

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



DEVELOPMENT REVIEW OFFICER AGENDA

APRIL 9, 2014

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach**

ANNOUNCEMENTS

Request: Agenda Request Format

DRO - REQUESTS FOR APPROVAL

DRO - SIX MONTHS

1. **Control No:** 1981-00190

Application No: DRO-2013-02117 (**Application Name:** **Palm Beach Park of Commerce 80-acre Parcel**) application of American Equities Ltd No 6 by Coteleur & Hearing Inc.

Request: to allow a Subdivision of a 79.86-acre parcel to create two lots within a the IG use zone if a Planned Industrial Park Development (PIPD) Zoning District

General Location: Located on the North side of Beeline Highway on the east side of Seminole Pratt Whitney.

Project Manager: Donna Adelsperger, Site Planner I

BCC District: 1

2. **Control No:** 2007-00333

Application No: DRO-2013-01858 (**Application Name:** **Horizon Composting Facility**) application of Horizon 880 LLC by Land Design South Inc.

Request: to allow a Composting Facility.

General Location: The north side of County Road 880 approximately 7.1 miles west of the intersection of County Road 880 and Southern Boulevard.

Project Manager: Inna Stafeychuk, Site Planner I

BCC District: 6

DRO - OFF THE BOARD REQUESTS

3. **Control No:** 1998-00012

Application No: DROE-2014-00460 (**Application Name:** **Wellington Preparatory School**) application of Wellington Preparatory School Property L, Wellington Preparatory School, LLC by Miller Land Planning

Request: to finalize the Plans approved by the Board of County Commissioners for a Rezoning and a Development Order Amendment to reconfigure the Site Plan and to add land area.

General Location: North side of Lake Worth Road west of Lyons Road.

Project Manager: Carol Glasser, Site Planner II

BCC District: 6



4. **Control No:** 1979-00129
Application No: DROE-2014-00452 (**Application Name:** **King's Point Plaza-Walgreens**) application of Partners Point LLC by Jeff H. Iravani Inc.
Request: to finalize the plans approved by the Board of County Commissioners for a Development Order Amendment to reconfigure site plan, and add square footage; to finalize Elevations.
General Location: Southwest corner of Atlantic Avenue and Jog Road.
Project Manager: David McGuire, Site Planner II **BCC District:** 5

5. **Control No:** 1975-00145
Application No: DROE-2014-00453 (**Application Name:** **Learning Place Academy**) application of Scott Freeland by Charles Putman & Associates
Request: to finalize the Plans approved by the Board of County Commissioners for a Class A Conditional Use to allow a Daycare, General, and to Finalize Elevations.
General Location: South of Hypoluxo Road on the northeast side of Jog Road and Ranches Road.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 3

DRO - CONCURRENT REVIEW

6. **Control No:** 1977-00048
Application No: DROE-2013-02612 (**Application Name:** **Western Plaza**) application of 441 Southern LLC by Creech Engineers Inc.
Request: to finalize the Plans approved by the Board of County Commissioners for a Development Order Amendment to reconfigure the Site Plan and add square footage.
General Location: Southwest corner of Southern Boulevard and State Road 7.
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 6

PH - REQUESTS FOR CERTIFICATION

7. **Control No:** 2004-00525
Application No: ZV/PDD/DOA-2014-00092 (**Application Name:** **Atlantic Commons PUD**) application of Atlantic Commons Associates, LLLP by G.L. Homes
Title: a Type II Variance
Request: to allow a zero-foot setback, an increase in height, name and directional information, and an increase in sign face area for an Entrance Sign; off-site directional information on an Entrance Sign in lieu of an independent freestanding sign; an Incompatibility Buffer relocation; elimination of a Right-of-Way buffer; and, a reduction in minimum lot size, an increase in maximum building coverage, and a decrease in front-loading garage setback for Zero Lot Line Homes.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure the Master Plan; add land area; redesignate unit types; delete units; add a model row; and, modify Conditions of Approval (Engineering, Landscape).
General Location: Northeast corner of Atlantic Avenue and Florida's Turnpike.
Project Manager: Carol Glasser, Site Planner II **BCC District:** 5

