

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



DEVELOPMENT REVIEW OFFICER AGENDA

**AUGUST 13, 2008
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

SIGNATURE ONLY

DRO - NEW ITEMS

1. **Control No:** 1979-00044
Application No: DRO-2008-00783 (**Application Name:** Florida Hindu Cultural & Religious Assn.) application of Florida Hindu by Land Research Management Inc.
Request: Final Site Plan Approval (Exhibit 1)
General Location: Northwest corner of the intersection of Pioneer Road and Benoist Farms Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6
2. **Control No:** 2007-00054
Application No: DRO-2008-01013 (**Application Name:** Lake Harbor Quarry) application of U S Sugar Corp by Casey Ciklin Lubitz Martens and OConnell
Request: Final Site Plan Approval (Exhibit 1)
General Location: Approximately 4 miles south of Lake Okeechobee and 3 miles west of US Highway 27.
Project Manager: Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 6
3. **Control No:** 2005-00103
Application No: DRO-2008-01014 (**Application Name:** Haverhill Acres) application of Haverhill Acres Llc by Jeff H. Iravani Inc.
Request: Final Site Plan Approval (Exhibit 4)
General Location: Stacy Street, 1/2 mile west of Haverhill Road.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 2
4. **Control No:** 2005-00193
Application No: DRO-2008-01016 (**Application Name:** Levy Learning Center) application of Levy Ventures by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit 1).
General Location: Southeast corner of Bates Road and Northlake Blvd.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 1
5. **Control No:** 2007-00346
Application No: DRO-2008-01017 (**Application Name:** Bergeron Sand Rock andAggregate) application of Florida Ranch Enterprises Inc by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit 1).
General Location: Located on the west side of US Highway 27, approximately 6.56 miles south of CR-827.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 6

6. **Control No:** 2008-00205
Application No: DRO-2008-01020 (**Application Name:** 6WP1269B-Gholam)
application of Gholam Djahanshahi by Glotel Inc
Request: Final Site Plan Approval (Exhibit 1).
General Location: 148th Road North and 125th Avenue North.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 1
7. **Control No:** 1990-00006
Application No: DRO-2008-01021 (**Application Name:** North County
Airport) application of Gary Sypek by The LPA Group Inc
Request: Final Site Plan Approval (Exhibit 45)
General Location: 12000 Bee Line Highway
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 1
8. **Control No:** 1980-00085
Application No: DRO-2008-01022 (**Application Name:** WFLX Tower Site)
application of South Fla Water Mgmt Dist by Kilday & Associates Inc.
Request: Final Site Plan Approval (Exhibit 12).
General Location: Approximately two miles west of SR7/US441 and two miles
south of Lake Worth Road.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 3
9. **Control No:** 1999-00093
Application No: DRO-2008-01023 (**Application Name:** SUNNY STATE
WHOLESALE NURSERY Tower) application of Green Landholdings Inc by
Glotel Inc. T-Mobile
Request: Final Site Plan Approval (Exhibit 2)
General Location: Heritage Farms Rd. and State Road 441
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 3
10. **Control No:** 2007-00357
Application No: DRO-2008-01024 (**Application Name:** Bedner Produce
Stand) application of Bedner Farm Inc by Land Design South Inc.
Request: Final Site Plan Approval (exhibit 1)
General Location: Southwest corner of Lee Road and SR 7
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 5
11. **Control No:** 2006-00442
Application No: DRO-2008-01025 (**Application Name:** Nokomis Lofts)
application of Eastern Asset Management Inc by Seminole Bay Land Company
Inc.
Request: Final Site Plan (Exhibit 1)
General Location: Northeast corner of Nokomis Avenue and Tallahassee Drive
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
12. **Control No:** 1976-00121
Application No: DRO-2008-01027 (**Application Name:** Chick-fil-A)
application of Darosy Inc by Corporate Property Services
Request: Final Site Plan Approval (Exhibit 24).
General Location: Southwest corner of Okeechobee Boulevard and Drexel
Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
13. **Control No:** 2006-00217
Application No: DRO-2008-01028 (**Application Name:** AT&T Cell Tower)
application of Victory Baptist Church Of by SBA Network Services
Request: Final Site Plan Approval (Exhibit 1)
General Location: Forest Hill Blvd. and S Military Trail
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 2

