

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



DEVELOPMENT REVIEW OFFICER AGENDA

**NOVEMBER 08, 2006
9:00 A.M.**

DRO FOLLOW-UP :	BCC MEETING (EAC) :
AGENCY COMMENTS DUE (EAC) :	ZC MEETING :
AGENCY ZC COMMENTS DUE :	BCC MEETING :

A.	CONSENT	
B.	SIGNATURE ONLY	
1. 77-013	<p>Boca Isles South, Josh Long, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 32 <u>Summary:</u> Revision to add Type II Restaurant. <u>General Location:</u> Northwest Intersection of US Highway 441 and Kimberly Road.</p> <p>Application #: 2006-1648 PM: Joyce Lawrence</p>	BCC District:5
2. 81-190	<p>Palm Beach Park of Commerce PIPD, Scott Mosolf, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 158. <u>Summary:</u> Add 2,572 s.f. Mezzanine, 2 parking spaces and 10' Utility Easement <u>General Location:</u> North of the Corporate Road north of Mercantile Court in the Palm Beach Park of Commerce Boulevard.</p> <p>Application #: 2006-1646 PM: Joyce Lawrence</p>	BCC District:1
3. 89-063	<p>Sherbrooke Center, Jay Huebner, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 52, <u>Summary:</u> Remove internal easements from site plan to be consistent with replat <u>General Location:</u> NE corner of Lantana Rd and Lyons.</p> <p>Application #: 2006-1635 PM: Andrea Harper</p>	BCC District:2
4. 96-069	<p>Palm Beach Toyota, Debra Northsea, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 8, <u>Summary:</u> Relocate carwash area to rear of property; add additional by-pass lane to service writer area . add generation; modify h/c parking and add landscape area yp same parking. <u>General Location:</u> SW corner of Gardenette and Military Trail.</p> <p>Application #: 2006-1649 PM: Andrea Harper</p>	BCC District:2
5. 97-012	<p>Trump Golf Course, Scott Mosolf, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 15, <u>Summary:</u> Revised reserve areas and littoral areas to match the as built drawings. <u>General Location:</u> South West Corner of Gun Club Road and Kirk Road.</p> <p>Application #: 2006-1647 PM: Douglas Robinson</p>	BCC District:2
6. 04-895	<p>Boynton Trail Center, Lisa Lajoie, agent. <u>Request:</u> Signature Only Revised Site Plan, Exhibit 88 . <u>Summary:</u> To revise and relocate H/C parking spaces and accesses. To add access and 5ft sidewalk at N.E. entrance. (All changes are to comply with the ADA report for said property. <u>General Location:</u> Eastern side of Military Trail, extending from Boynton Beach Blvd to Old Boynton Beach Rd.</p> <p>Application #: 2006-1642 PM: Aaron Taylor</p>	BCC District:3

