

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



DEVELOPMENT REVIEW OFFICER AGENDA

**DECEMBER 10, 2008
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

DRO - CONSENT

DRO - NEW ITEMS

1. **Control No:** 2008-00012
Application No: DRO-2008-01524 (**Application Name:** **Western PBC Farm Bureau**) application of Western Palm Beach Farm Bureau by Chris Wayne and Associates Inc.
Request: Final Site Plan
General Location: intersection of Hooker Highway and Livestock Market Road
Project Manager: Monica Cantor, SITE PLANNER II **BCC District:** 6
2. **Control No:** 2007-00166
Application No: DRO-2008-01534 (**Application Name:** **Bob's Auto Glass**) application of Tuller Properties LLC by Richard W. Carlson Jr Esq
Request: Final site plan approval (Exhibit)
General Location: Approximately 0.25 mile south of Lake Worth Road on the east side of Military Trail
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3
3. **Control No:** 2002-00052
Application No: DRO-2008-01673 (**Application Name:** **Poinciana Day School**) application of Poinciana Day School by Jon E Schmidt & Associates
Request: Final site plan approval
General Location: On the east side of Lyons Road south of Southern Boulevard.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6
4. **Control No:** 1988-00062
Application No: DRO-2008-01676 (**Application Name:** **Water Treatment Plant 3**) application of Palm Beach County by JPR Planning Services Inc.
Request: Final site plan approval
General Location: Off Jog Road between Hagen Ranch and El Clair Ranch Road, north of Atlantic Boulevard, east of the Turnpike.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
5. **Control No:** 2003-00100
Application No: DRO-2008-01530 (**Application Name:** **Five Stones Mine**) application of Five Smooth Stones Inc by Sterling Engineering and Management Inc
Request: Final Site Plan Approval.
General Location: Approximately one mile east SR 15/98 Connors Highway and two miles south of highway 76.
Project Manager: Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 6

6. **Control No:** 2002-00011
Application No: DRO-2008-01679 (**Application Name:** **MPC III Turnpike Business Park**) application of Mpc 3 Llc by McCraney Property Co.
Request: Final Site Plan
General Location: Southeast corner of Belvedere Road and the Florida Turnpike.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6
7. **Control No:** 1998-00023
Application No: DRO-2008-01680 (**Application Name:** **Pratt and Orange MUPD**) application of Publix Supermarkets Inc by MDM Services Inc.
Request: Final Site Approval
General Location: Northeast corner of Orange Blvd and Seminole Pratt Whitney Road.
Project Manager: Ronald Sullivan, SENIOR SITE PLANNER **BCC District:** 6
8. **Control No:** 1981-00190
Application No: DRO-2008-01685 (**Application Name:** **PALM BEACH PARK OF COMMERCE First Park South Florida PIPD-DR**) application of Fr Cal 3 South Florida Llc by Urban Design Studio
Request: Final Site Plan
General Location: Southwest corner of Park of Commerce Blvd. and Corporate Road South
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 1
9. **Control No:** 2004-00550
Application No: DRO-2008-01521 (**Application Name:** **Volvo Rents**) application of Gam Realty Llc by Land Design South Inc.
Request: Final Site Plan
General Location: Located approximately 125' east of East Grace Drive and south of Southern Boulevard.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3
10. **Control No:** 1980-00153
Application No: DRO-2008-01686 (**Application Name:** **Aberdeen Country Club**) application of Aberdeen Golf & Country Club Inc by Land Design South Inc.
Request: Final Site Approval
General Location: East of Florida Turnpike, north of Gateway Boulevard.
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 3
11. **Control No:** 1986-00008
Application No: DRO-2008-01687 (**Application Name:** **Pinewood Square**) application of Woolbright Pinewood Llc by Land Design South Inc.
Request: Final site plan approval
General Location: Southeast corner of intersection of Jog Road and Lantana Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3
12. **Control No:** 1981-00170
Application No: DRO-2008-01688 (**Application Name:** **Grove Center Office MUPD**) application of Achva Vahava Llc by Siegel Lipman Dunay Shepard & Miskel LLP
Request: Final Site Approval
General Location: Southwest corner of Powerline road and Sunstream Boulevard.
Project Manager: William Cross, SENIOR SITE PLANNER **BCC District:** 5
13. **Control No:** 2003-00011
Application No: DRO-2008-01689 (**Application Name:** **Colony at Lake Worth**) application of Colony At Lake Worth Llc by Land Design South Inc.
Request: Master Plan Approval
General Location: Northwest corner of Lantana Road and Myers Road (52nd Drive. South)
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3