14. **Control No:** 1999-00006
Application No: DRO-2008-01029 (**Application Name:** **Shoppes of Sherbrook**) application of Sbm Associates Inc, Slabage Group LI Inc by Kilday & Associates Inc.
Request: Final Site Plan Approval (Exhibit 9).
General Location: Located on the Southeast corner of Lyons Road and Lantana Road.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3
15. **Control No:** 1986-00013
Application No: DRO-2008-01032 (**Application Name:** **American Red Cross ZCL**) application of Gun Club Llc by Miller Land Planning
Request: Final Site Plan approval (Exhibit 7)
General Location: Approximately 200' west of Military Trail on the South side of Gun Club Road.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 2
- DRO - PREVIOUSLY NOT APPROVED**
16. **Control No:** 2006-00523
Application No: DRO-2008-00431 (**Application Name:** **Southern Terrace**) application of JE Miller Construction & Development LLC by Seminole Bay Land Company Inc.
Request: Final Subdivision Approval (Exhibit 1)
General Location: Southeast corner of Plant Terrace and Ranch House Road.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 3
17. **Control No:** 2005-00008
Application No: DRO-2008-00625 (**Application Name:** **Mini Assemblage Plat Seven**) application of Boynton Beach Associates XXI LLP by Last Devenport Inc.
Request: Final Subdivision Plan for Plat Seven (Exhibit).
General Location: Northwest corner of Hagen Ranch Road and 105th Street South
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 5
18. **Control No:** 1989-00027
Application No: DRO-2008-00784 (**Application Name:** **Planet Kids IV**) application of Planet Kids IV Inc by Land Research Management Inc.
Request: Final Site Plan Approval (Exhibit 27)
General Location: Approximately 0.1 miles east of Jog Road on the north side of SR 80.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 6
19. **Control No:** 1979-00256
Application No: DRO-2008-00790 (**Application Name:** **Planet Kids XVI**) application of Manuel Sarria by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit 1)
General Location: South side of Indiantown Road, between 130th Avenue North and 131st Terrace North
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 1
20. **Control No:** 1973-00043
Application No: DRO-2008-00788 (**Application Name:** **National Gymnastics at Shadowood Square**) application of Shadowood Square Ltd & Best by Jon E Schmidt & Associates
Request: Site Plan Approval (Exhibit 137)
General Location: Located at the northeast corner of Glades Road and State Road 7 (US 441)
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5

21. **Control No:** 1979-00215
Application No: DRO-2008-00785 (**Application Name:** Walk-in Urgent Care)
application of Javed Family Ltd Partnership by Consulting for Construction Co
Request: Revision to Approved Plan (Exhibit)
General Location: Approximately 200 feet east of Jog Road on Lake Worth Road
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 2
22. **Control No:** 1985-00007
Application No: DRO-2008-00787 (**Application Name:** Boca West Administrative Office)
application of Boca West Club Inc by CH2MHILL
Request: Site Plan Approval (Exhibit 112)
General Location: Approximately 1.4 miles south of Yamato Road; 1.2 miles east of Turnpike; .7 miles north of Glades road; .7 miles west of Jog Road
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 5
23. **Control No:** 1977-00041
Application No: DRO-2008-00796 (**Application Name:** Cherry Road Plaza)
application of Cherry Road Plaza LLC by Land Design South Inc.
Request: Site Plan Revision (Exhibit 47)
General Location: The east side of Military Trail and north of Cherry Road with entrance to the subject property off both roads.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 2
24. **Control No:** 1983-00161
Application No: DRO-2008-00799 (**Application Name:** Ferrari-Maserati)
application of New Country Motor Cars Of Palm Beach LLC by Gary M. Brandenburg and Associates
Request: Final Site Plan Approval (Exhibit)
General Location: South side of Okeechobee Blvd near intersection with Palm Beach Lakes Blvd.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 2
25. **Control No:** 2004-00022
Application No: DRO-2008-00800 (**Application Name:** Appolonia Farms PUD)
application of City National Bank of Florida Trustee by Kilday & Associates Inc.
Request: Final Master Plan Approval
General Location: Approximately 1/2 mile north of Clint Moore Road on the east and west side of Lyons Road.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3,5,6

DRO - SIX MONTHS

26. **Control No:** 2004-00248
Application No: DRO-2008-00091 (**Application Name:** Town Commons MUPD #2)
application of Town Commons Llc by Development Corporation of Palm Beaches
Request: Final Site Plan approval (Exhibit 4)
General Location: Approximately 325 feet east of Lyons Road on the north side of Hypoluxo Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3
27. **Control No:** 1979-00077
Application No: DRO-2008-00099 (**Application Name:** Friendship Baptist Church)
application of Haitian Bethel Baptist Church Inc by Ron Uphoff Planner
Request: site plan approval
General Location: Approximately 0.44 mile south of Hypoluxo Road on the west side of High Ridge Road
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 3

