



# DEVELOPMENT REVIEW OFFICER AGENDA

Meeting Date: September 12, 2007

**DRO Follow-up:** Sept 17, 2007  
**Agency Comments Due (EAC):** Oct 3, 2007  
**Agency ZC Comments Due:** October 12, 2007

**BCC Hearing (EAC):** October 25, 2007  
**ZC Hearing:** November 1, 2007  
**BCC Hearing:** November 29, 2007

<b>A. TOWN OF LOXAHATCHEE GROVES</b>	
<b>1.</b> 2003-00071	Community of Hope Church by Land Research Management, Inc. agent. Request: To allow a Place of Worship <u>Summary:</u> <u>General Location:</u> Northwest corner of Okeechobee Boulevard and "E" Road  Application No: CA-2007-00053 PM: Ron Sullivan, Senior Site Planner BCC District: 6
<b>B. DRO – NEW REQUEST</b>	
<b>2.</b> 1983-00120	Tires Plus by Miller Legg agent. Request: Final Site Plan approval to add a 1,216 sf. storage building. Summary: Off the board final site plan approval for the addition of a 1,216 square foot tire storage building to the site. General Location: West side of SR 7/US 441  Application No: DRO-2007-00988 PM: Ron Sullivan, Senior Site Planner BCC District: 5
<b>3.</b> 1990-0006	North County Airport by Jon E Schmidt & Associates agent. Request: Final Site Plan approval to allow a private hangar on the subject property. Summary: General Location: Located within the North County Airport which is located off the Bee Line Highway.  Application No: DRO-2007-00990 PM: Ora Owensby, Site Planner II BCC District: 1
<b>4.</b> 1996-041	Royall Wall Systems by Jon E Schmidt & Associates agent. Request: Final Site Plan approval for 237,882 sf. of warehouse space with 59,470 sf. of accessory offices and 10,000 sf. of an existing office building. Summary: Final Site Plan approval for 237,882 sq. ft. of warehouse space with 59,470 sq. ft. of accessory offices and 10,000 sq. ft. of an existing office building. General Location: East side of Pike Road approximately 2,200 feet North of Souther Boulevard  Application No: DRO-2007-00993 PM: Sandra Gonzalez, Site Planner II BCC District: 6
<b>5.</b> 2006-0050	Canyon East AGR PUD by Miller Land Planning agent. Request: Off the board master plan approval Summary: General Location: south of Boynton Beach Blvd on the east side of Acme Dairy road.  Application No: DRO-2007-00995 PM: Anthony Wint, Site Planner II BCC District: 3, 5
<b>6.</b> 2003-00034	Lantana Farms PUD by Julian Bryan & Associates agent. Request: Revision to Master Plan to add 10 zero lot line homes in Pod A; delete 14 townhomes in Pod B for a total of 128 units. Summary: Proposed is a revision to the Lantana Farms PUD master plan to add 10 zero-lot-line units in Pod A, and delete 14 townhouses in Pod B for a revised total of 128 from the 132 previously approved units. General Location: Approximately 380 feet east of Florida Turnpike on the south side of Lantana Road.  Application No: DRO-2007-00998 PM: Joyce Lawrence, Site Planner II BCC District: 3