C. DRO - NEW REQUESTS		
7. 79-184 Pg. 1-4	Whitehall Nursing by Bradley Miller, agent. <u>Request:</u> Revised Site Plan, 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
8. 86-008 Pg. 5-8	Pinewood Square, Kim Glas-Castro, agent. <u>Request:</u> Final Site Plan, Exhibit 1, <u>General Location:</u> Southeast corner of Lantana Road and Jog Road. Application #: 2006-1559 PM: Andrea Harper	BCC District:3
D. DRO - PREVIOUSLY NOT APPROVED		
9. 06-372 Pg. 9-13	Pine Bay, Ahmed Imitaz, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> 5490 Pudy Lane between Sherwood Forest Blvd. & Haverhill Road Application #: 2006-1014 PM: Andrea Harper	BCC District:
10. 84-130 Pg. 14-17	Vista Center PIPD, Edna Trimble, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Jog Road south of Vista Parkway North. Application #: 2006-1176 PM: Joyce Lawrence	BCC District:
11. 96-062 Pg. 18-22	AMERICAN HERITAGE SCHOOL, Nadia DiTommaso, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Northwestern boundary of the property is located 1/4 mile east of S. Jog Road and South of Linton Blvd. Application #: 2006-1485 PM: Douglas Robinson	BCC District:
12. 05-585 Pg. 23-25	Ladera PUD, Marvin Saunders, agent. <u>Request:</u> Master Plan/Regulating Plan approval, Exhibit 1. <u>General Location:</u> Approximately .5 mile south of Hypoluxo Road on the east side of State Road 7/US 441. Application #: 2006-0965 PM: Andrea Harper	BCC District:
13. 05-058 Pg. 26-28	Ladera PUD, Marvin Sanders, agent. <u>Request:</u> Final Site Plan, Exhibit 3. <u>General Location:</u> East side of SR7 approximately .5 miles south of Hypoluxo Road Application #: 2006-0967 PM : Andrea Harper	BCC District:
14. 82-190 Pg. 29-30	PBIA - Jet Aviation, Joseph Houston, agent. <u>Request:</u> Final Site Plan, Exhibit 1, <u>General Location:</u> Palm Beach International Airport (Southern Boulevard & Australian) Application #: 2006-1325 PM: Joyce Lawrence	BCC District:
15. 96-027 Pg. 31-32	Verizon Wireless Western Pines Middle School, Christy Bartolucci, agent. <u>Request:</u> Final Site Plan, Exhibit 1. <u>General Location:</u> Southwest corner of 60th St. N and 140th Ave. n. Application #: 2006-1170 PM: Ora Owensby	BCC District:
16. 94-013 Pg. 33-36	Chimu Center Revised Site Plan, David Carpenter, agent. <u>Request:</u> Final Site Plan, Exhibit 1, <u>General Location:</u> Northeast corner of Hypoluxo Road and Adonis Drive. Application #: 2005-1528 PM: Andrea Harper	BCC District:
17. 82-017 Pg. 37-39	Wilson Estates, Doug Murry, agent. <u>Request:</u> Final Subdivison Plan, Exhibit 1. <u>General Location:</u> South side of Wilson Road, approx. 0.1 mile east of Cleary Road. Application #: 2006-1396 PM: Andrea Harper	BCC District:

18. 76-185 Pg. 40-42	Boniello Homes, Inc. Kim Glass-Castro, agent. <u>Request:</u> Revised Regulating Plan, Exhibit 20 <u>General Location:</u> North of Clint Moore Rd. west of Jog Rd. approximately ½ mile. Application #: 2006-1189 PM: Anthony Wint	BCC District:
19. 05-594 Pg. 43-47	Gulfstream Groves PUD FSubd. Plan, Doug Murry, 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: 5
20. 05-594 Pg. 48-51	Gulfstream Groves PUD MP (OTB), Doug Murry, agent. <u>Request:</u> Final 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:
21. 05-595 Pg. 52-55	Gulfstream Haas PUD Final Subd. Plan, Doug Murry, 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:
22. 05-595 Pg. 56-59	Gulfstream Haas PUD MP (OTB), Doug Murry, agent. <u>Request:</u> Final Master Site Plan Approval, Exhibit 1. <u>General Location:</u> Southeast of Lake Worth Road and Lyons Road. Application #: 2006-1381 PM: Anthony Wint	BCC District:
E. DRO – PRE-APPLICATION:		
F. DRO – WORKSHOP ITEM (S):		
G. PUBLIC HEARING – RESIDENTIAL – NEW :		
23. Pg. 60-64	Control No: 2006-00503 Application No: PDD/TDR-2006-01554 (Application Name: In The Pines North) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of In The Pines Inc by Miller Land Planning, Agent. Request: rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District Title: Resolution approving a Transfer of Development Rights application of In The Pines Inc by Miller Land Planning, Agent. Request: to allow the Transfer of Development Rights for 9 units and designate this application as the receiving area General Location: Approximately 1 mile north of Lake Ida Road on the east side of Hagen Ranch Road BCC District: 5 Project Manager: Anthony O Wint, Site Planner II	
24. Pg. N/A	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	

H. PUBLIC HEARING – RESIDENTIAL – PREVIOUSLY NOT CERTIFIED:

25. Control No: 2003-00058
Application No: PDD/TDR-2006-00948 (Application Name: Coral Lakes PUD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Coral Lakes Apartments Inc - Daniel Perez by Cotleur & Hearing, Inc., Agent.
Request: rezoning from the Multiple Use Planned Development (MUPD) District to the Residential Planned Unit Development (PUD) District.
Title: Resolution approving a Transfer of Development Rights application of Coral Lakes Apartments Inc - Daniel Perez by Cotleur & Hearing, Inc., Agent.
Request: to allow the transfer of development rights for 73 units and to designate this application as the receiving area.
General Location: Approximately 123 feet north of Melaleuca Road on the west side of Congress Avenue
BCC District: 3 **Project Manager: Douglas G Robinson, Site Planner I**
Pg. 65-69