REMANDED

DRO - WITHDRAWN

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL

28. **Control No:** 2008-00129
Application No: PDD/R/TDR-2008-00798 (**Application Name:** **Andalucia PUD**) application of Homes Westbrooke by Kilday & Associates Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: Rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District
Title: a Requested Use
Request: to allow the Transfer of Development Rights
Title: a Transfer of Development Rights
Request: to allow the Transfer of Development rights for 116 units, to designate this application as the receiving area and to allow the sale of the 57 TDR units at \$50,000.00 and 59 TDR units at \$1.00 for WFH
General Location: Approximately 1 mile south of Lake Worth Road on the east side of Lyons Road
Project Manager: William Cross, SENIOR SITE PLANNER **BCC District:** 6
29. **Control No:** 2005-00455
Application No: DOA/EAC-2008-00802 (**Application Name:** **Hyder AGR-PUD**) application of Beach Boynton by Kilday & Associates Inc.
Title: a Development Order Amendment
Request: to delete a condition of approval (Preserve Platting).
Title: an Expedited Application Consideration
Request: to allow an Expedited Application
General Location: West side of Lyons Road and south of Lake Worth Drainage District L-36 Canal.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3,5

PUBLIC HEARING - NEW ITEMS: NON RESIDENTIAL

31. **Control No:** 1975-00068
Application No: DOA/EAC-2008-01036 (**Application Name:** **Loggers Run**) application of Holdings Gph by Ruden McClosky
Title: a Development Order Amendment/Expedited Application Consideration
Request: to re-designate use (fitness to retail)
Title: an Expedited Application Consideration
Request: to allow an Expedited Application
General Location: Northeast Corner of Palmetto Park Road and Oriole Country Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 5
32. **Control No:** 2002-00027
Application No: DOA/R-2008-01018 (**Application Name:** **US 441 Land Trust**) application of 10101 a Florida LLC by Jon E Schmidt & Associates
Title: a Development Order Amendment
Request: to reconfigure the site plan, modify delete conditions of approval
Title: a Requested Use
Request: to allow auto paint and body
General Location: North of 60th Street on the west side of State Road 7/US 441
Project Manager: Ronald Sullivan, SENIOR SITE PLANNER **BCC District:** 3
33. **Control No:** 2008-00133
Application No: PDD-2008-01035 (**Application Name:** **Morikami Park Nursing Center**) application of 6585 LLC by Miller Land Planning
Title: an Official Zoning Map Amendment to a Planned Development District
Request: rezoning from the Agricultural Residential (AR) to the Multiple Use Planned Development (MUPD) District
General Location: North side of Morikami Park Road, approximately 275' West of Jog Rd.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5

34. **Control No:** 1997-00110
Application No: ZV/CB-2008-01026 (**Application Name:** Okeechobee Row)
application of Packer Family Ltd Partnership by Urban Design Studio
Title: a Type II Zoning Variance
Request: Reductions for rear setback, dumpster screening, foundation planting, increase in pervious area, reduction in shrubs, reduction in buffers, reduction in terminal island width and reduction in interior landscape island width
Title: a Class B Conditional Use
Request: to allow Type II Restaurants
General Location: South side of Okeechobee Blvd., East of Palm Beach Lakes Blvd.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
35. **Control No:** 2008-00094
Application No: W-2008-01040 (**Application Name:** Stock Companies)
application of John Gabriel by David L. Carpenter & Assoc.
Title: a Unique Structure Deviation
Request: to allow deviations from Art 5.C
General Location: Approximately 500 feet east of Church Street on the north side of Old Okeechobee Road
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
37. **Control No:** 2004-00247
Application No: DOA/EAC-2008-01176 (**Application Name:** Town Commons PUD) application of Town Commons Llc by Development Corp of Palm Beach
Title: a Development Order Amendment
Request: extend commencement of Development
Title: an Expedited Application Consideration
Request: to allow an Expedited Application
General Location: Northeast corner of Lyons Road and Hypoluxo Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3
38. **Control No:** 2004-00248
Application No: DOA/EAC-2008-01178 (**Application Name:** Town Commons MUPD #2) application of Town Commons Llc by Development Corp of Palm Beach
Title: a Development Order Amendment
Request: to extend commencement of development
Title: a Expedited Application Consideration
Request: to allow an Expedited Application
General Location: Northeast corner of Lyons Road and Hypolxuo Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

39. **Control No:** 1991-00042
Application No: DOA-2008-00627 (**Application Name:** T-Mobile) application of Faith United Methodist Church Of by Glotel Inc.
Title: A Development Order Amendment
Request: To modify/delete condition of approval.
General Location: Boynton Beach Blvd and El Clair Ranch Road.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
40. **Control No:** 1998-00015
Application No: DOA-2008-00461 (**Application Name:** T Mobile Horizon Baptist) application of T Mobile by Glotel Inc / T Mobile
Title: a Development Order Amendment
Request: to modify two conditions of approval and allow a stealth tower
General Location: Orange Ave and 130th
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 6

