

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



DEVELOPMENT REVIEW OFFICER AGENDA

**JUNE 11, 2008
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

1. **Control No:** 1999-00011
Application No: DRO-2008-00618 (**Application Name:** Everglades Farm Equipment) application of Farm Everglades by Perry & Taylor PA
Request: Site Plan Approval (EXhibit 4)
General Location: Approximately 800' E of "F" Rd., on the North side of Southern Blvd.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 6
2. **Control No:** 2001-00013
Application No: DRO-2008-00293 (**Application Name:** First SDA Church of Loxahatchee Groves) application of Conference Southeastern by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit)
General Location: Southwest corner of Okeechobee Blvd. and E Road.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 6

SIGNATURE ONLY

DRO - NEW ITEMS

3. **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
4. **Control No:** 2007-00277
Application No: DRO-2008-00608 (**Application Name:** East Group Industrial) application of Eastgroup Properties LP by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit)
General Location: Northeast corner of Central Industrial Drive, loop road north of Blue Heron
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 1
5. **Control No:** 2005-00460
Application No: DRO-2008-00611 (**Application Name:** Jog Commerce Park) application of Realty Duke by Miller Land Planning
Request: Final Site Plan Approval (Exhibit)
General Location: Approximately 800 feet west of Jog Road and the Florida Turnpike
Project Manager: Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 2

6. **Control No:** 1983-00161
Application No: DRO-2008-00614 (**Application Name:** **Smart Car Dealership**) application of Country New by Gary M. Brandenburg and Associates
Request: Final Site Plan Approval (Exhibit)
General Location: South side of Okeechobee Boulevard, near intersection with Palm Beach Lakes Boulevard.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 2
 7. **Control No:** 2002-00032
Application No: DRO-2008-00609 (**Application Name:** **Holloway Properties MUPD**) application of Sojo LLC by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit)
General Location: Northeast corner of Jog Road and Southern Boulevard
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
 8. **Control No:** 2004-00354
Application No: DRO-2008-00620 (**Application Name:** **Merchants Walk**) application of W & W XXIV LLC by Cotleur & Hearing Inc.
Request: Final Site Plan Approval (Exhibit)
General Location: Approximatel 1400 feet east of Lyons Road, on the south side of Lantana Road.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3
 9. **Control No:** 2005-00003
Application No: DRO-2008-00619 (**Application Name:** **Lyons West AGR-PUD**) application of Beach Boynton by Kilday & Associates Inc.
Request: Final Master Plan Approval (Exhibit 1)
General Location: Southwest corner of the intersection of Boynton Beach Boulevard and Lyons Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3,5
 10. **Control No:** 2005-00003
Application No: DRO-2008-00621 (**Application Name:** **Lyons West Plat One**) application of Beach Boynton by Last Devenport Inc.
Request: Final Subdivision Approval (Exhibit)
General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
 11. **Control No:** 2005-00003
Application No: DRO-2008-00622 (**Application Name:** **Lyons West Plat Two**) application of Beach Boynton by Last Devenport Inc.
Request: Final Subdivision Approval (Exhibit 5)
General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
- DRO - PREVIOUSLY NOT APPROVED**
12. **Control No:** 1975-00104
Application No: DRO-2008-00432 (**Application Name:** **Sunoco Lake Worth and Kirk**) application of S & S Enterprises Inc by Jon E Schmidt & Associates
Request: Final Site Plan Approval. (Exhibit)
General Location: Located at the northeast corner of Lakeworth and kirk Road
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 3
 13. **Control No:** 2008-00070
Application No: DRO-2008-00462 (**Application Name:** **T-Mobile QM Enterprises**) application of T Mobile by Glotel Inc. / T Mobile
Request: site plan approval (Exhibit)
General Location: Seminole Pratt Whitney and 78th Road
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 6

14. **Control No:** 2006-00522
Application No: DRO-2007-01402 (**Application Name:** **BP at Wallis and Haverhill**) application of James Shamblin by Siegel Lipman Dunay Shepard & Miskel LLP
Request: Final Site Plan (Exhibit 1).
General Location: Southwest corner of Haverhill Road and Wallis Road.
Project Manager: Oral Wint, SITE PLANNER II **BCC District:** 6

