development rights for 56 units and to designate this application as the receiving area.</p> <p><b>Request:</b> Resolution approving a Waiver application of M/I Homes of West Pam Beach, LLC by Julian Bryan &amp; Associates, Agent to allow more than 25% of local streets to terminate in a cul-de-sac/deadend.</p> <p><b>Location:</b> Northeast Corner of Atlantic Avenue and Florida's Turnpike</p> <p>Pages 150-153  <b>BCC District:</b> 5 <span style="float: right;"><b>PM:</b> Eric McClellan, Senior Planner</span></p>	
<p>51. <b>PDD/TDR-2004-00778 (Woodwind PUD) (Control No: 2004-524)</b></p> <p><b>Request:</b> Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach LLC by Land Design South, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District.</p> <p><b>Request:</b> Resolution approving a Transfer of Development Rights application of M/I Homes of West Palm Beach LLC by Land Design South, Inc., Agent, to allow the transfer of development rights for 31 units and designate this application as the receiving area.</p> <p><b>Location:</b> Northeast corner of Woodwind Lane and State Road 7</p> <p>Pages 154-155  <b>BCC District:</b> 2, 6 <span style="float: right;"><b>PM:</b> Greg Fajardo, Site Planner II</span></p>	
<p><b>H. PUBLIC HEARING – NON-RESIDENTIAL – NEW:</b></p>	
<p>52. <b>DOA-2005-00501 (Summit Christian School) (Control No: 1986-114)</b></p> <p><b>Request:</b> Resolution approving a Development Order Amendment application of Summit Christian School - by Dennis P. Koehler, P.A., Agent, to add land area, add square footage, reconfigure the site plan, add access, and modify a condition of approval.</p> <p><b>Location:</b> Southeast corner of Summit Boulevard and Haverhill Road.</p> <p>Pages 156-161  <b>BCC District:</b> 2 <span style="float: right;"><b>PM:</b> Greg Fajardo, Site Planner II</span></p>	
<p>53. <b>DOA-2005-00486 (Johnson Property MUPD) (Control No: 2002-011)</b></p> <p><b>Request:</b> Resolution approving a Development Order Amendment application of Sunquest Financial Systems LLLP by Land Design South, Inc., Agent, to reconfigure site plan and modify/delete conditions of approval</p> <p><b>Location:</b> Southeast corner of Belvedere Road and the Florida's Turnpike</p> <p>Pages 162-167  <b>BCC District:</b> 6 <span style="float: right;"><b>PM:</b> Eric McClellan, Senior Planner</span></p>	

