

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**JANUARY 14, 2009  
9:00 A.M.**

**TOWN OF LOXAHATCHEE GROVES**

**DRO - CONSENT**

1. **Control No:** 2008-00052  
**Application No:** DRO-2008-01890 (**Application Name:** Harvest Galleria MUPD) application of W & W Xxiii Llc by Cotleur & Hearing Inc.  
**Request:** Final Site Plan  
**General Location:** West side of State Road 7, to the northwest of Hanover Point Drive.  
**Project Manager:** Anthony Wint, SITE PLANNER II **BCC District: 3**
  
2. **Control No:** 1991-00042  
**Application No:** DRO-2008-01889 (**Application Name:** T-Mobile 6WP1171 Faith United Methodist Church) application of Faith United Methodist Church Of, T-Mobile South LLC by Glotel Inc. T-Mobile South LLC  
**Request:** a Final Site Plan approval  
**General Location:** South of Boynton Beach Blvd., and West of El Clair Ranch Road  
**Project Manager:** Anthony Wint, SITE PLANNER II **BCC District: 5**
  
3. **Control No:** 2008-00243  
**Application No:** DRO-2008-01906 (**Application Name:** Hypoluxo Shoppes) application of Hypoluxo Shoppes Inc by Hypoluxo Shoppes  
**Request:** Final Site Plan  
**General Location:** Hypoluxo Road and High Ridge Road  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District: 3**
  
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:** 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**

**DRO - NEW ITEMS**

5. **Control No:** 2007-00378  
**Application No:** DRO-2008-01901 (**Application Name:** Palm Center) application of Jason Bibi by Miller Land Planning  
**Request:** final site plan approval (Exhibit 1)  
**General Location:** Approximately 300 feet north of Lantana Road on the east side fo Military Trail and Morrison Avenue  
**Project Manager:** Donna Adelsperger, SITE PLANNER I **BCC District: 3**

6. **Control No:** 2007-00339  
**Application No:** DRO-2008-01893 (**Application Name:** **Mirzadeh Apartments**) application of Mohammad Mirzadeh by Mirza Construction Company  
**Request:** Final Subdivision Approval  
**General Location:** East of Sherwood Forest Blvd., North of Purdy Lane.  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 2
  7. **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
  8. **Control No:** 2004-00525  
**Application No:** DRO-2008-01896 (**Application Name:** **Atlantic Commons - Plat 2**) application of Commons Atlantic by Atlantic Commons Associates LLLP  
**Request:** Final Site Approval  
**General Location:** Northeast of Atlantic Avenue and Florida Turnpike.  
**Project Manager:** Ora Owensby, SITE PLANNER II **BCC District:** 5
  9. **Control No:** 1975-00068  
**Application No:** DRO-2008-01904 (**Application Name:** **Loggers Run commercial**) application of Holdings Gph by Ruden McClosky  
**Request:** Final Site Plan  
**General Location:** North side of Palmetto Park Road, on the East side of Oriole Country Road.  
**Project Manager:** Joyce Lawrence, SITE PLANNER II **BCC District:** 5
  10. **Control No:** 2008-00218  
**Application No:** DRO-2008-01888 (**Application Name:** **Santos Building**) application of Francisco Santos by Jon E Schmidt & Associates  
**Request:** a Final Site Plan approval  
**General Location:** Northeast corner of Westgate Avenue and Oselola Drive.  
**Project Manager:** David McGuire, SITE PLANNER II **BCC District:** 2
- DRO - PREVIOUSLY NOT APPROVED**
11. **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
  12. **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 Wabsso Drive west of Tallahassee Drive.  
**Project Manager:** David McGuire, SITE PLANNER II **BCC District:** 2
  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:** 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
16. **Control No:** 2003-00100  
**Application No:** DRO-2008-01530 (**Application Name:** Five Stones Mine) application of Five Smooth Stones Inc by Sterling Engineering & Mangement 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

