

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



DEVELOPMENT REVIEW OFFICER AGENDA

**JUNE 10, 2009
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

1. **Control No:** 1994-00040
Application No: DOA-2009-01501 (**Application Name:** **Loxahatchee Equestrian Clinic**) application of Bryon Reid by Charles Putman & Associates
Title: a Development Order Amendment
Request: to add square footage and reconfigure site plan
General Location: East side of F Road, approximately 1/3 mile south of Okeechobee Blvd.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6

DRO - CONSENT

2. **Control No:** 2005-00003
Application No: DRO-2009-01488 (**Application Name:** **Lyons West AGR-PUD Pod E/Plat 4**) application of Boynton Beach by Last Devenport Inc.
Request: Final Site Plan Approval for Plat 4 (Exhibit)
General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 5
3. **Control No:** 2008-00111
Application No: DRO-2009-00983 (**Application Name:** **New Worldwide Apostolic Church**) application of Michael James by Burt Smith PE
Request: a Final Site Plan approval for a Conditional A Use for a Place of Worship
General Location: Approximately 2,300' east of Okeechobee Blvd. and Seminole Pratt Whitney Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 6
4. **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
5. **Control No:** 1982-00182
Application No: DRO-2009-01500 (**Application Name:** **901 Stinson Way, Lot 4**) application of Catoe Investments Inc by Cotleur & Hearing Inc.
Request: Final Subdivision/Site Plan Approval (Exhibit)
General Location: Leelan West Industrial Park at the intersection of Belvedere Road and Leelan Way.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 6

6. **Control No:** 1984-00152
Application No: DRO-2009-01484 (**Application Name:** **St. Jude Catholic Church & School**) application of Gerald Barbarito by Jon E Schmidt & Associates
Request: Final Site Plan Approval (Exhibit 214)
General Location: The southwest corner of Palmetto Circle North and Toledo Road.
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 4
7. **Control No:** 1975-00068
Application No: DRO-2009-01502 (**Application Name:** **Loggers Run Commercial**) application of Holdings Gph by Ruden McClosky
Request: Final Site Plan approval (Exhibit)
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
8. **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 reconfigure the master plan; modify Conditions of Approval (Architectural Review, Engineering, Landscape, Planning, Planned Unit Development); to increase number of dwelling units; to restart commencement clock and; to waive the affordability limitation restrictions.
General Location: Northwest corner of Atlantic Avenue and Hagen Ranch Road.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
9. **Control No:** 2004-00247
Application No: DOA/R/TDR-2009-00218 (**Application Name:** **Town Commons PUD**) application of Town Commons Acquisition Llc by CMS Engineering LLC
Title: a Development Order Amendment
Request: to modify Conditions of Approval - to increase the density from 80 multifamily units to 132 condominium multi-family dwelling units
Title: a Requested Use
Request: To allow Transfer of Development Rights
Title: a Transfer of Development Rights
Request: to allow the transfer of development rights for 28 units....
General Location: Northeast corner of Lyons Road and Hypoluxo Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3
10. **Control No:** 1973-00216
Application No: DOA-2009-00567 (**Application Name:** **Montessori Academy**) application of Palm Beach Baptist Church Inc by Jon E Schmidt & Associates
Title: a Development Order Amendment
Request: to reconfigure the site plan, add square footage and amend the approval from 60 to 108 students
General Location: South side of Military Trail approximately 1,000 feet south of Lantana Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 3

11. **Control No:** 1992-00039
Application No: DOA/CA-2009-00981 (**Application Name:** The Food Court)
application of Nguyen Investments Llc by Jon E Schmidt & Associates
Title: a Development Order Amendment
Request: to add a use (Restaurant, Type I), amend conditions of approval, reconfigure preliminary development/site plan and to delete square footage
Title: a Class A Conditional Use
Request: to allow for a Type I Restaurant
General Location: North side of Okeechobee Boulevard, approximately 1,200' east of West Drive
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
12. **Control No:** 1973-00018
Application No: CA-2009-00979 (**Application Name:** Texaco Gas Station)
application of Hefaz Enterprise Inc by Jon E Schmidt & Associates
Title: a Class A Conditional Use
Request: to allow a Convenience store with gas sales(12 fueling positions) including an accessory Car Wash
General Location: Northwest corner of Lake Worth Road and Pinehurst Drive
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
13. **Control No:** 1973-00018
Application No: ZV-2009-00978 (**Application Name:** Texaco Gas Station)
application of Hefaz Enterprise Inc by Jon E Schmidt & Associates
Title: a Type II Zoning Variance
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
14. **Control No:** 1983-00045
Application No: ZV-2008-01675 (**Application Name:** JCL Contractor's Storage)
application of JCL Management LLC by Jon E Schmidt & Associates
Title: a Type II Zoning Variance
Request: to allow a buffer width reduction, a reduction in the number canopy trees, a reduction in the minimum height visual screen and the elimination of wall all within eastern Type III Incompatibility Buffer
General Location: located on the northeast corner of Benoist Farms Road and Southern Boulevard
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 6
15. **Control No:** 1999-00029
Application No: DOA/CB/CA-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.
Title: Conditional Use Class A
Request: to allow for the expansion of the previously approved Convenience Store with Gas Sales
General Location: Southwest corner of US 441 and Atlantic Ave
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5