DRO - SIX MONTHS

15. **Control No:** 2004-00589
Application No: DRO-2007-01771 (**Application Name:** **Randazzo School**) application of Ronald Simon by Goldenholz & Associates
Request: Revised Final Site Plan Approval (Exhibit 6)
General Location: North side of Clint Moore Road 1/4 mile west of the Turnpike
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 5
16. **Control No:** 1987-00050
Application No: DRO-2007-01197 (**Application Name:** **Waterway Car Wash**) application of Pedro Gomez by Land Research Management Inc.
Request: Revised Final Site Plan (Exhibit 38).
General Location: West side of Military Trail, approximately 0.5 mile south of Northlake Boulevard (8735 N. Military Trail.)
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 1
17. **Control No:** 1981-00017
Application No: DRO-2007-01788 (**Application Name:** **Westgate Community Center**) application of Palm Beach County by Palm Beach County
Request: Revised Final Site Plan approval for dayacre (Exhibit 13).
General Location: Northeast corner of Oswego Avenue and Tallahassee Drive
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
18. **Control No:** 2003-00061
Application No: DRO-2007-01612 (**Application Name:** **Angelocci Property PUD**) application of Kirk Angelocci by Land Design South Inc.
Request: Final Master Plan approval (Exhibit 1).
General Location: Approximately .4 miles west of the intersection of Haverhill Road and Purdy Lane.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 2
19. **Control No:** 2003-00061
Application No: DRO-2007-01613 (**Application Name:** **Angelocci Property PUD**) application of Kirk Angelocci by Land Design South Inc.
Request: Final Site Plan approval (Exhibit 4)
General Location: Approximately .4 miles west of the intersection of Haverhill Road and Purdy Lane.
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 2

REMANDED

PUBLIC HEARING - NEW ITEMS: RESIDENTIAL

20. **Control No:** 2004-00340
Application No: Z-2008-00610 (**Application Name:** **Rodrigues Rezoning**) application of Luis Rodrigues by
Title: an Official Zoning Map Amendment
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.
General Location: Southwest corner of Military Trail and Pine Tree Drive.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5

21. **Control No:** 2005-00003
Application No: DOA-2008-00626 (**Application Name:** Lyons West AGR PUD) application of Beach Boynton by Kilday & Associates Inc.
Title: A Development Order Amendment
Request: To reduce units, reconfigure master plan, reconfigure 60/40 split, and restart the commencement clock.
General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3,5

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL

22. **Control No:** 2005-00162
Application No: ZV/PDD/DOA-2008-00448 (**Application Name:** Amestoy AGR-PUD) application of Beach Boynton by Kilday & Associates Inc.
Title: A Type II Zoning Variance.
Request: To allow the reduction of the required width of the AGR buffer, to allow reduction in the number of shrubs; and to allow plant material to be planted in a linear pattern, rather than a meandering, naturalistic pattern.
Title: An Official Zoning Map Amendment to a Planned Development District.
Request: Rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District
Title: A Development Order Amendment.
Request: To reconfigure master plan, to add land area, to create a model row within Pod E, and to amend a condition of approval (landscaping).
General Location: Northwest corner of Boynton Beach Blvd. and Lyons Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3,5

23. **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

24. **Control No:** 2004-00524
Application No: DOA/R/TDR-2008-00441 (**Application Name:** Woodwind PUD) application of Woodwind 2007 LLC by Land Design South Inc.
Title: a Development Order Amendment
Request: to reconfigure master plan and add units
Title: a Requested Use
Request: to allow a daycare care general
Title: a Transfer of Development Rights
Request: to allow the Transfer of Development Rights 108 units and to designate this application as the receiving area and to allow the sale of each TDR unit that is desingated as workforce housing at a cost of \$1.00.
General Location: Northeast corner of Woodwind Lane and State Road 7.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 2,6