**DRO - SIX MONTHS**

17. **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
18. **Control No:** 2007-00346  
**Application No:** DRO-2008-01017 (**Application Name:** Bergeron Sand Rock andAggregate) application of Florida Ranch Enterprises Inc by Jon E Schmidt & Associates  
**Request:** Final Site Plan Approval (Exhibit 1).  
**General Location:** Located on the west side of US Highway 27, approximately 6.56 miles south of CR-827.  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 6

**REMANDED**

**PUBLIC HEARING - NEW ITEMS: RESIDENTIAL**

19. **Control No:** 2004-00369  
**Application No:** PDD/DOA-2008-01911 (**Application Name:** Ascot - Lyons and Atlantic PUD) application of Donna Klein Jewish Academy Inc by Land Design South Inc.  
**Title:** an Official Zoning Map Amendment to a Planned Development District  
**Request:** rezoning from the Traditional Marketplace Development (TMD)Zoning District to the Agricultrual Reserve Planned Unit Development (AGR/PUD) Zoning District  
**Title:** a Development Order Amendment  
**Request:** to add land area and delete land area  
**General Location:** Northeast corner of West Atlantic Avenue and Lyons Road.  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District:** 5

20. **Control No:** 2005-00454  
**Application No:** PDD/R/W-2008-01902 (**Application Name:** **Carlyle Senior Housing**) application of SRR Holdings LLC by Miller Land Planning  
**Title:** an Official Zoning Map Amendment to a Planned Development District  
**Request:** to rezone from Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD).  
**Title:** a Requested Use  
**Request:** to allow a Type III CLF  
**Title:** a Waiver of Dimensional Criteria  
**Request:** to allow a reduction in the required frontage  
**General Location:** West side of SR 7, approximately 2,000 feet north of Lantana Road.  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 3
21. **Control No:** 2000-00097  
**Application No:** DOA/EAC-2008-01899 (**Application Name:** **Villa Regina CLF**) application of Villa Regina Of West Palm Beach Inc by JOHNSTON GROUP Land Development Consultants Inc.  
**Title:** a Development Order Amendment  
**Request:** to modify Conditions of approval  
**Title:** an Expedited Application Consideration  
**Request:** to allow an Expedited Application  
**General Location:** East side of Haverhill Road, North of Century Blvd.  
**Project Manager:** Monica Cantor, SITE PLANNER II **BCC District:** 2
22. **Control No:** 2003-00061  
**Application No:** DOA/EAC-2008-01966 (**Application Name:** **Angelocci Property PUD**) application of K Angelocci Llc by Land Design South Inc.  
**Title:** a Development Order Amendment  
**Request:** Modify Conditions of Approval (Workforce Housing)  
**Request:** to allow an Expedited Application  
**General Location:** Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 2

**PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL**

23. **Control No:** 2005-00455  
**Application No:** DOA-2008-01367 (**Application Name:** **Hyder AGR-PUD**) application of Boca Raton, Boynton Beach, South Florida Water Management Dist 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
24. **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 - NEW ITEMS: NON RESIDENTIAL**