<p>54. <b>Z/CA-2005-00477 (Levy Learning Center) (Control No: 2005-193)</b>  <b>Request:</b> Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership by Jon E Schmidt &amp; Associates, Agent, for a rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District.  <b>Request:</b> Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership by Jon E Schmidt &amp; Associates, Agent, to allow a school, elementary or secondary (private).  <b>Location:</b> Southeast corner of Bates Road and Northlake Boulevard  Pages 168-171  <b>BCC District:</b> 1 <span style="float: right;"><b>PM:</b> Linda Mia Franco, Planner II</span></p>
<p>55. <b>PDD/R-2005-00476 (Forest Military Self Storage) (Control No: 2000-102)</b>  <b>Request:</b> Resolution approving an Official Zoning Map Amendment application of Extra Space of Lake Worth LLC by F. Martin Perry &amp; Associates, P.A., Agent, for a rezoning from the Residential Single Family (RS) Zoning District to the Multiple Use Planned Development (MUPD) District.  <b>Request:</b> Resolution approving a Requested Use application of Extra Space of Lake Worth LLC by F. Martin Perry &amp; Associates, P.A., Agent, to allow a self-service storage facility.  <b>Location:</b> Approximately 1,500 feet south of Forest Hill Boulevard on the west side of Military Trail  Pages 172-174  <b>BCC District:</b> 2 <span style="float: right;"><b>PM:</b> Kristin Tetsworth, Senior Planner</span></p>
<p>56. <b>PDD/R-2005-00439 (Glades Road Self Storage) (Control No: 1992-044)</b>  <b>Request:</b> Resolution approving an Official Zoning Map Amendment to a Planned Development District application of David Howell by Marda L. Zimring, Inc., Agent, for a rezoning from the Agricultural Residential (AR) and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District.  <b>Request:</b> Resolution approving a Requested Use application of David Howell by Marda L. Zimring, Inc., Agent, to allow an existing commercial communication tower.  <b>Location:</b> Approximately 1/8 mile north of Glades Road on the west side of the Florida's Turnpike  Pages 175-179  <b>BCC District:</b> 5 <span style="float: right;"><b>PM:</b> Greg Fajardo, Site Planner II</span></p>
<p>57. <b>DOA-2005-00358 (Wellington MUPD) (Control No: 2001-028)</b>  <b>Request:</b> Resolution approving a Development Order Amendment application of Wellington Storage Limited Partnership by Basehart Consulting, Inc., Agent, to reconfigure site plan, add square footage and amend/delete conditions of approval.  <b>Location:</b> Approximately 1/2 mile north Forest Hill Blvd. on west side of SR 7  Pages 180-182  <b>BCC District:</b> 6 <span style="float: right;"><b>PM:</b> Kristin Tetsworth, Senior Planner</span></p>
<p><b>I. PUBLIC HEARING – NON-RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:</b></p>
<p>58. <b>DOA-2005-00305 (Space Plus) (Control No: 1997-032)</b>  <b>Request:</b> Resolution approving a Development Order Amendment application of A T &amp; T Corp by Moyle, Flanigan, Agent, to delete a condition of approval (use limitation), reconfigure site plan and add square footage.  <b>Location:</b> South of Glades Road on the west side of Boca Rio Road  Pages 183-185  <b>BCC District:</b> 5 <span style="float: right;"><b>PM:</b> Kristin Tetsworth, Senior Planner</span></p>
<p>59. <b>DOA-2005-00304 (Vista Center Parcel 21) (Control No: 1984-130)</b>  <b>Request:</b> Resolution approving a Development Order Amendment/ Expedited Application Consideration application of Athena Vista Ltd by Juran Consulting, Inc., Agent, to add an access point to Jog Road for Parcel 21  <b>Location:</b> Northeast corner of Okeechobee Boulevard and Jog Road  Pages 186-187  <b>BCC District:</b> 2 <span style="float: right;"><b>PM:</b> Josh Nichols, Planner I</span></p>
<p>60. <b>Z/CA-2005-00299 (Grove Medical) (Control No: 1991-043)</b>  <b>Request:</b> Resolution approving an Official Zoning Map Amendment application of Joseph Beverly Gary Horvath Buss Cooper by Kilday &amp; Associates, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CL-O) Zoning District  <b>Request:</b> Resolution approving a Class A Conditional Use application of Joseph Beverly Gary Horvath Buss Cooper by Kilday &amp; Associates, Inc., Agent, to allow medical office  <b>Location:</b> Northeast corner of Southern Boulevard and "F" Road  Pages 188-190  <b>BCC District:</b> 6 <span style="float: right;"><b>PM:</b> Kristin Tetsworth, Senior Planner</span></p>

