

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



DEVELOPMENT REVIEW OFFICER AGENDA

**APRIL 8, 2009
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

1. **Control No:** 2003-00071
Application No: DOA-2009-00568 (**Application Name:** **Community of Hope Church**) application of Community of Hope by Jon E Schmidt & Associates
Title: Amend Conditions of approval
Request: amendment to Conditions of approval
General Location: Northwest corner of Okeechobee boulevard and E Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6

DRO - CONSENT

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:** 1977-00133
Application No: DRO-2008-01898 (**Application Name:** **Cross County Mall**) application of Cross Cnty Assocs Ltd Prtnrshp by Saltz Michelson Architects
Request: Final Site Approval
General Location: Southeast corner of Okeechobee Blvd and Military Trail.
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 2
5. **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 Subdivion 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

6. **Control No:** 1994-00036
Application No: DRO-2009-00217 (**Application Name:** Republic Services)
application of Pike Exchange Llc, Sunburst Sanitation Corp by Gunster Yoakley & Stewart PA
Request: Final Site Plan - to allow 16802 sf repair and maintenance building; 13529 sf administrative offices and 112044 sf contractor's storage yard
General Location: South of Belvedere Road, East of Pike Road, and West of the Florida Turnpike
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 6

7. **Control No:** 1978-00198
Application No: DRO-2009-00220 (**Application Name:** Epiphany Lutheran Church)
application of Epiphany Evangelical Lutheran Church Inc by Glotel Inc. T-Mobile South LLC
Request: Final Site Plan (Exhibit)
General Location: Lyons Road and Lake Worth Road
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 6

8. **Control No:** 2007-00242
Application No: DRO-2009-00560 (**Application Name:** Cypress Point MUPD)
application of Ranger Construction Company by Urban Design Kilday Studios
Request: Final Site Approval to allow development of a professional office, financial institution and medical/dental office facilities
General Location: Norwest corner of the intersection of Southern Blvd (SR 80) and Sansbury's Way
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 6

9. **Control No:** 2008-00110
Application No: DRO-2009-00561 (**Application Name:** Village of Hope)
application of Place Of Hope Inc by Cotleur & Hearing Inc.
Request: Final Site Approval to allow a 5332 sf, 25 bed Congregate Living facility
General Location: The west side of Burns Road, approximately 530 feet south of Northlake Boulevard
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 1

10. **Control No:** 1981-00115
Application No: DRO-2009-00563 (**Application Name:** Garden Shops at Boca II)
application of Garden Shops at Boca Joint Venture by Urban Design Kilday Studios
Request: Final site plan to allow the development of a MUPD with a financial institution, restaurants and retail sales
General Location: On the southwest corner of the intersection of West Palmetto Park Road and Powerline Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 4

11. **Control No:** 1988-00059
Application No: DRO-2009-00969 (**Application Name:** PBC Water Treatment Plant No. 9)
application of Palm Beach County PREM by JPR Planning Services Inc.
Request: a Final Site Plan approval rezoning to a PO zoning designation with a COZ . The COZ is to allow WUD to apply for OTB DRO Certification of a final site plan that will remove the DRO limitation thresholds in future amendments.
General Location: South of Palmetto Park Road, West of State Road 7
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5

12. **Control No:** 2009-00121
Application No: CA-2009-00206 (**Application Name:** Jupiter Seventh Day Adventists)
application of Conference Florida by Cotleur & Hearing Inc.
Title: a Class A Conditional Use
Request: to allow a Place of Worship
General Location: East side of 103rd terrace north and south of Indiantown Road.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 1

13. **Control No:** 2004-00456
Application No: DOA-2008-02226 (**Application Name:** Villaggio Isles PUD)
application of Anasca Communities Llc by Anasca Communities LLC
Title: a Development Order Amendment
Request: to modify Conditions of Approval to increase number of dwelling units by 277; to restart commencement clock
General Location: Northwest corner of Atlantic Avenue and Hagen Ranch Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
14. **Control No:** 1998-00023
Application No: DOA-2009-00216 (**Application Name:** Pratt and Orange MUPD)
application of Indian Trail Improvement District by Palm Beach County, Urban Design Kilday Studios
Title: a Development Order Amendment
Request: to reconfigure site plan, add square footage, relocate two access points and modification or deletion of five conditions of approval
General Location: Northeast corner of Orange Boulevard and Seminole Pratt Whitney Road.
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 6
15. **Control No:** 2000-00007
Application No: DOA-2009-00562 (**Application Name:** Glades Square)
application of Benchmark Glades Square Assocs Llc by Urban Design Kilday Studios
Request: to amend two Conditions of approval to remove furniture store use restriction and allow professional office use
General Location: Northeast corner of Glades Road and 95th Avenue South
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 5
16. **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
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
17. **Control No:** 1976-00121
Application No: DOA/R-2009-00566 (**Application Name:** Queen of Pawns)
application of Rose Diamond Investments Inc by Land Research Management Inc.
Title: a Development Order Amendment
Request: To reconfigure the site plan
Title: a Requested Use
Request: To allow a pawnshop to occupy 1780 sf of a 12410 s.f. 2-story commercial building
General Location: South side of Okeechobee boulevard, east of The Ronald Regan Turnpike
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
18. **Control No:** 2007-00371
Application No: Z/CA-2009-00210 (**Application Name:** LaMensa Academy)
application of Henry Taylor by Jon E Schmidt & Associates
Title: an Official Zoning Map Amendment
Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) District
Title: a Class A Conditional Use
Request: to allow a Day Care, General
General Location: South side of Northlake Boulevard, approximately 250' East of Hall Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6

19. **Control No:** 1988-00057

Application No: ZV/DOA/Z-2009-00555 (**Application Name:** **Water Treatment Plant #8**) application of Palm Beach County by JPR Planning Services Inc.