14. **Control No:** 2003-00011
Application No: DRO-2008-01690 (**Application Name:** Colony at Lake Worth) application of Colony At Lake Worth Llc by Land Design South Inc.
Request: Final Subdivision Plan
General Location: Northwest corner of Lantana Road and Myers Rd.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3
15. **Control No:** 2003-00062
Application No: DRO-2008-01691 (**Application Name:** Habitat for Humanity - Kennedy Estates II) application of Habitat for Humanity of PBC Inc. by Land Design South Inc.
Request: Final Subdivision Plan (Exhibit 5)
General Location: Southeast corner of Mallards Cove Road and Jupiter Gardens Boulevard.
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 1
16. **Control No:** 1997-00004
Application No: DRO-2008-01694 (**Application Name:** Fountains East MUPD) application of Land Kerekes, Steven Kerekes by Gentile Holloway O'Mahoney & Assoc
Request: Final Site Plan
General Location: Northeast corner of Jog Road and Boynton Beach Blvd.
Project Manager: William Cross, SENIOR SITE PLANNER **BCC District:** 5
17. **Control No:** 1990-00010
Application No: DRO-2008-01695 (**Application Name:** Moroso Motor Sport Park) application of Moroso Investment Partners Llc by Gentile Holloway O'Mahoney & Assoc
Request: Final Site Plan
General Location: North side of Beeline Highway, West of Pratt Whitney Road
Project Manager: Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 1
18. **Control No:** 2006-00011
Application No: DRO-2008-01700 (**Application Name:** Bethesda West Hospital) application of Bethesda Healthcare System Inc by Kilday & Associates Inc.
Request: a Final Master Plan approval
General Location: Northeast corner of Boynton Beach Blvd. and State Road 7.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 5
- DRO - PREVIOUSLY NOT APPROVED**
19. **Control No:** 2007-00054
Application No: DRO-2008-01013 (**Application Name:** Lake Harbor Quarry) application of U S Sugar Corp by Casey Ciklin Lubitz
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
20. **Control No:** 1979-00244
Application No: DRO-2008-01186 (**Application Name:** Cornerstone Church) application of Church of God at Lantana by Jon E Schmidt & Associates
Request: Final Site Plan Approval. Exhibit ()
General Location: Located on the west side of Congress Avenue, north of Hypoluxo Road.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 3

21. **Control No:** 1995-00044
Application No: DRO-2008-01526 (**Application Name:** Florida Sevashram Sangha) application of Florida Sevashram Sangha Inc by Jon E Schmidt & Associates
Request: Final Site Plan approval
General Location: Northeast corner of Lantana Road and Bentbrook Blvd.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 2

DRO - SIX MONTHS

22. **Control No:** 1979-00228
Application No: DRO-2008-00309 (**Application Name:** Elizabeth Faulk Foundation) application of Elizabeth H Faulk Foundation Inc by Land Research Management Inc.
Request: Final Site Plan Approval (Exhibit 12)
General Location: West side of Boca Rio Road, approximately 0.5 miles south of Palmetto Park Road.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5
23. **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

PUBLIC HEARING - REMANDS

PUBLIC HEARING - NEW ITEMS: RESIDENTIAL

24. **Control No:** 2003-00062
Application No: Z-2008-01745 (**Application Name:** Habitat for Humanity - Kennedy Estates II) application of Habitat for Humanity of Palm Beach Count by Land Design South Inc.
Title: an Official Zoning Map Amendment
Request: to rezone from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District
General Location: Southeast corner of Mallards Cove Road and Jupiter Gardens Boulevard
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 1

PUBLIC HEARING - NON-RESIDENTIAL - NEW

PUBLIC HEARING - NEW ITEMS: NON RESIDENTIAL

25. **Control No:** 1988-00017
Application No: ABN/Z-2008-01681 (**Application Name:** Palm Beach County Fire Rescue #34) application of Palm Beach County by Cotleur & Hearing Inc., Palm Beach County
Title: a Development Order abandonment
Request: to abandon the approval granted pursuant to Zoning Resolution No. R-89-355 to allow Governmental Services and accessory buildings and structures (fire station), including a commercial radio, television, microwave transmission and relay stations and towers.
Title: an Official Zoning Map Amendment
Request: to rezone from Residential Estate (RE) Zoning District to Public Ownership (PO) Zoning District
General Location: on the West side of Benoist Farms Road, approximately .26 miles south of Southern Boulevard
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6