26. Control No: 2006-00253
Application No: CA-2006-00733 (Application Name: Dryden Apartments)
Title: Resolution approving a Class A Conditional Use application of Brahmddeo Persaud
Request: to allow the Transfer of Development Rights for xx units and to designate this application as the receiving area
General Location: Approximately 829 feet east of Haverhill Road on the north side of Dryden Road
BCC District: 2 **Project Manager: Ora Owensby, Senior Site Planner**
Pg. 70-73

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
BCC District: 6 **Project Manager: Bradford O'Brien, Site Planner I**
Pg. 74-78

28. Control No: 2006-00010
Application No: Z/CA-2006-00022 (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 and to designate this application as the receiving area.
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**
Pg. 79-82

I. PUBLIC HEARING – NON-RESIDENTIAL – NEW:

29. Control No: 1999-00065
Application No: Z-2006-01484 (Application Name: Indian Trail)
Title: Resolution approving an Official Zoning Map Amendment application of Indian Trail LLC by Miller Land Planning, Agent.
Request: rezoning from the Residential Planned Unit Development (PUD) District to the Institutional Public Facility (IPF) Zoning District.
General Location: Approximately 0.5 mile north of Woolbright Road on the west side of Jog Road
BCC District: 5 **Project Manager: Joyce R Lawrence, Planner II**
Pg. N/A

30. **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.
BCC District: 2 **Project Manager:** Anthony O Wint, Site Planner II

Pg. 83-86

31. **Control No:** 2006-00442
Application No: Z-2006-01370 (**Application Name: Nokomis Lofts**)
Title: Resolution approving an Official Zoning Map Amendment application of Eastern Asset Management Inc by Seminole Bay Land Company, Agent.
Request: rezoning from the Residential High Density (RH) in part and General Commercial (CG) in part Zoning Districts to the General Commercial (CG) Zoning District
General Location: Northeast corner of Nokomis Drive and Tallahassee Drive
BCC District: **Project Manager:** Ron Sullivan, Senior Site Planner

Pg. 87-90

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

32. **Control No:** 2006-00367
Application No: PDD-2006-00956 (**Application Name: The Grove MUPD**)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Grove Nurseries Inc - Kimberly Hill by Kimley Horn and Associates, Inc., Agent.
Request: rezoning from the Planned Unit Development (PUD) Zoning District to the Multiple Use Planned Development (MUPD) District
General Location: Northeast corner of Boynton Beach Boulevard and The Florida's Turnpike
BCC District: **Project Manager:** Carrie A Rechenmacher, Sr Planner

Pg. N/A

33. **Control No:** 1996-00004
Application No: DOA-2006-00955 (**Application Name: Lake Worth Self Storage**)
Title: Resolution approving a Development Order Amendment application of Lake Worth Self-Storage Limited by Gentile, Holloway, O'Mahoney & Assoc, Agent.
Request: To reconfigure the site plan, reduce square footage and modify conditions of approval.
General Location: Northwest corner of the Florida's Turnpike and Lake Worth Road
BCC District: 6 **Project Manager:** Ora E Owensby, Senior Site Planner

Pg. 91-92

34. **Control No:** 2005-00631
Application No: Z/CA-2006-00952 (**Application Name: Cobblestone Square**)
Title: Resolution approving an Official Zoning Map Amendment application of Andrea and Joseph Ricardel by Land Design South, Inc., Agent.
Request: rezoning from the Neighborhood Commercial (CN) and the Multi-family Residential (RM) Zoning Districts to the General Commercial (CG) Zoning District
Title: Resolution approving a Class A Conditional Use application of Andrea and Joseph Ricardel by Land Design South, Inc., Agent.
Request: to allow a Type 1 restaurant
General Location: approximately 0.2 miles north of Melaleuca Lane on the east side of Military Trail
BCC District: 3 **Project Manager:** Carrie A Rechenmacher, Sr Planner