25. **Control No:** 2008-00249  
**Application No:** Z-2008-01886 (**Application Name:** 340 Pike Road)  
 application of Charlie Lowe by Smiley & Associates Inc.  
**Title:** an Official Zoning Map Amendment  
**Request:** Agricultural Residential (AR) to Light Industrial (IL)  
**General Location:** NE Southern and Pike Road  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 6
26. **Control No:** 2004-00616  
**Application No:** TDD/DOA-2008-01912 (**Application Name:** Delray Market Place TMD) application of Donna Klein Jewish Academy Inc by Land Design South Inc.  
**Title:** an Official Zoning Map Amendment to a Traditional Development District  
**Request:** rezoning from the Agricultural Reserve Residential Planned Unit Development (AGR/PUD) Zoning District to the Traditional Marketplace Development (TMD) Zoning District  
**Title:** a Development Order Amendment  
**Request:** to add land area  
**General Location:** Northwest corner of West Atlantic Avenue and Lyons Road  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District:** 5
27. **Control No:** 2004-00616  
**Application No:** DOA-2008-01900 (**Application Name:** Delray Marketplace) application of Eric Strickland by Urban Design Studio  
**Title:** a Development Order Amendment  
**Request:** Reconfigure site plan, reduce the commercial area and residential units, restart commencement clock and delete 3 Conditions of Approval  
**General Location:** Northwest corner of West Atlantic Avenue and Lyons Road  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District:** 5
28. **Control No:** 2004-00616  
**Application No:** DOA-2008-01908 (**Application Name:** Delray Marketplace) application of Whitworth Estates Pud Llc by Land Design South Inc.  
**Title:** a Development Order Amendment  
**Request:** to delete land area  
**General Location:** Northwest corner of West Atlantic Avenue and Lyons Road.  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District:**
29. **Control No:** 1986-00026  
**Application No:** ABN/Z/ZV-2008-01905 (**Application Name:** Colonial Inn) application of Inn Colonial by Urban Design Studio  
**Title:** a Development Order abandonment  
**Request:** to abandon a Special Exception  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from RM to IPF  
**Title:** a Type II Variance  
**Request:** to reduce the required Landscape Buffer width from 15' to 5'  
**General Location:** 1/4 mile North of Atlantic Avenue, on the West side of Sims Road.  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 5
30. **Control No:** 1984-00130  
**Application No:** ABN/EAC-2008-01892 (**Application Name:** Vista Center Parcel 23 - Subparcel 5) application of Rick and Andrea Fulcher by Land Design South Inc.  
**Title:** a Development Order Abandonment  
**Request:** to abandon the daycare, general grnted under R-2005-0379)  
**Title:** an Expedited Application Consideration  
**Request:** to allow an Expedited Application  
**General Location:** Approximately .5 miles east of the intersection of Okeechobee Blvd. and Jog Road  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 2

31. **Control No:** 1995-00017  
**Application No:** DOA/R/Z-2008-01903 (**Application Name:** **Friends of Chabad (Addison Court)**) application of Friends Of Chabad Of Boca Raton Inc by Miller Land Planning  
**Title:** a Development Order Amendment  
**Request:** to increase square footage  
**Title:** a Requested Use  
**Request:** to allow a place of worship/daycare  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from General Comercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.  
**General Location:** Approximately 490' North of Clint Moore Rd., on the East side of Military Trail.  
**Project Manager:** Joyce Lawrence, SITE PLANNER II **BCC District:** 4
32. **Control No:** 2008-00421  
**Application No:** PDD/R-2008-01913 (**Application Name:** **Hagen Commercial MUPD**) application of William Mazzoni by Land Design South Inc.  
**Title:** an Official Zoning Map Amendment to a Planned Development District  
**Request:** rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District  
**Title:** a Requested Use  
**Request:** to allow a Restaurant Type II  
**General Location:** Northeast corner of Boynton Beach Boulevard and Hagen Ranch Road.  
**Project Manager:** Joyce Lawrence, SITE PLANNER II **BCC District:** 5
33. **Control No:** 2001-00080  
**Application No:** DOA-2008-01910 (**Application Name:** **Innovation Way at Pratt Whitney**) application of Congress Avenue Properties Ltd by Gentile Holloway O'Mahoney & Assoc  
**Title:** a Development Order Amendment  
**Request:** to modify conditions of approval; to reconfigure the site plan  
**General Location:** South side of Innovations Drive, 1/2 mi. from the intersection of Pratt-Whitney Rd. and Beeline Hwy.  
**Project Manager:** Joyce Lawrence, SITE PLANNER II **BCC District:** 1
34. **Control No:** 2008-00281  
**Application No:** Z-2008-01909 (**Application Name:** **DuBois Park Rezoning**) application of Palm Beach County by Gentile Holloway O'Mahoney & Assoc, 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:** Northeast of the intersection of Jupiter Beach Road and A-1-A, at the North terminus of Dubois Road.  
**Project Manager:** Ora Owensby, SITE PLANNER II **BCC District:** 1
35. **Control No:** 1982-00190  
**Application No:** Z/ABN-2008-01918 (**Application Name:** **PBIA Properties Rezoning**) application of Palm Beach County by Kilday & Associates Inc., Palm Beach County  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from High Residential (RH), Multifamily Residential (RM), Light Industrial (IL), and General Commercial (CG) to the Public Ownership (PO) zoning district  
**Title:** a Development Order Abandonment  
**Request:** to revoke Resolution R-80-1615 which granted a Special Exception to allow an Office/Warehouse Combination.  
**General Location:** north and south side of Belvedere Road between Military Trail and Congress Avenue and west of Military Trail north and south of Wlalis Road  
**Project Manager:** Autumn Sorrow, SENIOR SITE PLANNER **BCC District:**