26. **Control No:** 2008-00279
Application No: CA/Z-2008-01702 (**Application Name:** JARC 1) application of Association Jewish by Kilday & Associates Inc.
Title: a Class A Conditional Use
Request: to allow a Congregate Living Facility, Type II
Title: an Official Zoning Map Amendment
Request: to rezone from Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District
General Location: Approximately 480 feet west of Military Trail, on the South side of Beechwood Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
27. **Control No:** 2008-00284
Application No: CA/Z-2008-01703 (**Application Name:** JARC II (Pine Tree Drive)) application of Association Jewish by Kilday & Associates Inc.
Request: Approval for Type 2 Congregate living facility
Request: Agricultural Residential to Single Family Residential
General Location: Approximately 950 feet west of Crestwood Avenue on the south side of Pine Tree Drive.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
28. **Control No:** 1993-00040
Application No: CA/DOA-2008-01684 (**Application Name:** Resident Service Center) application of Mountaineer Properties Llc by Covelli Design Associates Inc.
Title: a Class A Conditional Use
Request: to allow a Type II Restaurant
Title: a Development Order Amendment
Request: to allow general retail, medical/dental office, professional office, personal services and adult daycare
General Location: Northwest corner of Century Blvd. and East Street
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 2
29. **Control No:** 2005-00641
Application No: ZV/DOA-2008-01698 (**Application Name:** Manheim Palm Beach MUPD) application of Auto Florida by Kilday & Associates Inc.
Title: a Type II Zoning Variance
Request: to eliminate interior landscape islands, to eliminate divider medians, to eliminate interior trees, allow reduction in pervious area and to allow a fence with barbed wire in the setback.
Title: a Development Order Amendment
Request: to add land area, add square footage, reconfigure the site plan, revoke the Conditions of Approval in Resolution R-2004-2423 and to restart the commencement clock
General Location: Approximately 600 feet south of Belvedere Road on the East side of Sansbury's Way
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 6
30. **Control No:** 2001-00019
Application No: ZV/W-2008-01516 (**Application Name:** Verizon/FPL Substation) application of Power Florida by SBA Network Services Inc.
Title: Type II Zoning Variance
Request: to allow reduction of front setback
Title: a Waiver
Request: to allow the reduction of setbacks to the East and North property line
General Location: Approximately 4.4 miles north of Glades Road, west of State Road 7.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5

31. **Control No:** 2002-00018
Application No: DOA/EAC-2008-01683 (**Application Name:** **District Park K**) application of Kings Academy Inc, Palm Beach County by Kilday & Associates Inc., Palm Beach County
Title: a Development Order Amendment
Request: to delete a condition of approval (Engineering)
Title: an Expedited Application Consideration
Request: to allow an Expedited Application
General Location: East side of Sansbury's Way between Okeechobee Boulevard and Belvedere Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6
32. **Control No:** 2008-00001
Application No: ZV/CB-2008-01674 (**Application Name:** **Belvedere Hotel**) application of Avs Hospitality Llc by Jon E Schmidt & Associates
Title: a Type II Zoning Variance
Request: to allow reduction of the required side setbacks, reduction in the depth of the plazas, reduction of loading space, reduction of required parking, reduction of required pervious area, elimination of terminal islands and trees, to allow a sign not facing a right-of-way and an increase in wall signage
Title: a Class B Conditional Use
Request: to allow a hotel
General Location: On the north side of Belvedere Road approximately 400 feet east of Congress Avenue.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
33. **Control No:** 1978-00099
Application No: DOA-2008-01672 (**Application Name:** **Star Ranch Excavation Expansion**) application of Star Ranches Enterprises Inc by Mock Roos & Associates Inc.
Title: a Development Order Amendment
Request: to add land area and reconfigure site plan
General Location: Located on the West side of US Highway 27, approximately 18 miles South of State Road 80.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
34. **Control No:** 1973-00157
Application No: Z/ABN-2008-01682 (**Application Name:** **Cherry Road Complex Rezoning**) application of Palm Beach County by Kilday & Associates Inc., Palm Beach County
Title: an Official Zoning Map Amendment
Request: to rezone from the Multifamily Residential (RM) Zoning District to the Public Ownership (PO) Zoning District
Title: a Development Order Abandonment
Request: to abandon the Special Exceptions and development order approvals granted via Resolutions R-73-621, R-91-243, and R-2005-0601
General Location: North side of the intersection of Cherry Road and country Club Road.
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 2

