

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



DEVELOPMENT REVIEW OFFICER AGENDA

AUGUST 13, 2014

9:00 A.M.

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

ANNOUNCEMENTS

Request: File names on the disc need to be per the naming convention and consistent for each submittal and/or re-submittal.

Request: Agent is responsible for providing an envelope addressed and with postage affixed for mailing of property notice to all municipalities within one mile of the application.

DRO - OFF THE BOARD REQUESTS

1. **Control No:** 1974-00195

Application No: DROE-2014-01344 (**Application Name:** Jonathan's Landing PUD) application of J L Property Owners Assn Inc by Land Design South Inc.

Title: Development Review Officer Expedited

Request: to finalize the Plans approved by the BCC for a Development Order Amendment to modify the Master Plan and re-designate a land use from Private Buffer to Civic.

General Location: Southeast corner of Alternate AIA and Indiantown Road.

Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 1

2. **Control No:** 1986-00008

Application No: DROE-2014-01342 (**Application Name:** Pinewood Square) application of Woolbright Pinewood Llc by Land Design South Inc.

Request: to finalize the Plans approved by the BCC for a Type II Variance to allow business activity to be 24 hours a day within 250 feet of a residential zoning district and a Development Order Amendment to modify the Site Plan and add a Requested Use to allow a Medical Center.

General Location: Southeast corner of Jog Road and Lantana Road.

Project Manager: Melissa Matos, Site Planner I **BCC District:** 3

3. **Control No:** 1974-00175

Application No: DROE-2014-01109 (**Application Name:** Reynolds Ranch PUD) application of K Hovnanian Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.

Request: to finalize Plans approved by the BCC for an Official Zoning Map Amendment from Agricultural Residential (AR), Community Commercial (CC) and Commercial Recreation (CRE) Zoning Districts to the Rural Residential Planned Unit Development (RR-PUD) Zoning District; and to finalize the Type II Variances and Subdivision Variances.

General Location: Approximately 1.76 miles south of Indiantown Road on the west side of Jupiter Farms Road.

Project Manager: Roger Ramdeen, Senior Site Planner **BCC District:** 1



4. **Control No:** 1979-00082

Application No: DROE-2014-01127 (**Application Name:** **Cypress Royale PUD**) application of Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads, Planet Kids VI Inc by Land Design South Inc.

Title: Development Review Officer Expedited

Request: to finalize the Plans approved by the BCC for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District; and, a Type II Waiver to allow more than 40 percent of the streets to end in a cul-de-sac or dead end.

General Location: Approximately 650 feet north of Lake Worth Road on the west side of Lyons Road.

Project Manager: Roger Ramdeen, Senior Site Planner

BCC District: 6

DRO - REQUESTS FOR APPROVAL

5. **Control No:** 1979-00082

Application No: DRO-2014-01128 (**Application Name:** **Cypress Royale PUD**) application of 4740 Weymouth Llc, J M E Llc, Planet Kids Vi Inc, Wellington Preparatory School Llc, TLH-28-Discovery LLC, Alan Eads by Land Design South Inc.

Title: Development Review Officer

Request: to allow a Subdivision 74 lots (ZLL).

General Location: Northwest corner of Lake Worth Road and Lyons Road.

Project Manager: Roger Ramdeen, Senior Site Planner

BCC District: 6

6. **Control No:** 1997-00034

Application No: DRO-2014-00658 (**Application Name:** **Moroso Motorsports Park MUPD**) application of Moroso Investment Partners Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc.

Title: Development Review Officer

Request: to finalize Plans approved by the BCC (> 2 months) that allowed a DOA to add land area and reconfigure the site plan; add Requested Uses for an arena; auditorium/stadium; outdoor/indoor entertainment; outdoor auction; auto paint and body; convenience store with gas sales; manufacturing and processing; vehicle sales and rental; and an electronic message center; to modify and finalize an alternative sign plan; to allow Administrative Modifications to reduce/relocate square footage; to approve Architectural Elevations; and, to approve grass parking.

General Location: north side of Beeline Highway west of Pratt Whitney Road and south of Indiantown Road.