16. **Control No:** 1986-00114
Application No: DOA/EAC-2009-00994 (**Application Name:** **Summit Christian School**) application of Summit Christian by Summit Christian School
Title: a Development Order Amendment
Request: to amend Landscape Conditions of Approval on the southern and eastern property lines
Request: EAC
General Location: Southeast corner of Summit Blvd and Haverhill Road
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 2
17. **Control No:** 2008-00132
Application No: ZV/CA/W-2009-00221 (**Application Name:** **Wat Mahabhatujetiaram**) application of Thoonthawai Thuaprakhon by
Title: a Type II Variance
Request: to allow a reduction in the buffer along the south property; to allow reduction of 5 feet of the rear setback; to allow total overlap of north buffer into utility easement; to allow total overlap of east buffer into utility easement.
Title: Conditional Use Class A
Request: a Class A Conditional Use to allow a Place of Worship
Title: a Unique Structure Deviation
Request: to allow deviation
General Location: Southwest corner of Royal Palm Beach Boulevard and 47th Road North
Project Manager: Monica Cantor, SITE PLANNER II **BCC District:** 6
18. **Control No:** 2004-00202
Application No: DOA/EAC-2009-01497 (**Application Name:** **Mid-County Center**) application of Palm Beach County by Palm Beach County, Urban Design Kilday Studios
Title: a Development Order Amendment
Request: to modify a Voluntary Commitment (Engineering)
Title: an Expedited Application Consideration
Request: to allow an Expedited Application
General Location: Southwest corner of Coconut Road and Lake Worth Road.
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 3
19. **Control No:** 2005-00599
Application No: DOA/R-2009-00565 (**Application Name:** **Northlake CLF**) application of Four Jr Corporation by Land Research Management Inc.
Title: a Development Order Amendment
Request: to reconfigure the site plan, redesignate land uses and add square footage.
Title: a Requested Use
Request: to allow a Congregate Living Facility Type III
General Location: North side of Northlake Boulevard, approximately 4 miles west of Beeline Highway (SR710)
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 1
20. **Control No:** 1991-00042
Application No: DOA-2009-00996 (**Application Name:** **Faith United Methodist Church**) application of Faith United Methodist Church Of by Faith United Methodist Church
Title: a Development Order Amendment
Request: to reconfigure the site plan to allow an increase in the number of children and square footage for the Day Care use, a decrease square footage for the church use, and to modify a condition of approval (Day Care).
General Location: 6340 Boynton Beach Boulevard
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5

21. **Control No:** 2004-00616
Application No: ZV/DOA-2008-01900 (**Application Name:** Delray Marketplace) application of Eric Strickland by Urban Design Kilday Studios
Title: a Type II Zoning Variance
Request: to allow eliminate the Building Transparency Design requirement for Building I (Theatre and Bowling Alley)
Title: a Development Order Amendment
Request: Restart the commencement clock, reconfigure site plan to reduce square footage and dwelling units, and modify/delete Conditions of Approval (Architectural Review, Building and Site Design, Planning)
General Location: Northwest corner of West Atlantic Avenue and future Lyons Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5
22. **Control No:** 2003-00501
Application No: PDD/R/TDR-2008-01907 (**Application Name:** Southern Trails PUD) application of Anthony House, Anthony Lasala by Popper and Associates
Title: an Official Zoning Map Amendment to a Planned Development District
Request: to allow a rezoning from the Agricultural Residential (AR) to the Planned Unit Development (PUD)
Title: a Requested Use
Request: to allow Transfer of Development Right units
Title: a Transfer of Development Rights
Request: to allow the Transfer of Development Rights for 76 units, designate the subject property as the receiving area, and approve the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.
General Location: Approximately 1/5 mi. North of Hypoluxo Road, on the East side of Military Trail
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 3

DRO - NEW ITEMS

DRO - PREVIOUSLY NOT APPROVED

DRO - PRE-APPLICATION

REMANDED

PUBLIC HEARING - RESIDENTIAL - PREVIOUSLY NOT CERTIFIED

PUBLIC HEARING - NON-RESIDENTIAL - NEW

PUBLIC HEARING - NON-RESIDENTIAL - REMANDED

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

PUBLIC HEARING - PRE-APPLICATION

WORKSHOP ITEMS

23. **Control No:** 2002-00011
Application No: DRO-2008-01679 (**Application Name:** MPC III Turnpike Business Park) application of Mpc 3 Llc by McCraney Property Co.
Request: Final Site Plan
General Location: Southeast corner of Belvedere Road and the Florida Turnpike.
Project Manager: Autumn Sorrow, SENIOR SITE PLANNER **BCC District:** 6
24. **Control No:** 1995-00003
Application No: DRO-2009-01487 (**Application Name:** West Jupiter Community Group) application of West Jupiter Community Group Inc by Cotleur & Hearing Inc.
Request: Final Site Plan Approval (Exhibit)
General Location: On the north side of Church Street, approximately 1 mile west of Limestone Creek Road.
Project Manager: Andrea Harper, SITE PLANNER II **BCC District:** 1

PREAPPLICATION CONFERENCE

25. **Control No:** 2008-00215

Application No: PA-2009-02162 (**Application Name:** **Davis Road Apartments**) application of Land Community by Community Land Trust of PBC

Request: Pre-application Conference

General Location: East and West sides of Davis Road one quarter mile south of Melaleuca Lane

Project Manager: Donna Adelsperger, SITE PLANNER I

BCC District: 3

TYPE II VARIANCE