PUBLIC HEARING - NEW ITEMS: NON RESIDENTIAL

25. **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

26. **Control No:** 2006-00012
Application No: DOA/EAC-2008-00628 (**Application Name:** **Seminole Orange Plaza**) application of Loxahatchee Venture LLC by Kilday & Associates Inc.
Title: Development Order Amendment
Request: to modify a condition of approval
Title: an Expedited Application Consideration
Request: to allow an expedited application
General Location: Southeast corner of Orange Boulevard and Seminole Pratt Whitney Road
Project Manager: Oral Wint, SITE PLANNER II **BCC District:** 6
27. **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: Oral Wint, SITE PLANNER II **BCC District:** 5
28. **Control No:** 2008-00093
Application No: Z-2008-00624 (**Application Name:** **Fire Station #32**) application of Palm Beach County by Palm Beach County
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: Southeast corner of Lake Worth Road and Charleston Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

29. **Control No:** 1981-00170
Application No: DOA/R-2007-01401 (**Application Name:** **Grove Center Office MUPD**) application of Achva Vahava LLC by Siegel Lipman Dunay Shepard & Miskel LLP
Title: a Development Order Amendment
Request: to add square footage and reconfigure site plan.
Title: a Requested Use
Request: to allow a place of worship
General Location: Southwest corner of Powerline Road and Boca Grove Boulevard
Project Manager: William Cross, SENIOR SITE PLANNER **BCC District:** 5
30. **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
31. **Control No:** 1988-00062
Application No: Z-2008-00458 (**Application Name:** **Water Treatment Plant 3**) application of Palm Beach County by JPR Planning Services Inc.
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: Approximately 1000 feet south of Flavor Pict Road on the east side of Jog Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5

32. **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 eh 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
33. **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: Douglas Robinson, SITE PLANNER II **BCC District:** 5
34. **Control No:** 1980-00089
Application No: ZV/PDD/DOA-2008-00452 (**Application Name:** **Lantana Square Shopping Center**) application of Mike Soueid by Ruden McClosky
Title: a Type II Zoning Variance
Request: to allow more than more than 3 freestanding buildings; to eliminate the trees in divider medians; to eliminate shrubs in divider medians; to eliminate wall in the north 55 feet of the incompatibility buffer; to eliminate canopy trees within the north 55 feet of the incompatibility buffer and to eliminate the shrubs in the north 55 feet of the incompatibility buffer.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: Rezoning from the Residential Transitional Urban (RTU) and the General Commercial/Special Exception (CG/SE) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Development Order Amendment
Request: to add land area, add square footage, add an access point and reconfigure the site plan
General Location: Southwest Corner of Lantana Road and Jog Road
Project Manager: Douglas Robinson, SITE PLANNER II **BCC District:** 3
35. **Control No:** 2002-00052
Application No: DOA/R-2008-00290 (**Application Name:** **Poinciana Day School**) application of FI Toll by Jon E Schmidt & Associates
Title: a Development Order Amendment
Request: to amend a Condition of Approval
Title: A Requested Use.
Request: to allow Private School and Daycare.
General Location: Located on the East side of Lyons Road, South of Southern Blvd.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6