7. 2003-00034	Lantana Farms PUD by Julian Bryan & Associates agent. Request: Revision to final site plan to add 10 zero-lot-line homes in Pod A; delete 14 townhomes in Pod B for a revised total of 128 units. Summary: Proposed is a revision to the Lantana Farms PUD site plan to add 10 zero-lot-line units in Pod A, and delete 14 townhouses in Pod B for a revised total of 128 from the 132 previously approved units. General Location: Approximately 380 feet east of Florida's Turnpike on the south side of Lantana Road.
Application No: DRO-2007-01000 PM: Joyce Lawrence, Site Planner II BCC District: 3	
8. 2006-00550	Canyon East AGR PUD by Last Devenport, Inc. agent. Request: Site Plan approval for Plat 1 to allow 120 zero lot line units on 52.77 acres. Summary: General Location: East side of Acme East Road approximately ?? south of Boynton Beach Boulevard
Application No: DRO-2007-01001 PM: Anthony Wint, Site Planner II BCC District: 5	
9. 2006-00550	Canyon East AGR PUD by Last Devenport, Inc. agent. Request: Final site plan approval for Plat 2 Summary: General Location: East side of Acme East Road approximately 0.5 south of Boynton Beach Boulevard
Application No: DRO-2007-01002 PM: Anthony Wint, Site Planner II BCC District: 5	
10. 1998-00032	Palm Beach Transfer And Recycling by Land Design South, Inc. agent. Request: Revised site plan. Summary: General Location: Located North of Southern Blvd, at the North-Eastern corner of Cleary and Wallis Road.
Application No: DRO-2007-01004 PM: Andrea Harper, Site Planner II BCC District: 6	
11. 2007-00310	Southern Waste Systems by Land Design South, Inc. agent. Request: Final Site Plan Approval. Summary: General Location: Located north of Southern Blvd, on Wallis Road approximately 2 miles east of Cleary Road.
Application No: DRO-2007-01006 PM: Andrea Harper, Site Planner II BCC District: 6	
12. 2004-00525	Atlantic Commons PUD by Julian Bryan & Associates agent. Request: Master Plan approval for 477 units; 306 Fee Simple Townhouses and 171 Zero Lot Line Single Family homes. Summary: General Location: Northeast 1/4 of Atlantic Avenue and Florida's Turnpike.
Application No: DRO-2007-01008 PM: Andrea Harper, Site Planner II BCC District: 5	
13. 2004-00525	Atlantic Commons PUD by Julian Bryan & Associates agent. Request: Final Subdivision Plan Summary: General Location: Northeast 1/4 of Atlantic Avenue and Florida's Turnpike.
Application No: DRO-2007-01009 PM: Andrea Harper, Site Planner II BCC District: 5	
14. 1980-00187	Trinity Church by Land Design South, Inc. agent. Request: Final Site Plan. To modify the site plan and relocate no more than 25% of the approved square footage. Summary: Relocation of no more than 25 percent of approved square footage or area indicated as being covered to portions of the site not previously covered. This application was initially reviewed as a signature only project and has been converted to full DRO review as a workshop item on the September 12 DRO agenda with a condition that a DOA be filed in October to clarify the uses on site. General Location: West side of Military Trail approximately 0.25 mile South of Hypoluxo Road.
Application No: DRO-2007-01179 PM: Ora Owensby, Site Planner II BCC District: 3	

<b>C. DRO PREVIOUSLY NOT APPROVED</b>	
<b>15.</b> 2006-00362	Balmoral at Delray Lake Estates by Land Design South, Inc. agent. Request: Final Site Plan approval for 19 single family homes on 21.53 acres. Summary: General Location: Approximately 0.8 miles west of The Florida's Turnpike on Persimmon Avenue and approximately 2,700 feet south of Atlantic Avenue.  Application No: DRO-2006-01913 PM: Ron Sullivan, Senior Site Planner BCC District:
<b>16.</b> 2007-00051	Savannah Palms by Gerald Belgrave & Assoc. agent. Request: Final Site Plan Approval Summary: Final site plan approval for 18 multi-family units. General Location: South side of Stacy Street 1 block west of Haverhill  Application No: DRO-2007-00194 PM: Andrea Harper, Site Planner II BCC District: 2
<b>17.</b> 1997-00032	Boca Raton Commerce Center by Moyle, Flanigan agent. Request: Requesting Final Site Plan Approval. Off the BCC on 09/22/05. Resolution 05-1788. Summary: Final site plan approval for warehouse/office. General Location: South of Glades Rd. on West side of Boca Rio Road, Behind existing Public Storage.  Application No: DRO-2007-00325 PM: Andrea Harper, Site Planner II BCC District: 5
<b>18.</b> 2005-00077	Westgate CRA Overlay - Site 2 by Gary M. Brandenburg and Associates agent. Request: Revised Site Plan Approval. Summary: Final site plan approval for revise site to convert 8,815 sq. ft. building to a Maserati Showroom. (Indoor Vehicle Showroom) General Location: South side of Okeechobee Boulevard, near intersection of Palm Beach Lakes Boulevard.  Application No: DRO-2007-00531 PM: Andrea Harper, Site Planner II BCC District: 2
<b>19.</b> 1974-00195	Jonathan's Landing by Land Design South, Inc. agent. Request: Redesign recreational pod and expand tennis facility. Summary: General Location: Captain Kirle Drive, south of Dickinson Road between Alternate A1A and US Highway 1, within the Jonathan's Landing Golf Club, Jupiter.  Application No: DRO-2007-00898 PM: Douglas Robinson, Site Planner II BCC District: 1
<b>20.</b> 1987-032	Beacon Pines PUD by Miller Land Planning agent. Request: Final Master Plan Approval. <b>Summary: General Location:</b> West side of Skees Road, between Golden River Drive and Palmdale Road.  Application DRO 2007-0987 PM: Anthony Wint, Site Planner II BCC District: 2
<b>21.</b> 1987-032	Beacon Pines PUD by Miller Land Planning agent. Request: Final Master Plan Approval. <b>Summary: General Location:</b> West side of Skees Road, between Golden River Drive and Palmdale Road.  Application DRO 2007-0989 PM: Anthony Wint, Site Planner II BCC District: 2
<b>D. PUBLIC HEARING RESIDENTIAL PREVIOUSLY NOT CERTIFIED</b>	
<b>22.</b> 2005-0003	Lyons West AGR - PUD by Kilday & Associates, Inc. agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District. Request: To add land area, add units and reconfigure master plan and to allow a model row in Pod H. Request: to allow more than 40 % of the local street to terminate in dead-ends of cul-de-sacs. Request: buffers adjacent to development area Summary: General Location: Development Area - Southwest corner of Boynton Beach Boulevard and Lyons Road.  Application No: PDD/DOA/W/ZV-2007-00884 PM: Ora Owensby, Site Planner II BCC District: 3, 5