Title: a Type II Zoning Variance

Request: to allow a reduced set back for Water Treatment Facility and reduced setback for Accessory Facilities

Title: a Development Order Amendment

Request: to add land area 4.33-acres, reconfigure site plan and legislative abandonment of the prior Special Exception granted under R-1989-939

Title: an Official Zoning Map Amendment

Request: To allow a rezoning from the Single-family Residential (RS) Zoning District to Public Ownership (PO) Zoning District with a Conditional Overlay Zone

General Location: South east corner of Jog Road and The Florida's Turnpike

Project Manager: Donna Adelsperger, SITE PLANNER I

BCC District: 2

DRO - NEW ITEMS

DRO - PREVIOUSLY NOT APPROVED

DRO - SIX MONTHS

PUBLIC HEARING - REMANDS

PUBLIC HEARING - RESIDENTIAL - PREVIOUSLY NOT CERTIFIED

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL

PUBLIC HEARING - NON-RESIDENTIAL - REMANDED

PUBLIC HEARING - NON-RESIDENTIAL - PREVIOUSLY NOT CERTIFIED

PUBLIC HEARING - PRE-APPLICATION

WORKSHOP ITEMS

20. **Control No:** 1987-00006

Application No: ZV/DOA-2009-00219 (**Application Name:** **Broward Motorsports of Palm Beach**) application of Broward Motorsports of Palm Beach LLC by Ruden McClosky

Title: a Type II Zoning Variance

Request: to allow the site to exceed the build-to line

Title: a Development Order Amendment

Request: to re-desingate land uses (auto dealership to a facility that sells/leases and services motorcycles, boats, etc).

General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue

Project Manager: David McGuire, SITE PLANNER II

BCC District: 2

21. **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

22. **Control No:** 2002-00027

Application No: DRO-2008-02223 (**Application Name:** **US 441 Land Trust**) application of 10101 Llc by Jon E Schmidt & Associates

Request: a Final Site Plan approval to add square footage and a new use, Auto Paint or Body Shop

General Location: North of 60th Street, on the West side of US 441

Project Manager: Anthony Wint, SITE PLANNER II

BCC District: 3

PREAPPLICATION CONFERENCE

TYPE II VARIANCE

23. **Control No:** 1990-00040
Application No: ZV-2009-00989 (**Application Name:** Aspen North Congress Office/Warehouse) application of Aspen North Congress Llc by Ruden McClosky
Title: a Type II Zoning Variance
Request: to allow a reduction of 4.4% in pervious surface area; to allow a reduction in required parking; and to allow reduction in the incompatibility buffer width along the south property line
General Location: Congress Avenue, south of Okeechobee Boulevard
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
24. **Control No:** 1973-00018
Application No: ZV-2009-00978 (**Application Name:** Texaco Gas Station) application of Hefaz Enterprise Inc by Jon E Schmidt & Associates
Request: to allow for the reduction or elimination of required setbacks, parking requirements, queuing space length, interior landscaping material, pervious surface area, foundation planting percentages, perimeter buffering width and material, interior island width, planting around signs and dumpster screening.
General Location: Northwest corner of Lake Worth Road and Pinehurst Road
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
25. **Control No:** 1992-00039
Application No: ZV-2009-00980 (**Application Name:** The Food Court) application of Nguyen Investments LLC by Jon E Schmidt & Associates
Title: a Type II Variance
Request: 5 non-concurrent Type II variances to allow for the reduction or elimination of required separation distances and perimeter buffering width and material
General Location: North side of Okeechobee Boulevard, approximately 1,200' east of West Drive
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
26. **Control No:** 2002-00011
Application No: ZV-2009-00973 (**Application Name:** MPC III Turnpike Business Park) application of Mpc 3 Llc by McCraney Property Co.
Title: a Type II Variance
Request: to allow a reduction of landscape buffers to obtain relief from ULDC requirements caused by rezoning of the property
General Location: Belvedere Road at Turnpike
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 6
27. **Control No:** 2004-00471
Application No: ZV-2009-00991 (**Application Name:** Canyon Town Center TMD) application of Boynton Beach Associates XVII by Urban Design Kilday Studios
Request: Variance to allow the AGR TMD to issue CO's prior to the construction of plazas and squares located on required main streets
General Location: Southeast Corner of Lyons Road and Boynton Beach Boulevard
Project Manager: Monica Cantor, SITE PLANNER II **BCC District:** 5
28. **Control No:** 1987-00032
Application No: ZV-2009-00970 (**Application Name:** Hippocrates PUD Pod B) application of Hippocrates Health Institute Of Fl Inc by Miller Land Planning
Title: a Type II Variance
Request: to recognize and rectify the 100% overlap of PBCWUD easement and buffer in Pod A and allow 100% overlap of FPL and AT&T easements within Pod B
General Location: West side of Skees Road, between Golden River Drive and Palmdale Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 2