Pg. N/A

35. **Control No:** 2006-00361
Application No: CB-2006-00947 (**Application Name: Lee Road Property**)
Title: Resolution approving a Class B Conditional Use application of Boynton Beach Associates XXIII, LLLP by Urban Design Studio, Agent.
Request: to allow ag sales and service
General Location: Northwest corner of Lee Road and State Road 7
BCC District: 5 **Project Manager:** Carrie A Rechenmacher, Sr Planner

Pg. N/A

36. **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.
BCC District: **Project Manager:** Ora E Owensby, Senior Site Planner

Pg. 93-96

37. **Control No:** 2006-00248
Application No: CA-2006-00734 (**Application Name:** Planet Kids XII)
Title: Resolution approving a Class A Conditional Use application of Planet Kids Xii Inc by Land Research Management, Inc., Agent.
Request: To allow a daycare, general
General Location: North side of Okeechobee Boulevard approximately 900 feet west of "C" Road.
BCC District: 6 **Project Manager:** Ron Sullivan, Senior Site Planner

Pg. 97-98

38. **Control No:** 1982-00129
Application No: PDD/DOA-2006-00708 (**Application Name:** Sykes Commercial)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Southern Capital Resource Partners Llc by David L. Carpenter & Assoc., 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 Southern Capital Resource Partners Llc by David L. Carpenter & Assoc., Agent.
Request: to reconfigure site plan and add square footage.
General Location: Approximately 600 feet west of Drexel Road on the north side of Okeechobee Boulevard
BCC District: 2 **Project Manager:** Ora E Owensby, Senior Site Planner

Pg. 99-101

39. **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
BCC District: 6 **Project Manager:** Anthony O Wint, Site Planner II

Pg. 102-105

40. **Control No:** 1984-00139
Application No: DOA/EAC-2006-00344 (**Application Name:** Rainberry PUD Pods A & B)
Title: Resolution approving a Development Order Amendment/Expedited Application Consideration application of Jewish Community Facilities Corp by Land Design South, Inc., Agent.
Request: to modify/delete a condition of approval
General Location: Approximately one half mile south of Glades Road on the east side of 95th Avenue
BCC District: 5 **Project Manager:** Ron Sullivan, Senior Site Planner

Pg. 106-107

K. TRADITIONAL DEVELOPMENT- PREVIOUSLY NOT CERTIFIED:

41. **Control No:** 2004-00616
Application No: TDD/DOA-2006-01190 (**Application Name:** Delray MarketPlace TMD)
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of KRG/Atlantic Delray Beach LLC by Urban Design Studio, Agent.
Request: rezoning from Commercial Low (CL) Zoning District to the Agricultural Reserve Traditional MarketPlace Development (AGR/TMD) Distirct
Title: Resolution approving a Development Order Amendment application of KRG/Atlantic Delray Beach

Request: LLC by Urban Design Studio, Agent.
General Location: to add land area, reconfigure master plan and modify/delete conditions of approval
BCC District: Northwest corner of West Atlantic Avenue and Lyons Road
Project Manager: Carrie A Rechenmacher, Sr Planner

Pg.N/A

42. Control No: 2004-00471
Application No: DOA-2006-01186 **(Application Name: Canyons Town Center TMD)**
Title: Resolution approving a Development Order Amendment application of Boynton Beach Associates X, LLP by Kilday & Associates, Inc., Agent.
Request: to reconfigure master plan
General Location: Southeast corner of Lyons Road and Boynton Beach Boulevard
BCC District: 5 **Project Manager:** Kristin Tetsworth, Senior Site Planner

Pg. N/A

43. Control No: 2006-00397
Application No: TDD/R-2006-01142 **(Application Name: Callery Judge Grove TTD)**
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Judge Callery, Silver Lake Enterprises Inc by Kilday & Associates, Inc., 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 Judge Callery, Silver Lake Enterprises Inc by Kilday & Associates, Inc., Lewis, Longman and Walker, P.A., Agent.
Request: To allow one or more of the following requested uses:

General Location: East and West of Seminole Pratt Whitney Road and south of 60th Street North and north of 50th Street North.
BCC District: **Project Manager:** Ora E Owensby, Senior Site Planner

Pg. N/A

L. PUBLIC HEARING – PRE-APPLICATION:

M. PUBLIC HEARING – WORKSHOP 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 Robin Parker at (561) 233-5227.