41. **Control No:** 1977-00013
Application No: DOA-2008-00786 (**Application Name:** **Shoppes of Boca Green - T-Mobile**) application of Betty Tufford by Glotel Inc. T-Mobile
Request: Modification of a condition
General Location: US 441 and Kimberly Blvd.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 5
42. **Control No:** 2008-00052
Application No: PDD-2008-00449 (**Application Name:** **Harvest Galleria MUPD**) application of W & W Xxiii Llc by Cotleur & Hearing Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: Rezoning from the Agricultural Residential (AR) and the General Commerical (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District
General Location: West side of State Road 7, Northwest of Hanover Point Drive.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3
43. **Control No:** 2008-00111
Application No: CA-2008-00616 (**Application Name:** **Sacred Africa Church**) application of Michael James by Burt Smith PE
Title: a Class A Conditional Use
Request: to allow a place of worship
General Location: Approximately 2300' East of Okeechobee Road and Seminole Pratt Whitney
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
44. **Control No:** 1984-00058
Application No: ZV/DOA-2008-00315 (**Application Name:** **Regions Bank at Peach Tree Plaza**) application of Bank Regions by Interplan LLC
Title: a Type II Zoning Variance
Request: to allow a reduction in the required queuing spaces
Title: a Development Order Amendment
Request: to reconfigure site plan and add square footage
General Location: Southwest corner of Via Flora Road and West Atlantic Avenue
Project Manager: Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 5
45. **Control No:** 1984-00020
Application No: Z/CA-2007-02010 (**Application Name:** **ETC Office/Warehouse**) application of 366 South Congress Llc by CWB Associates
Title: an Official Zoning Map Amendment
Request: Rezoning from the General Commercial (CG) and the Residential High Density (RH) Zoning Districts to the Light Industrial (IL) Zoning District.
Title: Class A Conditional Use
Request: to allow office space in excess of 30%.
General Location: Northeast corner of South Congress Avenue and Ohio Street.
Project Manager: Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 3

PUBLIC HEARING - SIX MONTHS

46. **Control No:** 2007-00051
Application No: Z-2007-01802 (**Application Name:** **Savannah Palms**) application of Beth Nielsen by Gerald Belgrave and Associates
Title: An Official Zoning Map Amendment
Request: Rezoning from the Residential High Density (RH) Zoning District to the Multi-family (RM) Zoning District
General Location: Approximately 0.5 miles west of Haverhill Road on the south side of Stacey Street
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 2

47. **Control No:** 2005-00414
Application No: Z-2007-02014 (**Application Name:** Marquez-Jones)
application of Marquez Jones Joint Venture LLC by Land Design South Inc.
Title: an Official Zoning Map Adment
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
General Location: Approximately 660 square feet south of Hypoluxo Road on the west side of Hypoluxo Farms Road.
Project Manager: William Cross, SENIOR SITE PLANNER **BCC District:** 3

48. **Control No:** 1982-00129
Application No: ZV/DOA/R-2007-02022 (**Application Name:** Sykes Commercial) application of West Palm Hospitality Llc by David L. Carpenter & Assoc.
Title: a Type II Zoning Variance
Request: to allow 24 hour operation
Title: a Development Order Amendment
Request: To reconfigure site plan and add square footage.
Title: a Requested Use
Request: To allow a second hotel.
General Location: West of Drexel Road on the south side of Okeechobee Boulevard.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2

WORKSHOP ITEMS

49. **Control No:** 2006-00529
Application No: PDD-2006-01682 (**Application Name:** 112th/Northlake Office) application of W & W IX LLC by Land Design South Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
General Location: Southeast corner of 112th Terrace and Northlake Boulevard
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6

PREAPPLICATION CONFERENCE

50. **Control No:** 2008-00234
Application No: PA-2008-01306 (**Application Name:** Rio-Bak Dike Rehabilitation Staging Area) application of Rio-Bak Corporation by Lewis Longman and Walker PA
Request: Pre-application Conference
General Location: Southeast corner of Hooker Highway and State Road 715
Project Manager: Alan Seaman, PRINCIPAL SITE PLANNER **BCC District:** 6

TYPE II VARIANCE

51. **Control No:** 2004-00471
Application No: ZV-2008-01184 (**Application Name:** Canyon Town Center TMD) application of Beach Boynton by Kilday & Associates Inc.
Title: a Type II Zoning Variance
Request: to extend hours of operation for commercial adjacent to residential
General Location: Southeast corner of Lyons Road and Boynton Beach Blvd.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 5