

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



DEVELOPMENT REVIEW OFFICER AGENDA

**OCTOBER 8, 2008
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

SIGNATURE ONLY

DRO - NEW ITEMS

1. **Control No:** 2005-00454
Application No: DRO-2008-01350 (**Application Name:** Carlyle Property)
application of Srr Holdings Llc by Miller Land Planning
Request: approval of subdivision
General Location: West side of State Road 7, 1/4 mile north of Lantana Road
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 3
2. **Control No:** 1973-00085
Application No: DRO-2008-01375 (**Application Name:** Boca Pointe Country Club PUD) application of Boca Pointe Country Club Inc by Land Design South Inc.
Request: to reconfigure the site plan; to increase square footage
General Location: Approximately 0.7 mi. south of the intersection of West Palmetto Park Road and Powerline Road.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 4
3. **Control No:** 2007-00407
Application No: DRO-2008-01374 (**Application Name:** 1747 South Military Trail) application of Jomar Florida Enterprises LLC by Land Design South Inc.
Request: Final Site Plan
General Location: Northwest corner of Military Trail and Forest Hill Blvd.
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 2
4. **Control No:** 1998-00089
Application No: DRO-2008-01361 (**Application Name:** CHS PROPERTIES MUPD) application of House Ranch by Kilday & Associates Inc.
Request: Off the Board approval for Master Plan
General Location: Northeast corner of Congress Ave, Australian flyover and Ranch House Road
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 3
5. **Control No:** 1998-00089
Application No: DRO-2008-01362 (**Application Name:** CHS MUPD) application of Flagler System Mgmt Inc by Kilday & Associates Inc.
Request: Final Site Plan (Pod B)
General Location: approximately 550' East of Congress Ave., on the North side of Ranch House Rd.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 3
6. **Control No:** 2007-00482
Application No: DRO-2008-01351 (**Application Name:** Jog Distribution) application of Realty Duke by Miller Land Planning
Request: a Final Site Plan Approval
General Location: West of the Florida Turnpike, on the West side of Jog Road.
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 2

7. **Control No:** 2005-00003
Application No: DRO-2008-01364 (**Application Name:** Lyons West AGR PUD Plat Nine) application of Beach Boynton by Last Devenport Inc.
Request: Final Subdivision Approval. Exhibit ()
General Location: Southwest corner of Lyons Road and Boynton Beach Boulevard.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
8. **Control No:** 1978-00005
Application No: DRO-2008-01366 (**Application Name:** Southwinds Public Golf Club) application of Palm Beach County by Palm Beach County
Request: Final Site Plan Approval. Exhibit ()
General Location: West side of Lyons Road and South of Yamato Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
- DRO - PREVIOUSLY NOT APPROVED**
9. **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
10. **Control No:** 2006-00099
Application No: DRO-2008-01179 (**Application Name:** Palm Meadows AGR PUD) application of 20004 Delaware Inc by Land Design South Inc.
Request: Master Plan Approval (Exhibit)
General Location: Approximately 1 mile north of Boynton Beach Boulevard on the east side of Lyones Road
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 3
11. **Control No:** 2006-00099
Application No: DRO-2008-01189 (**Application Name:** Palm Meadows Estates) application of Gpra Thoroughbred Training Center Inc by Land Design South Inc.
Request: Final Subdivision Plan (Exhibit)
General Location: Approximately 1 mile north of Boynton Beach Boulevard on the west side of Lyons Road.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 3
12. **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
13. **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
14. **Control No:** 1981-00139
Application No: DRO-2008-01191 (**Application Name:** Ruth Rales Family Service) application of Ruth Rales Jewish Family Service by Land Design South Inc.
Request: Final Site Plan (Exhibit)
General Location: North side of W. Atlantic Avenue between Hagen Ranch Road and Cumberland Drive
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 5

15. **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
16. **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
17. **Control No:** 2002-00057
Application No: DRO-2008-01185 (**Application Name:** First Holiness Church of the Living God)
 application of First Holiness Church Of by Jon E Schmidt & Associates
Request: Final Site Plan Approval. Exhibit ()
General Location: Located on the south side of Okeechobee Boulevard between Kerry Road and Folsom Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
18. **Control No:** 2004-00616
Application No: DRO-2008-01198 (**Application Name:** Delray MarketPlace TMD)
 application of Krg Atlantic Delray Beach Llc by Urban Design Studio
Request: Final Site Plan Approval (Exhibit)
General Location: Northwest corner of West Atlantic Avenue and Lyons Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 3,5

DRO - SIX MONTHS

19. **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
20. **Control No:** 1992-00017
Application No: DRO-2008-00436 (**Application Name:** Jupiter Farms Shopping Center)
 application of Winchester Commons Llc by Jeff H. Iravani Inc.
Request: Final Site Plan Approval. Exhibit
General Location: Southwest corner of Indiantown Road and Jupiter Farms Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 1