Project Manager: Melissa Matos, Site Planner I

BCC District: 1

7. **Control No:** 2001-00064

Application No: DRO-2014-01108 (**Application Name:** **Southern Light Industrial Park**) application of Southern Invstmnts Partnership Lp by Cotleur & Hearing Inc.

Title: a Development Review Officer

Request: to finalize the Plans approved by the BCC to allow a rezoning from the Institutional and Public Facilities (IPF) and the Public Ownership (PO) Zoning Districts to the Multiple Use Planned

Development (MUPD) Zoning District; and, to allow Manufacturing and Processing a Requested Use; and to approve Final Architectural Elevations for Buildings A and D.

General Location: Approximately 0.4 mile east of Jog Road on the north side of Southern Boulevard.

Project Manager: Melissa Matos, Site Planner I

BCC District: 2

8. **Control No:** 1974-00195
Application No: DRO-2014-01116 (**Application Name:** Jonathan's Landing Maintenance Facility) application of Jonathans Landing Golf Club Inc by Land Design South Inc.
Title: Development Review Officer
Request: to allow Administrative Modification to a Plan approved by the BCC to allow for a golf cart storage building and revisions to the Golf Maintenance facility building.
General Location: A1A and Barrow Island Rd.
Project Manager: Melissa Matos, Site Planner I **BCC District:** 1
9. **Control No:** 2005-00455
Application No: DRO-2014-01125 (**Application Name:** Hyder AGR PUD Re-Plat Portion of Plat 3) application of Boynton Beach Associates XXIV LLLP by Boynton Beach Associates XXIV LLLP
Title: Development Review Officer
Request: to allow an Administrative Modification to the Subdivision Plans of Pods A and E to add land area.
General Location: South of Atlantic Avenue, north of Clint Moore Road between Lyons Road and State Road 7.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5
10. **Control No:** 2004-00369
Application No: DRO-2014-01124 (**Application Name:** Valencia Cove Pods G and H Plat 8) application of Delray Beach Associates I Llc by Delray Beach Associates I LLC
Title: Development Review Officer
Request: to allow a Subdivision for 173 lots (ZLL) within Pods G and H (Plat 8); and an Administrative Modification to the Master Plan to reduce units and modify the acreages.
General Location: South of Boynton Beach Boulevard on the east side of Acme Dairy Road.
Project Manager: Melissa Matos, Site Planner I **BCC District:** 5

DRO - SIX MONTHS

DRO - CONCURRENT REVIEW

PH - REQUESTS FOR CERTIFICATION

11. **Control No:** 2004-00369
Application No: ZV/PDD/DOA-2014-00940 (**Application Name:** Valencia Cove AGR PUD) application of Delray Beach Associates I Llc by G.L. Homes
Title: a Type II Variance
Request: to allow an increase in building coverage for single-family units from 40 percent to 44 percent.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGAR-PUD) District.
Title: a Development Order Amendment
Request: to reconfigure the Master Plan, to add and delete land area; add units; and, restart the date for commencement of development.
General Location: South of Boynton Beach Boulevard at the terminus of Acme Dairy Road.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5,6

12. **Control No:** 2005-00162
Application No: Z/COZ-2014-00938 (**Application Name:** Amestoy)
application of Boynton Beach Associates XXII LLLP by G.L. Homes
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.
Title: Conditional Overlay Zone
Request: to allow a Conditional Overlay Zone.
General Location: Northwest corner of Lyons Road and Boynton Beach Boulevard.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5
13. **Control No:** 2002-00068
Application No: PDD/DOA-2014-00939 (**Application Name:** Canyon Isles AGR PUD) application of Delray Beach Associates I, LLC by G.L. Homes
Title: an Official Zoning Map Amendment to a Planned Development District.
Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.
Title: a Development Order Amendment
Request: to reconfigure the Master Plan and to add and delete land area.
General Location: South of Boynton Beach Boulevard and east of and adjacent to Lyons Road.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5,6
14. **Control No:** 2003-00025
Application No: DOA/R-2014-00649 (**Application Name:** Turnpike/Exit 93 MUPD) application of Turnpike Realty Inc by Jon E Schmidt & Associates
Title: a Development Order Amendment
Request: to reconfigure site plan; add a Requested Use; and, to modify/delete Conditions of Approval (Engineering, Landscaping, and Signs).
Title: a Requested Use
Request: to allow a Type I Restaurant.
General Location: Northwest corner of Florida's Turnpike and Lake Worth Road.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 6
15. **Control No:** 2014-00047
Application No: SV/ZV/CA-2014-00660 (**Application Name:** Pema Ling Retreat Center) application of Palden Sherab Pema Ling, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc.
Title: a Subdivision Variance
Request: to eliminate the requirement to pave the road to the entrance of the development and reduction in required Right-of-Way
Title: a Type II Variance
Request: to eliminate the requirement to pave the access to the development
Title: a Class A Conditional Use
Request: to allow a Place of Worship.
General Location: East side of 131st Trail approximately 517 feet north of Indiantown Road.
Project Manager: Roger Ramdeen, Senior Site Planner **BCC District:** 1