36. **Control No:** 1979-00119  
**Application No:** DOA-2008-01891 (**Application Name:** **ARVIDA TURNPIKE PLAZA**) application of Gr 305 Llc & by Land Design South Inc.  
**Title:** to amend condition of approval A.2 of R-97-2077; to reconfigure the Site Plan  
**Request:** a Development Order Amendment  
**General Location:** Northeast corner of Florida's Turnpike and Glades Road.  
**Project Manager:** Anthony Wint, SITE PLANNER II **BCC District:** 5

37. **Control No:** 2002-00064  
**Application No:** Z/CA/ZV-2008-01915 (**Application Name:** **Boys and Girls Club**) application of Ross Hering by JOHNSTON GROUP Land Development Consultants Inc.  
**Title:** an Official Zoning Map Amendment  
**Request:** from the Public ownership (PO) Zoning District to the Single-family Residential (RS) Zoning District  
**Title:** a Class A Conditional Use  
**Request:** to allow an Assembly Non-Profit Institutional  
**Title:** a Type II Zoning Variance  
**Request:** to allow a reduction in the required number of parking spaces  
**General Location:** Approximately one mile west of Haverhill Road on south side of Belvedere Road.  
**Project Manager:** Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6

**PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL**

38. **Control No:** 2008-00222  
**Application No:** CA-2008-01188 (**Application Name:** **King of Kings**) application of Rey De Reyes King Of Kings Inc by Land Research Management Inc.  
**Title:** a Class A Conditional Use  
**Request:** to allow a Place of Worship  
**General Location:** Approximatley 1200 ft. east of Seminole Pratt Whitney Road on the south side of Okeechobee Boulevard  
**Project Manager:** Ronald Sullivan, SENIOR SITE PLANNER **BCC District:** 6

39. **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

**PUBLIC HEARING - SIX MONTHS**

40. **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 Mulitple 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

41. **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
42. **Control No:** 1981-00157  
**Application No:** DOA-2008-00792 (**Application Name:** **Target Shopping Center**) application of 1997 1951 by Siemon & Larsen P.A.  
**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
43. **Control No:** 1997-00110  
**Application No:** ZV/CB-2008-01026 (**Application Name:** **Okeechobee Row**) application of Packer Family Ltd Partnership by Urban Design Studio  
**Title:** a Type II Zoning Variance  
**Request:** Reductions for rear setback, dumpster screening, foundation planting, increase in pervious area, reduction in shrubs, reduction in buffers, reduction in terminal island width and reduction in interior landscape island width  
**Title:** a Class B Conditional Use  
**Request:** to allow Type II Restaurants  
**General Location:** South side of Okeechobee Blvd., East of Palm Beach Lakes Blvd.  
**Project Manager:** David McGuire, SITE PLANNER II **BCC District:** 2

**WORKSHOP ITEMS**

**PREAPPLICATION CONFERENCE**

**TYPE II VARIANCE**