61. <b>CB-2005-00287</b> <b>(Whiteside Group) (Control No: 1998-062)</b>
<b>Request:</b> Resolution approving a Class B Conditional Use application of Whiteside Group Inc by Alliance Consulting & Environmental Services, Inc., Agent, to allow chipping and mulching
<b>Location:</b> Approximately 1,050 feet east of Pike Road on the north side of 7th Place North
Pages 191-192
<b>BCC District:</b> 6
<b>PM:</b> Linda Mia Franco, Planner II
62. <b>PDD-2005-00157</b> <b>(Okeechobee Crossing) (Control No: 2005-067)</b>
<b>Request:</b> Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Neil Gaeta, for a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District.
<b>Request:</b> Resolution approving a Requested Use application of Neil Gaeta, to allow a convenience store with gas sales (requested use).
<b>Location:</b> Southwest corner of Okeechobee Boulevard and Skees Road
Pages 193-200
<b>BCC District:</b> 2
<b>PM:</b> Eric McClellan, Senior Planner
63. <b>CA-2005-00153</b> <b>(East Coast Limo) (Control No: 2005-064)</b>
<b>Request:</b> Resolution approving a Class A Conditional Use application of Medhi Pourpaki by Droor and Associates Inc, Agent, to allow a dispatch office.
<b>Location:</b> Southwest corner of Suwanee Drive and Westgate Avenue
Pages 201-204
<b>BCC District:</b> 2
<b>PM:</b> Greg Fajardo, Site Planner II
64. <b>DOA-2005-00150</b> <b>(Folke Peterson Center for Animal Welfare) (Control No: 2001-032)</b>
<b>Request:</b> Resolution approving a Development Order Amendment application of Folke Peterson Center for Wildlife by Ellen Smith AICP, Agent, to delete land area.
<b>Location:</b> Approximately 4,500 feet west of State Road 7/US 441 on the south side of Acme Road
Pages 205-208
<b>BCC District:</b> 6
<b>PM:</b> Linda Mia Franco, Planner II
65. <b>Z/CA/DOA-2005-00146</b> <b>(Community Christian Church) (Control No: 1980-133)</b>
<b>Request:</b> Resolution approving an Official Zoning Map Amendment application of Community Christian Church of Florida by Land Design South, Inc., Agent, for a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District.
<b>Request:</b> Resolution approving a Class A Conditional Use application of Community Christian Church of Florida by Land Design South, Inc., Agent, to allow a private school and a daycare, general.
<b>Request:</b> Resolution approving a Development Order Amendment application of Community Christian Church of Florida by Land Design South, Inc., Agent, to modify/delete conditions, add land area, add square footage and reconfigure site plan for a approved Special Exception to allow a church or place of worship.
<b>Location:</b> Approximately 0.5 mile south of Southern Boulevard on the west side of Jog Road
Pages 209-213
<b>BCC District:</b> 6
<b>PM:</b> Kristin Tetsworth, Senior Planner
66. <b>CA/DOA-2005-00015</b> <b>(Agape Church) (Control No: 2001-069)</b>
<b>Request:</b> Resolution approving a Class A Conditional Use application of Agape United Church Of God Inc by Carole A. Turk, Agent, to allow a church or place of worship
<b>Request:</b> Resolution approving a Development Order Amendment application of Agape United Church Of God Inc by Carole A. Turk, Agent, to reconfigure site plan
<b>Location:</b> Approximately 0.75 mile east of Jog Road on the south side of Western Way
Pages 214-217
<b>BCC District:</b> 3
<b>PM:</b> Josh Nichols, Planner I
67. <b>CA/CB-2004-00968</b> <b>(Randazzo School) (Control No: 2004-589)</b>
<b>Request:</b> Resolution approving a Class A Conditional Use application of Ronald Simon by Kilday & Associates, Inc., Agent, to allow a school, elementary or secondary
<b>Request:</b> Resolution approving a Class B Conditional Use application of Ronald Simon by Kilday & Associates, Inc., Agent, to allow a daycare, general
<b>Location:</b> Approximately 300 feet west of Florida's Turnpike on the north side of Clint Moore Road
Pages 218-220
<b>BCC District:</b> 5
<b>PM:</b> Eric McClellan, Senior Planner

68. **PDD-2004-00656 (Lowes Home Center West Palm Beach) (Control No: 2004- )**  
**Request:** Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Harland Properties, Jimmy Boyd, Palm Beach Holdings 2002 LLC, by Levy Kneen Mariana, Agent, for a rezoning from the Residential Multi-family (RM) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District.  
**Location:** Approximately 0.25 mile west of Military Trail on the north side of Okeechobee Boulevard  
Pages  
**BCC District:** 2 **PM:** Josh Nichols, Planner I

69. **PDD-2004-00589 (Western Retail) (Control No: 20004-354)**  
**Request:** Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Wellington Professional Center, Inc by Basehart Consulting, Inc., Agent, for a rezoning from the Agricultural Residential (AR) and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District.  
**Location:** Approximately 1, 400 feet east of Lyons Road on the south side of Lantana Road  
Pages 221-225  
**BCC District:** 3 **PM:** Josh Nichols, Planner I

**J. PUBLIC HEARING – MIXED USE – PREVIOUSLY NOT CERTIFIED:**

70. **TDD-2004-01024 (Canyons Town Center TMD) (Control No: 2004-471)**  
**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, for a 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  
Pages 226-232  
**BCC District:** 5 **PM:** Kristin Tetsworth, Senior Planner

71. **TDD-2004-01029 (Delray Market Place TMD) (Control No: 2004-616)**  
**Request:** Resolution approving an Official Zoning Map Amendment to a Traditional Development District application of Ascot Development by Gentile, Holloway, O'Mahoney & Assoc., Agent, for a 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  
Pages 233-241  
**BCC District:** 3, 5 **PM:** Eric McClellan, Senior Planner

72. **PDD2003-079 (Windsor Place MXPDP) (Control No: 2003-079)**  
**Request:** Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Windsor Place LLC, by Land Design South, Inc., Agent, for a 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  
Pages  
**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.

