

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



DEVELOPMENT REVIEW OFFICER AGENDA

**NOVEMBER 12, 2008
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

DRO - CONSENT

DRO - NEW ITEMS

1. **Control No:** 1996-00112
Application No: DRO-2008-01527 (**Application Name:** **The Gardens ACLF**)
application of Palomino Ventures Inc by Jon E Schmidt & Associates
Request: Final Site Plan
General Location: northeast corner of State Road 7 and Palomino Drive
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6
2. **Control No:** 2004-00524
Application No: DRO-2008-01519 (**Application Name:** **Woodwind PUD**)
application of Woodwind 2007 LLC by Land Design South Inc.
Request: Master plan approval
General Location: The northeast corner of Woodwind Lne and State Road 7.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 2,6
3. **Control No:** 2004-00524
Application No: DRO-2008-01520 (**Application Name:** **Woodwind PUD**)
application of Woodwind 2007 LLC by Land Design South Inc.
Request: Final Subdivision Plan Approval.
General Location: At the northeast corner of Woodwind Lane and State Road 7.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 2,6
4. **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
5. **Control No:** 1997-00056
Application No: DRO-2008-01528 (**Application Name:** **Weinbaum Yeshiva High School**)
application of Jewish Community Facilities Corp by Land Design South Inc.
Request: Final Site Approval
General Location: Approximately half a mile south of Glades Road and a third of a mile east of SR 7/441
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5

6. **Control No:** 1978-00296
Application No: DRO-2008-01513 (**Application Name:** 2900 Okeechobee Station) application of Okeechobee Petroleum Developers Llc by Greenberg Traurig PA
Request: Final Site approval
General Location: Southwest corner of Okeechobee Boulevard and Wabasso Drive. South of and adjacent to the intersection of Palm Beach Lakes Boulevard and Okeechobee Boulevard.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
7. **Control No:** 2007-00343
Application No: DRO-2008-01515 (**Application Name:** Westgate One) application of Westgate One Llc by Land Design South Inc.
Request: Final Site approval
General Location: The south side of Westgate Avenue, approximately east of Wabasso Drive west of Tallahassee Drive.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2

DRO - PREVIOUSLY NOT APPROVED

8. **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
9. **Control No:** 1997-00118
Application No: DRO-2008-01193 (**Application Name:** Addison Place MUPD) application of Bear On Jog Ltd by Kilday & Associates Inc.
Request: Final Site Plan Approval (Exhibit)
General Location: Approximately 1 mile South of Linton Blvd., on the East side of Jog Road.
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 5
10. **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

DRO - SIX MONTHS

11. **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
12. **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

13. **Control No:** 2006-00095
Application No: ZV/Z-2008-01518 (**Application Name:** Palmwood Shaw Rezoning) application of Cordell Shaw by Moyle Flanigan
Title: a Type II Zoning Variance
Request: to allow a reduction in the side setback and to allow an accessory structure to be located in the front yard
Title: an Official Zoning Map Amendment
Request: rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
General Location: Approximately 0.7 miles north of Donald Ross Road on the east side of Palmwood Road.
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 1
14. **Control No:** 2002-00069
Application No: PDD/DOA-2008-01536 (**Application Name:** FOGG SOUTH PUD) application of Beach Boynton by Kilday & Associates Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District
Title: a Development Order Amendment
Request: to reconfigure Master Plan, add land area and add units
General Location: South of Boynton Beach Blvd, West of the Florida Turnpike, West of Lyons Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3,5

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL

15. **Control No:** 2005-00455
Application No: DOA-2008-01367 (**Application Name:** Hyder AGR-PUD) application of Boca Raton, South Florida Water Management Dist, Boynton Beach by Kilday & Associates Inc.
Title: a Development Order Amendment
Request: to modify a Condition of Approval and reconfigure the master plan
General Location: on the West side of Lyons Road and South of the LWDD L-36 Canal.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3,5
16. **Control No:** 2006-00010
Application No: DOA-2008-01365 (**Application Name:** Colonial Lakes) application of Colonial Lakes LLC by Land Design South Inc.
Title: a Development Order Amendment
Request: to modify/delete conditions of approval, reconfigure site plan and delete units
General Location: Approximately ?? feet west of Haverhill Road on the south side of Lake Worth Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 2

PUBLIC HEARING - NEW ITEMS: NON RESIDENTIAL

17. **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 Commercial.
General Location: Southwest corner of US 441 and Atlantic Ave
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5

