



September 12, 2023

James Hackett  
H & L Planning & Development  
354 Cypress Dr, Ste 6  
Tequesta, FL 33469

**Department of Planning,  
Zoning & Building**

**RE: DRO RESULT LETTER - APPROVAL**

Dear Mr. Hackett:

This letter is to inform you that the Development Review Officer (DRO) has approved the application referenced below pursuant to Unified Land Development Code (ULDC) Article 2, Application Processes and Procedures. The approval granted by the DRO is subject to all applicable Code requirements, including the Zoning District in which the property lies and Article 2.E, Monitoring.

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
www.pbcgov.com/pzb

<b>Application:</b>	<b>Limestone Landing, ZAR-2023-00925</b>
<b>Control:</b>	Limestone Landing, 2016-00084
<b>Approval:</b>	<b>September 12, 2023</b>
<b>Title/Request:</b>	a Zoning Agency Review (ZAR)



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

**Plan Type: Final Subdivision Plan    Modification# 1 - Exhibit#: 3**

Request: To identify a 6 ft. Drainage Easement as public (P.D.E.)(Swale) to the north and northwest property lines adjacent to the Water Management Tract for consistency with the Limestone Landing Plat.

**Plan Type: Final Subdivision Plan    Modification# 2 - Exhibit#: 3**

Request: To add a 20 ft. Public Drainage Easment (P.D.E) and Lake Maintenance Access Easment (L.M.A.E) located on the west side of Lot 1 and south of the water management tract for consistency with the plat.

**Plan Type: Final Subdivision Plan    Modification# 3 - Exhibit#: 3**

Request: To remove a two ft. overhang dash line along the east side of the water management tract.

**Plan Type: Final Subdivision Plan    Modification# 4 - Exhibit#: 3**

Request: To add Town of Jupiter 12 ft. water main easement to be released and replaced by a separate document as noted on Limestone Landing Plat Application PL5899-000.

**Plan Type: Final Subdivision Plan    Modification# 5 - Exhibit#: 3**

Request: To call out a portion of the waterline easement and recorded information ORB 13568 PG. 1234 to be released.

**Plan Type: Final Subdivision Plan    Modification# 6 - Exhibit#: 3**

Request: To add a label for Town of Jupiter 6 ft. and 12 ft. water main easement to be recorded. They are located to the north of lot 9 and southeast of lot 8 respectively.

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Affirmative Action Employer"*



**Plan Type: Final Subdivision Plan    Modification# 7 - Exhibit#: 3**

Request: To add a 10 ft. Public Drainage Easement (P.D.E.) at the north side of the site entrance for consistency with the plat.

**STANDARDS**

The Development Review Officer has found the above request meets the standards as described below:

**a. Consistency with the Plan**

The proposed use is consistent with the purposes, goals, objectives and policies in the Plan, including standards for densities, and intensities of use.

**b. Consistency with the Code**

The proposed use or amendment is not in conflict with any portion of the Code, and is consistent with the stated purpose and intent of the Code.

**c. Adequate Public Facilities**

The proposed use complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).

**CONDITIONS OF APPROVAL**

**Zoning Agency Review (ZAR)**

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

If you have any questions and/or require further information, please contact Brenya Martinez, Site Planner II at (561) 233- 5242 or [BMartinez@pbcgov.org](mailto:BMartinez@pbcgov.org)

Sincerely,

A handwritten signature in black ink, appearing to read "Monica E. Cantor".

Monica E. Cantor  
Principal Site Planner

C:    Lisa Amara, Zoning Director  
      Wendy N. Hernández, Deputy Zoning Director  
      Brenya Martinez, Site Planner II