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

35. **Control No:** 1978-00198
Application No: DOA-2008-01539 (**Application Name:** **T- Mobile 6wp1143E Epiphany**) application of T Mobile South LLC by Glotel Inc. / T-Mobile South LLC
Title: a Development Order Amendment
Request: to amend a condition of approval
General Location: Lyons Road and Lake Worth Road
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 6

36. **Control No:** 2008-00026
Application No: PDD/R-2008-01372 (**Application Name:** **Retreat at Palm Beach**) application of Diwatch Intrntnal Consultants Inc by Seminole Bay Land Company Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: rezoning from the Neighborhood Commercial (CN) and the Multi-family Residential (RM) Zoning Districts to the Mixed Use Planned Development (MXPDP) Zoning District
Title: a Requested Use
Request: to allow a Congregate Living Facility Type III
General Location: West of Kirk Road and on the south side of Lake Worth Road.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 3
37. **Control No:** 1999-00029
Application No: DOA/CB-2008-01358 (**Application Name:** **Stop & Shop**) application of Delray Bdg by Jon E Schmidt & Associates
Title: a Development Order Amendment
Request: to add square footage, reconfigure site plan and to modify/delete conditions of approval
Title: a Class B Conditional Use
Request: to allow agricultural sales and service and to allow a Kennel, Type II Commerical.
General Location: Southwest corner of US 441 and Atlantic Ave
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
38. **Control No:** 2005-00456
Application No: ZV/PDD-2008-01525 (**Application Name:** **Turnpike Crossing East Industrial Property**) application of Duke Realty Limited Partnership by Jon E. Schmidt & Associates Inc.
Title: a Type II Variance
Request: to allow a reduction in landscape buffer width
Title: an Official Zoning Map Amendment to a Planned Industrial Park Development
Request: to rezone from the Planned Unit Development (PUD) Zoning District to the Planned Industrial Park Development (PIPD) Zoning District
General Location: Northwest corner of Jog Road and Belvedere Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 2
39. **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

PUBLIC HEARING - SIX MONTHS

40. **Control No:** 1995-00003
Application No: Z/DOA/CA-2008-00447 (**Application Name:** **West Jupiter Community Center**) application of West Jupiter Community Group Inc by Cotleur & Hearing Inc.
Title: an Official Zoning Map Amendment
Request: Rezoning from the Residential Transitional Urban (RTU) Zoning District to the Single-family Residential (RS) Zoning District
Title: a Development Order Amendment
Request: to add square footage and reconfigure site plan.
Title: a Class A Conditional Use
Request: to allow a daycare general.
General Location: Approximately 1 mile west of Limestone Creek Road, on the North side of Church Street.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 1
41. **Control No:** 1981-00157
Application No: DOA-2008-00792 (**Application Name:** **Target Shopping Center**) application of 1997 1951 by Siemon & Larsen PA
Title: a Development Order Amendment
Request: To modify/delete conditions of approval (Engineering and Use Limitation)
General Location: Southwest quadrant of the intersection of Military Trail and Forest Hill Blvd.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 2
42. **Control No:** 2005-00514
Application No: Z/CA-2007-01608 (**Application Name:** **RaceTrac Haverhill**) application of McLaren Const Co Inc by Gary M. Brandenburg and Associates
Title: an Official Zoning Map Amendment
Request: Rezoning from Multi-Family Residential (RM) Zoning District to the General Commercial (CG) Zoning District.
Title: A Class A Conditional Use.
Request: To allow a Convenience Store with Gas Sales.
General Location: The property is located on the northeast corner of Haverhill Road and Wallis.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
43. **Control No:** 1988-00059
Application No: ZV/Z-2008-00456 (**Application Name:** **PBC Water Treatment Plant No. 9**) application of Palm Beach County by JPR Planning Services Inc.
Title: a Type II Zoning Variance
Request: to eliminate the perimeter buffer, interior landscaping and existing lake setback
Title: an Official Zoning Map Amendment
Request: Rezoning from the Single-family Residential (RS) Zoning District to the Public Ownership (PO) Zoning District
General Location: South of Palmetto Park Rd., W of State Road 7 in Boca Dunes (Sandalfot) Golf Course
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5

WORKSHOP ITEMS

PREAPPLICATION CONFERENCE

44. **Control No:** 2007-00342
Application No: PA-2008-01914 (**Application Name:** **Okeechobee Steakhouse**) application of Curtis Lewis by Land Research Management Inc.
Request: Pre-Application conference to discuss
General Location: Southeast corner of Okeechobee Blvd. and Wabasso Drive.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2

TYPE II VARIANCE