18. **Control No:** 1981-00115
Application No: ZV/DOAR-2008-01523 (**Application Name:** **Garden Shops at Boca II**) application of Garden Shops at Boca Joint Venture by Kilday & Associates Inc.
Title: a Type II Zoning Variance
Request: Increase square footage
Title: a Development Order Amendment
Request: to reconfigure site plan and add square footage
Title: a Requested Use
Request: to allow a Type I restaurant
General Location: The southwest corner of the intersection of West Palmetto Park Road and Powerline Road.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 4
19. **Control No:** 2008-00256
Application No: CB-2008-01517 (**Application Name:** **Saddleranch Preschool**) application of Henry Garofalo by Cotleur & Hearing Inc.
Title: a Class B Conditional Use
Request: to allow a daycare (general)
General Location: Approximately .37 miles west of Lyons Road, on the south side of West Boynton Beach Boulevard.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
20. **Control No:** 2000-00031
Application No: DOA/ABN/EAC-2008-01522 (**Application Name:** **Four Points Center**) application of Palm Beach County by Palm Beach County, Kilday & Associates Inc.
Title: a Development Order Amendment
Request: to delete Conditions of approval
Title: a Development Order Abandonment
Request: to allow a Legislative Abandonment of the Conditional Overlay Zone
Title: an Expedited Application Consideration
Request: to allow an expedited application
General Location: Northeast corner of Military Trail and Gun Club Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
21. **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
22. **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

23. **Control No:** 2002-00006
Application No: ZV/DOA-2008-01377 (**Application Name:** JFK Medical Center Charter School) application of Bright Horizons Childrens Ctr Inc Lessor by Richard W. Carlson Jr Esq
Title: a Type II Zoning Variance
Request: to eliminate the planting material within the 15 foot landscaping buffer along north property line; to allow plant material on the outside of the fence/wall and to eliminate buffer along east side of affected area.
Title: a Development Order Amendment
Request: to add land area and reconfigure site plan
General Location: Northeast quadrant of Davis Road and Melalueca fronting on Davis Road.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 3
24. **Control No:** 1987-00054
Application No: DOA-2008-01360 (**Application Name:** Kingdon Hall of Jehovah's Witnesses) application of Beach Delray by
Title: a Development Order Amendment
Request: add square footage and reconfigure site plan
General Location: approximately 200 feet north of Ridgewood Road East the west side of Barwick Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 4
25. **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 (MXPD) 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
26. **Control No:** 2008-00247
Application No: ZV/PDD/R-2008-01378 (**Application Name:** Fun Depot) application of Standard Old by Florida Consulting Engineers
Title: a Type II Zoning Variance
Request: to eliminate the buffer on north property line.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Requested Use
Request: to allow indoor and outdoor entertainment
General Location: Northeast corner of Okeechobee Boulevard and The Florida's Turnpike
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 2

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

27. **Control No:** 1982-00182
Application No: ZV/DOA/R-2008-01357 (**Application Name:** **Fantastic Finishes**) application of Catoe Invstmnt Inc by Jon E Schmidt & Associates
Title: a Type II Variance
Request: to allow off-street parking
Title: a Development Order Amendment
Request: to reconfigure Site Plan
Title: a Requested Use
Request: to allow for a paint and body shop
General Location: Approximately 245' South of Belvedere Road, on the West side of Stinson Way.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
28. **Control No:** 2003-00099
Application No: DOA/EAC-2008-01371 (**Application Name:** **Lantana Plaza**) application of Lantana Plaza Development Llc & by Land Design South Inc.
Title: a Development Order Amendment
Request: to modify a of condition of approval
Title: an Expedited Application Consideration
Request: to allow an Expedited Application
General Location: Located in the Northeast corner of Lantana Road and Haverhill Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3
29. **Control No:** 1975-00068
Application No: ZV/DOA-2008-01038 (**Application Name:** **Loggers Run commercial**) application of Holdings GPH by Ruden McClosky
Title: a Type II Zoning Variance
Request: to reduce the required queuing space
Title: a Development Order Amendment
Request: to reconfigure site plan
General Location: Northeast corner of Palmetto Park and Oriole Country Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 5

PUBLIC HEARING - SIX MONTHS

30. **Control No:** 2005-00371
Application No: SV/Z-2008-00439 (**Application Name:** **Gastaliturri Rezoning**) application of Alex Gastaliturri by Lewis Longman & Walker PA
Title: a Subdivision Variance
Request: variance from the requirement that each lot be provided with a service connection to a central sewage collection/ transmission system, and to allow, instead, use of individual septic tanks.
Title: An Official Zoning Map Amendment
Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
General Location: East of Florida Turnpike between Lake Worth Road and Lantana Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 2
31. **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

32. **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
33. **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: Anthony Wint, SITE PLANNER II **BCC District:** 6
34. **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 **BCC District:** 3
 PLANNER

WORKSHOP ITEMS

PREAPPLICATION CONFERENCE

35. **Control No:** 2004-00956
Application No: PA-2008-01678 (**Application Name:** Sunshine Medical
 Office Professional Building) application of Sunshine Commercial Investments
 Inc by South East Architect Services
Request: Pre-Application conference
General Location: Southwest corner of Old Military Trail and S. Military Trail.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 3

TYPE II VARIANCE