**23.** 2005-00162 Amestoy AGR PUD by Kilday & Associates, Inc. agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Request: To add land area, re-designate preserve to development area, add units and to allow a model row. Request: To allow more than 40% of the streets to end in cul-de-sacs or deadends. Summary: General Location: Northwest corner of Boynton Beach Boulevard and Lyons Road

Application No: PDD/DOA/W-2006-01934

PM: Ora Owensby, Site Planner II BCC District: 3, 5

**E. PUBLIC HEARING -NEW ITEMS: NON RESIDENTIAL**

**24.** 2007-00281 Western Landfill by Kilday & Associates, Inc. agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Public Ownership (PO) Zoning District. Summary: General Location: Southern terminus of Atlantic Sugar Mill Road, approximately 8 miles south of County Road (CR) 880.

Application No: Z-2007-01007

PM: Ora Owensby, Site Planner II BCC District: 6

**25.** 2005-00193 Levy Learning Center by Jon E Schmidt & Associates agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Request: Private School. Summary: General Location: Southeast corner of Northlake Boulevard and Bates Road.

Application No: Z/CA-2007-00991

PM: Ora Owensby, Site Planner II BCC District: 1

**26.** 1983-00161 Mercedes by Gary M. Brandenburg and Associates agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District Request: to add land area, add building squarefootage and to allow vehicle sales and rental Summary: General Location: Approximately x west/east of Palm Beach Lakes Boulevard on the south side of Okeechobee Boulevard

Application No: PDD/DOA-2007-00883

PM: Douglas Robinson, Site Planner II BCC District: 2

**27.** 2004-00616 Atlantic Avenue West/Lyons Road TMD by Urban Design Studio agent. Request: to modify a condition of approval (engineering) Request: to allow expedite review Summary: General Location: Northwest Corner of Atlantic Avenue and Lyons Road

Application No: DOA/EAC-2007-00996

PM: Carrie Rechenmacher, Senior Site Planner BCC District: 3, 5

**F. PUBLIC HEARING NON-RESIDENTIAL PREVIOUSLY NOT CERTIFIED**

**28.** 1983-00121 Lakes at Boca PUD by Colome' and Associates agent. Request: to delete land area Summary: General Location: West side of State Road 7 on the north and south sides of Yamato Road

Application No: DOA-2007-00981

PM: Douglas Robinson, Site Planner II BCC District: 5

**29.** 1984-00130 Vista Center PIPD by McCraney Property Co. agent. Request: To add two access points on an internal roadway for Parcel 19. Summary: General Location: Jog Road and Vista Parkway

Application No: DOA-2007-00875

PM: Joyce Lawrence, Site Planner II BCC District: 2

**30.** 2004-00248 Town Commons by agent. Request: to reconfigure site plan; to increase square footage; to change in use and to reduce size of loading area. Summary: General Location: Approximately 325 feet west of Lyons Road on the north side of Hypoluxo Road

Application No. DOA2007-896

PM: Anthony Wint, Site Planner II BCC District: 3

**31.** 1974-00104 Via Verde PUD by Miller Land Planning agent. Request: To allow 100% encroachment of the utility easement within the right-of-way buffer; to allow width reduction of right-of-way buffer on the south property line; width reduction of the right-of-way buffer on the east property line; reduction in the number of shrubs; to eliminate interior terminal islands along the south and east property lines. Request: To reconfigure site plan and to add square footage. Request: to allow a Type I Restaurant. Summary: General Location: Northwest corner of Powerline Road and Boca Grove Boulevard.

Application No: ZV/DOA/R-2007-00886

PM: Carol Glasser BCC District: 5

**32.** 1986-00008 Pinewood Square by Land Design South, Inc. agent. Request: To allow encroachment of utility easements within landscape buffer; to allow less than 30% pervious area; to eliminate a divider median for every 3 rows of parking; to eliminate the requirement for 10% of parking to be located in rear of building and to reduce the 20' Landscape buffer adjacent to residential. Request: To add square footage and reconfigure the site plan. Summary: General Location: Southeast corner of the intersection of Jog Road and Lantana Road.