8. **Control No:** 1986-00124
Application No: DOA/R-2013-03129 (**Application Name:** **World Wide Sportsman**) application of Bass Pro Outdoor World LLC - Jamie Carroll by Shutts and Bowen LLP
Title: a Development Order Amendment
Request: to reconfigure the Site Plan; add square footage, and to modify and delete Conditions of Approval (Use Limitation, Height, and Unity of Title).
Title: a Requested Use
Request: to allow vehicle sales and rental (boat sales).
General Location: Approximately 0.5 mile north of PGA Boulevard on the east side of U.S. Highway No. 1.
Project Manager: Roger Ramdeen, Site Planner II **BCC District:** 1
9. **Control No:** 1996-00016
Application No: ABN/DOA-2014-00291 (**Application Name:** **Boynton Health Care Center**) application of AP2012 Boynton LLC by Urban Design Kilday Studios
Title: a Development Order Abandonment
Request: to abandon the Class A Conditional Use for a Congregate Living Facility Type 3 granted under Resolution R-1996-993.
Title: a Development Order Amendment
Request: to reconfigure the site plan and add beds to an existing Nursing Facility.
General Location: Approximately 2,200 feet southwest of Boynton Beach Boulevard and Hagen Ranch Road
Project Manager: Roger Ramdeen, Site Planner II **BCC District:** 5
10. **Control No:** 1974-00018
Application No: ABN-2013-03116 (**Application Name:** **Trails End Plaza**) application of Taric Commercial Properties Llc by Frogner Consulting LLC
Title: a Development Order Abandonment
Request: to abandon Resolution R-1989-0336 for a Special Excpetion to allow a Planned Commercial Development.
General Location: Located on the east side of Military Trail, 3/4 of a mile south of Hypoluxo Road
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 3
11. **Control No:** 2000-00006
Application No: ZV/ABN/DOA/CA-2014-00293 (**Application Name:** **Vitas Hospice**) application of VITAS Healthcare Corporation of Florida by Urban Design Kilday Studios
Title: a Type II Variance
Request: to allow a reduction for a Type II Incompatibility Buffer along the west property line.
Title: a Development Order Abandonment
Request: to abandon the Conditional Overlay Zone (COZ) imposed through Resolution R-2000-1082.
Title: a Development Order Amendment
Request: to reconfigure the site plan; add a use; amend Conditions of Approval; and re-start the Commencement Clock.
Title: a Class A Conditional Use
Request: to allow a Nursing or Convalescent Facility.
General Location: Approximately 3,000 feet east of Jog Road on the south side of W. Atlantic Avenue.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5

12. **Control No:** 1986-00008
Application No: ZV/DOA/R-2014-00285 (**Application Name:** **Pinewood Square**) application of Woolbright Pinewood Llc by Land Design South Inc.
Title: a Type II Variance
Request: to allow hours of operation, for the Medical Center, to operate 24 hours a day.
Title: a Development Order Amendment
Request: to modify the Site Plan and add a Requested Use.
Title: a Requested Use
Request: to allow the Medical Center.
General Location: Southeast corner of Jog Road and Lantana Road.
Project Manager: David McGuire, Site Planner II **BCC District:** 3

PH - SIX MONTHS

13. **Control No:** 1978-00032
Application No: PDD/R/TDR-2013-01847 (**Application Name:** **Stonybrook on the Lake**) application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a Rezoning from the Agriculture Residential (AR) and the Residential Estates (RE) Zoning Districts to the Residential Planned Unit Development (PUD) District.
Title: a Requested Use
Request: to allow a Transfer of Development Rights.
Title: a Transfer of Development Rights
Request: to allow a Transfer of Development Rights for 55 units and to designate this site as a receiving area.
General Location: On the south side of Lake Ida Road between Sims Road and Via Flora
Project Manager: Roger Ramdeen, Site Planner II **BCC District:** 5