16. **Control No:** 1977-00193
Application No: ABN-2014-01132 (**Application Name:** Ronald E Marlowe & Maurice Doucette) application of New Okeechobee Blvd Properties by Johnston Group Land Development Consultants Inc.
Title: Development Order Abandonment
Request: to abandon Special Exception for Commercial, New and Used Truck Sales, Rental and Repair approved under Resolution R-1978-071.
General Location: Southeast corner of Okkeechobee Boulevard and Osceola Drive
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 7

PH - SIX MONTHS

WITHDRAWALS

17. **Control No:** 1984-00130
Application No: DRO-2014-01347 (**Application Name:** Emerald Dunes Parcel 6) application of Pulte Home Corporation, Standard Pacific Of South Florida by Unruh Consulting Inc.
Title: a Development Review Officer Revision
Request: to allow an Administrative Modification of a previously approved Plan, by the DRO for multi-family units, to reconfigure the plan and to reduce the number of units (243 to 234).
General Location: West of Turnpike, East of Jog Road, and North of Okeechobee Boulevard.
Project Manager: Christian Granelli, Site Planner II **BCC District:** 2

WORKSHOP

18. **Control No:** 2014-00007
Application No: DRO/TDR-2014-00669 (**Application Name:** Myrtle Lane) application of Florida Investors & Dev Property Llc by Florida Investors and Development Property LLC
Title: Development Review officer
Request: to allow Multi-family Residential (2 units)
Title: Transfer of Development Rights
Request: to allow the Transfer of Development Rights (1 unit) and declare the site a receiving area.
General Location: Approximately 500 feet west of Military Trail on the north side of Myrtle Lane.
Project Manager: Donna Adelsperger, Site Planner I **BCC District:** 7
19. **Control No:** 1985-00007
Application No: DOA/R-2014-00456 (**Application Name:** Boca Tower 1 and 2) application of Vertex Development LLC by Lauralee G. Westine P.A
Title: a Development Order Amendment
Request: to reconfigure the Master Plan to add a Requested Use (Commerical Communication Tower)
Title: a Requested Use
Request: to allow two (2) 124-foot Stealth (Flagpole) Communication Towers
General Location: T1 - Approximately 300 feet southeast of the intersection of the Florida's Turnpike and Yamato Road.

T2 - Approximately 150 feet northwest of the intersection of Jog Road and Boca West Drive.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 5

20. **Control No:** 2004-00456
Application No: DRO-2014-00654 (**Application Name:** Villaggio Isles PUD Pod D) application of Investors Asset Acquisition LLC by CMS Engineering LLC
Title: Development Review Officer
Request: to allow the subdivision for 174 lots (Townhouse) within Residential Pod D.
General Location: Northwest corner of Hagen Ranch Road and West Atlantic Avenue.
Project Manager: Melissa Matos, Site Planner I **BCC District:** 5
21. **Control No:** 2005-00347
Application No: Z/CA-2014-01129 (**Application Name:** Hedrick Property) application of Dale Hedrick by Land Design South Inc.
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-family (RS) Zoning District.
Title: a Class A Conditional Use
Request: to allow Zero Lot Line homes.
General Location: East side of Jog Road, between Belvedere Road and Southern Boulevard.
Project Manager: Joyce Lawrence, Site Planner II **BCC District:** 2
22. **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 a College or University, and to allow a Hotel.
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

TYPE II VARIANCE