Application No: ZV/DOA-2007-00737

PM: Ora Owensby, Site Planner II BCC District: 3

**33.** 2007-00053 Gulfstream Villas by Seminole Bay Land Company Inc agent. Request: To allow the Transfer of Development Rights Request: To allow the Transfer of Development Rights for 2 units. Summary: General Location: south of Lake Worth Road on the west side of Gulfstream Road

Application No: CA/TDR-2007-00509

PM: Donna Adelsperger, Site Plan Technician  
and Joyce Lawrence, Site Planner II BCC District: 3

**34.** 1999-00048 Sundance Farms Tower by Land Design South, Inc. agent. Request: to modify/delete conditions of approval for a Class B Conditional Use and reconfigure site plan to add four additional towers Summary: General Location: Approximately 2 miles west of US Highway 27

Application No: DOA-2007-00526

PM: Ron Sullivan, Senior Site Planner BCC District: 6

**35.** 2004-00471 Boynton Beach/Turnpike CLF by Kilday & Associates, Inc. agent. Request: To modify a (Engineering) condition of approval. Request: To allow an Expedited Application Consideration. Summary: General Location: Southeast corner of Lyons Road and Boynton Beach Boulevard.

Application No: DOA/EAC-2007-00893

PM: Ron Sullivan, Senior Site Planner BCC District: 5

**36.** 1979-00044 Florida Hindu Cultural & Religious Assn. by Land Research Management, Inc. agent. Request: rezoning from the Residential Estates (RE) Zoning District to the Residential Transitional (RT) Zoning District Request: to allow a place of worship Summary: General Location: Northwest corner of the intersection of Pioneer Road and Benoist Farms Road

Application No: Z/CA-2007-00184

PM: Ora Owensby, Site Planner II BCC District: 6

**37.** 2006-00555 St. John the Evangelist East by Colome & Associates, Inc. agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Request: To allow a Place of Worship Request: To allow a reduction for required number of parking spaces, reduction of landscape buffer to the west and reduction in the rear setback. Summary: General Location: Southwest corner of SR 7/US441 and Yamato Road

Application No: Z/CA/ZV-2006-01933

PM: Douglas Robinson, Site Planner II BCC District: 5

**38.** 2006-00524 Planet Kids VIII - Jupiter East by Jon E Schmidt & Associates agent. Request: rezoning from the Residential High (RH) Zoning District to the Single Family Residential (RS) Zoning District Request: to allow a Daycare, General Summary: General Location: Approximately 600 feet Southwest of the intersection of Indiantown Road and 63rd Terrace North

Application No: Z/CA-2006-01679

PM: Donna Adelsperger, Site Plan Technician  
and Ron Sullivan, Senior Site Planner

BCC District: 1

**39.** 1986-00062 Matthews Mini Storage by Land Research Management, Inc. agent. Request: To allow vehicle sales and rental and general repair and maintenance Summary: General Location: Approximately 1 mile south of Forest Hill Boulevard on the west side of Military Trail

Application No: CA-2005-01125

PM: Donna Adelsperger, Site Plan Technician

BCC District: 2

**G. PUBLIC HEARING -WORKSHOP ITEM(s)**

**40.** 2007-00242 Cypress Point MUPD by Kilday & Associates, Inc. agent. Request: rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District Summary: General Location: Northwest corner of Sansburys Way and Southern Boulevard

Application No: PDD-2007-00731

PM: Douglas Robinson, Site Planner II

BCC District: 6

**H. PREAPPLICATION CONFERENCE**

**41.** 2007-00343 Westgate One by Land Design South, Inc. agent. Request: Pre-Application Conference. Rezoning from Commercial Neighborhood (CN) Zoning District to General Commercial (CG) Zoning District; To allow for a Class A conditional use for 52 multi-family residential units and 47 bonus density units. Summary: General Location: The south side of Westgate Avenue, 233.78 feet east of Wabasso Drive and 308.89 feet west of Tallahassee Drive.

Application No: PA-2007-01183

PM: David G. McGuire, Site Planner II

BCC District: 2

**42.** 1980-00089 Lantana Square Shopping Center by Kimley Horn and Associates, Inc. agent. Request: Pre-application conference to discuss proposed changes and possible variances for the commercial center Summary: General Location: Southwest corner of Jog Road and Lantana Road

Application No: PA-2007-01253

PM: Carrie Recehnmacher, Senior Site Planner

BCC District: 3

**43.** 2005-103 HaverhillAcres/StaceyStreetRedevelopment

Land swap to accommodate the proposed Stacey School site. Request to amend the previously approved Haverhill Acres, Control No. 2005-03, to delete land area, add units, and modify site layout.