WITHDRAWALS

WORKSHOP

14. **Control No:** 1979-00228
Application No: ZV/DOA/R/TDR-2014-00292 (**Application Name:** **Faulk Senior Residence at Faulk Foundation**) application of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios
Title: a Type II Variance
Request: to allow easement encroachment in a Right-of-Way Buffer and a decrease in Right-of-Way Buffer width.
Title: a Development Order Amendment
Request: to reconfigure the site plan, add square footage and a new use, and delete a Condition of Approval (Engineering).
Title: a Requested Use
Request: to allow a Type 3 Congregate Living Facility.
Title: a Transfer of Development Rights
Request: to allow the Transfer of Development Rights and designate this parcel as a Receiving Area.
General Location: On Boca Rio Road approximately 2,300 feet south of Palmetto Park Road
Project Manager: Carol Glasser, Site Planner II **BCC District:** 5

15. **Control No:** 1997-00096
Application No: DOA/R-2014-00079 (**Application Name:** **Michelangelo Senior Living MUPD**) application of Willow Development USA LLC - Serge Van Duuren by Miller Land Planning
Title: a Development Order Amendment
Request: to reconfigure the site plan; add uses; and, deletion of all prior Conditions of Approval.
Title: a Requested Use
Request: to allow a Congregate Living Facility Type III; a Daycare, General; and, a Restaurant Type II.
General Location: Northwest corner of Flavor Pict Road and Jog Road.
Project Manager: David McGuire, Site Planner II **BCC District:** 5
16. **Control No:** 2006-00397
Application No: TDD/R-2014-00094 (**Application Name:** **Minto West TTD**) application of Minto SPW LLC by Cotleur & Hearing Inc.
Title: an Official Zoning Map Amendment to a Traditional Development District
Request: to allow a rezoning from the Agriculture Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.
Title: a Requested Use
Request: to allow an Arena, Stadium or Amphitheatre.
General Location: South of the intersection of Orange Boulevard and Seminole Pratt Whitienny Road, north of 50th Street North, east of 190th Terrance North
Project Manager: Carrie Rechenmacher, Senior Site Planner **BCC District:** 6

PREAPPLICATION CONFERENCE

17. **Control No:** 1984-00061
Application No: PA-2013-03107 (**Application Name:** **Lantana Homes PUD**) application of PBC Engineering and Public Works Depart - Charles Rich by Dicker Krivok and Stoloff PA
Request: to discuss the procedure and requirements for a Type II Variance and Development Order Amendment for a Condition of Approval (R-1984-1178 - Landscaping)
General Location: Intersection of Lantana Road and Edgecliff Avenue
18. **Control No:** 1985-00054
Application No: PA-2014-00450 (**Application Name:** **Babcock PUD Commercial**) application of SCT Properties LLC by Land Research Management Inc.
Request: Pre-application Conference to discuss the process to develop the site as commercial.
General Location: Southeast corner of The Florida's Turnpike and West Atlantic Avenue
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5
19. **Control No:** 1972-00051
Application No: PA-2014-00461 (**Application Name:** **Boynton West Shopping Center**) application of KIR Boynton by Kimley Horn and Associates Inc.
Request: Pre-application Conference to discuss redevelopment of the commercial center.
General Location: Northwest corner of Military Trail and Boynton Beach Boulevard
Project Manager: Roger Ramdeen, Site Planner II **BCC District:** 5

TYPE II VARIANCE

20. **Control No:** 1997-00098
Application No: ZV-2014-00468 (**Application Name:** **SFWMD B-66 Tower Relocation**) application of South Fla Water Mgmt Dist by South Florida Water Management District
Title: a Type II Variance
Request: to allow an increase in height for an accessory tower (100 feet to 150 feet).
General Location: Approximately 0.4 mile west of Congress Avenue on the north side of Gun Club Road.
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 2
21. **Control No:** 1997-00075
Application No: ZV-2013-03108 (**Application Name:** **Allegro at Boynton Beach**) application of Allegro At Boynton Beach Llc by Cotleur & Hearing Inc.
Title: A Type II Variance
Request: to allow a fence to be located on the property line; to allow 100% of the plant material to be on the inside of the fence; to allow a fence in place of a wall within a Type III incompatibility buffer; and to eliminate an opaque barrier within a landscape buffer.
General Location: East side of Hagen Ranch Road, south of Woolbright.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5