REMANDED

PUBLIC HEARING - NEW ITEMS: RESIDENTIAL

21. **Control No:** 2005-00455
Application No: DOA-2008-01367 (**Application Name:** Hyder AGR-PUD)
 application of Beach Boynton, Raton Boca by Kilday & Associates Inc.
Title: a Development Order Amendment
Request: To modify a Condition of Approval
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

22. **Control No:** 2005-00003
Application No: Z-2008-01368 (**Application Name:** **Hyder Preserve B (Lyons West AGR-PUD)**) application of Beach Boynton by Kilday & Associates Inc.
Title: an Official Zoning Map Amendment
Request: to rezone from AGR-PUD to AGR
General Location: West of State Road 7 and North of Clint Moore Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
23. **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 - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL

24. **Control No:** 2008-00110
Application No: ZV/CA/TDR-2008-00612 (**Application Name:** **Village of Hope**) application of Village Of Hope Of Palm Beach County Inc by Cotleur & Hearing Inc.
Title: a Type II Zoning Variance
Request: to allow reduction in side and rear setbacks, right-of-way buffer, and incompatibility buffers.
Title: a Class A Conditional Use
Request: to allow a Congregate Living Facility Type 3
Title: a Transfer of Development Rights
Request: to allow the Transfer of Development Rights for 7 units and designate this site as the receiving area, and to allow the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.
General Location: West side of Burma Road approximately one-tenth mile south of Northlake Boulevard
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 1
25. **Control No:** 1978-00053
Application No: PDD-2008-01177 (**Application Name:** **Cheney Ranch**) application of Byron Russell by Land Design South Inc.
Title: an Official Zoning Map Amendment to a Planned Development District
Request: Rezoning from the Residential Transitional (RT) and the Agricultural Residential (AR) Zoning Districts to the Residential Planned Unit Development (PUD) Zoning District
General Location: Southwest and Southeast corner of Southern Blvd. and Jog Rd.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 2,6
26. **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

27. **Control No:** 2005-00003
Application No: PDD/DOA-2008-00626 (**Application Name:** **Lyons West AGR PUD**) application of Boynton Beach 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)
Title: a Development Order Amendment
Request: to add land area, delete land area (Hyder Preserve), delete units, reconfigure master plan, to delete a Condition of approval (PUD 3), 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 - NEW ITEMS: NON RESIDENTIAL

28. **Control No:** 2003-00036
Application No: DOA-2008-01353 (**Application Name:** **South Road Office MUPD**) application of Homeland Plaza Llc, Jr Eisenman Properties Llc by Miller Land Planning
Title: a Development Order Amendment
Request: to modify/delete Conditions of Approval
General Location: Approximately .75 mile south of Lake Worth Rd., on the west side of State Road 7.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3
29. **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
30. **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

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

31. **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

32. **Control No:** 1994-00036
Application No: DOA-2008-01037 (**Application Name:** Republic Services)
 application of Republic Services of Palm Beach by Gunster Yoakley & Stewart PA
Title: a Development Order Amendment
Request: to add land area, reconfigure site plan, add access points and to delete a condition of approval
General Location: South of Belvedere Road, east of Pike Road, west of Florida Turnpike.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 6
33. **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 I **BCC District:** 5

PUBLIC HEARING - SIX MONTHS

34. **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
35. **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
36. **Control No:** 2005-00162
Application No: ZV/PDD/DOA-2008-00448 (**Application Name:** Amestoy AGR-PUD)
 application of Boynton Beach 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) and re-start the commencement clock
General Location: Northwest corner of Boynton Beach Blvd. and Lyons Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3,5

37. **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
38. **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 (Sandalfoot) Golf Course
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
39. **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
40. **Control No:** 2003-00045
Application No: DOA/EAC-2008-00464 (**Application Name:** Capistara PUD (fka: Colony Lakes at Boynton Beach))
 application of Paul Hillhouse by
Title: a Development Order Amendment
Request: to delete a Condition of Approval (front loading garages)
Title: Resolution approving an Expedited Consideration
Request: .
General Location: Approximately 0.9 mile south of Hypoluxo Road on the west side of Military Trail
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 3

PUBLIC HEARING - WORKSHOP ITEM(S)

PREAPPLICATION CONFERENCE

41. **Control No:** 1973-00206
Application No: PA-2008-01514 (**Application Name:** The Haven)
 application of The Haven Inc. by Vander Pleog & Associates
Request: Pre-application conference
General Location: Approximately one mile south of Glades Road, on Boca Rio Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5

TYPE II VARIANCE

42. **Control No:** 2008-00218

Application No: ZV-2008-01356 (**Application Name:** Santos Building)

application of Francisco Santos by Jon E Schmidt & Associates

Title: a Type II Zoning Variance

Request: To allow reduction in pervious area; reduction in required lot size; reduction in lot frontage; reduction in plaza width; reduction of dumpster dimensions; elimination of loading space; elimination of right-of-way buffer Osceola Drive; elimination of plant material Osceola Drive; of right-of-way buffer Westgate Avenue; (total of 23 variances)

General Location: Northeast corner of Westgate Avenue and Oselola Drive.

Project Manager: David McGuire, SITE PLANNER II

BCC District: 2