36. **Control No:** 1997-00056
Application No: DOA/R-2008-00285 (**Application Name:** **Weinbaum Yeshiva High School**) application of Weinbaum Yeshiva High School by Land Design South Inc.
Title: a Development Order Amendment
Request: To amend the master plan to redesignate use type and add two access points to a portion of Pod D; and to modify a condition of approval (landscape buffer)
Title: a Requested Use
Request: to allow a School, Elementary or Secondary
General Location: Approximately 0.5 miles south of Glades Road and 0.3 miles east of SR7.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5
37. **Control No:** 2007-00411
Application No: Z/CA-2008-00437 (**Application Name:** **Haitian Christian Church**) application of Chretienne Eglise by Land Research Management Inc.
Title: an Official Zoning Map Amendment
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District
Title: A Class A Conditional Use
Request: to allow a place of worship and to allow a day care
General Location: Northeast corner of Wallis Road and Jog Road.
Project Manager: Oral Wint, SITE PLANNER II **BCC District:** 6
38. **Control No:** 1996-00112
Application No: PDD/R-2007-01770 (**Application Name:** **Gardens CLF**) application of Palomino Ventures Inc by Land Research Management Inc.
Title: an Official Zoning Map Amendment
Request: Rezone from the Residential Transitional Suburban (RTS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Requested Use
Request: To allow a Congregate Living Facility Type III
General Location: Northeast corner of the intersection of SR7 and Palomino Drive
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6
39. **Control No:** 2006-00367
Application No: DOA/EAC-2008-00453 (**Application Name:** **The Grove MUPD**) application of Marc Schlosser by Land Design South Inc.
Title: A Development Order Amendment
Request: To modify/delete conditions of approval (hours and landscape)
Title: An Expedited Application Consideration
Request: To allow an Expedited Application
General Location: Northeast Corner of Boynton Beach Boulevard and the Florida Turnpike.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 5
40. **Control No:** 1981-00233
Application No: DOA/R-2008-00303 (**Application Name:** **Lantana Civic Pavillion**) application of Lantana Charter Llc by Cotleur & Hearing Inc.
Title: a Development Order Amendment
Request: to add two external access points to the PUD for the Civic parcel
Title: a Requested Use
Request: To allow a Place of Worship, a Private School, and a Daycare
General Location: South side of Lantana Road, approximately 1 mile west of Grand Lacuna Blvd.
Project Manager: Oral Wint, SITE PLANNER II **BCC District:** 3

PUBLIC HEARING - SIX MONTHS

41. **Control No:** 2007-00343
Application No: Z/CA-2007-01618 (**Application Name:** Westgate One)
application of Westgate One Llc by Land Design South Inc.
Title: an Official Zoning Map Amendment
Request: from the Neighborhood Commercial (CN) Zoning District to the General Commercial (CG) Zoning District
Title: a Class A Conditional Use
Request: to exceed 10 dwelling units an acre
General Location: south side of Westgate Avenue between Wabasso Drive and Tallahassee Drive
Project Manager: David Mcguire, SITE PLANNER II **BCC District:** 2
42. **Control No:** 2002-00011
Application No: PDD-2007-01792 (**Application Name:** MPC III Turnpike Business Park)
application of MPC 3 LLC by McCraney Property Co.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: rezoning from the Residential Planned Unit Development (PUD) Zoning District to the Planned Industrial Park Development (PIPD) Zoning District
General Location: Southeast corner of Belevedere Road and the Florida's Turnpike
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6
43. **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
44. **Control No:** 2007-00428
Application No: Z-2007-01808 (**Application Name:** Military Medical)
application of Mike Gilley by Frogner Consulting LLC
Title: an Official Zoning Map Amendment
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ)
General Location: Southwest corner of Military Trail and Weinhart Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 3
45. **Control No:** 2007-00238
Application No: ZV/Z/CA-2007-00852 (**Application Name:** Kid Sanctuary)
application of Barbara McMillin by Urban Design Studio
Title: a Type II Zoning Variance
Request: To eliminate the requirement for a right-of-way buffer and to eliminate the requirement for a incompatible buffer along the entrance drive.
Title: An Official Zoning Map Amendment
Request: Rezoning from the Public Ownership (PO) Zoning District to the Single-family Residential (RS) Zoning District
Title: A Class A Conditional Use
Request: To allow a Class A Conditional Use for a Congregate Living Facility, Type III
General Location: West of Florida's Turnpike on the south side of Pioneer Road.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6

46. **Control No:** 2007-00003

Application No: CB-2007-01178 (**Application Name:** Shark Enterprises)

application of Shark Enterprises Llc by Frogner Consulting LLC

Title: A Class B Conditinal Use

Request: To allow agricultural sales and service

General Location: Approximately 0.5 mile south of West Atlantic Avenue on the west side of State Road 7

Project Manager: Autumn Sorrow, SENIOR SITE PLANNER

BCC District: 5

PUBLIC HEARING - WORKSHOP ITEM(S)

PREAPPLICATION CONFERENCE

TYPE II VARIANCE