

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

**MAY 13, 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:** 2007-00166  
**Application No:** DRO-2008-01534 (**Application Name:** **Bobs Auto Glass**) application of Tuller Properties LLC by Richard W. Carlson Jr Esq  
**Request:** Final site plan approval (Exhibit )  
**General Location:** Approximately 0.25 mile south of Lake Worth Road on the east side of Military Trail  
**Project Manager:** Ora Owensby, SITE PLANNER II **BCC District:** 3
3. **Control No:** 2000-00097  
**Application No:** DRO-2009-00966 (**Application Name:** **Villa Regina CLF**) application of Villa Regina Of West Palm Beach Inc by Johnston Group Land Development Consultants Inc.  
**Request:** Final site plan to amend the existing Condition H requiring a berm and allow a hedge in lieu of the berm  
**General Location:** East side of Haverhill Road, just north of Century boulevard  
**Project Manager:** Monica Cantor, SITE PLANNER II **BCC District:** 2
4. **Control No:** 2002-00054  
**Application No:** DRO-2009-00552 (**Application Name:** **Bethel Church of God**) application of Trevor Fairclough by Whitney Carroll Planning & Design  
**Request:** Final site plan approval to allow adjustment to parking area of place of worship  
**General Location:** Northwest corner of Luzon Avenue & Kirk Road. Approximately 1.0 mile north of Lake Worth Road & Kirk Road  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 3
5. **Control No:** 2008-00279  
**Application No:** DRO-2009-00974 (**Application Name:** **JARC 1**) application of Jewish Association for Residential Care by Urban Design Kilday Studios  
**Request:** a FDRO Off-the-Board Final Site Plan approval to allow a Type II CLF necessitated by the increase of beds in the existing facility from 6 to 8.  
**General Location:** Approximately 480' west of Military Trail, on the south side of Beechwood Road  
**Project Manager:** Anthony Wint, SITE PLANNER II **BCC District:** 5

6. **Control No:** 2008-00284  
**Application No:** DRO-2009-00975 (**Application Name:** JARC II (Pine Tree Drive) application of Jewish Association for Residential Care by Urban Design Kilday Studios  
**Request:** a Final Site Plan approval to change a Type I CLF to a Type II CLF, allowing an increase of 2 beds  
**General Location:** Approximately 950' west of Crestwood Avenue, on the south side of Pine Tree Drive  
**Project Manager:** Anthony Wint, SITE PLANNER II **BCC District:** 5
7. **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
8. **Control No:** 1981-00190  
**Application No:** DRO-2009-00990 (**Application Name:** Precision Storage Yard) application of Precision Property Partners Llc by Parker-Yannette Design Group  
**Request:** Final Site Plan to allow a a 21,935 s.f. outdoor contractor storage yard  
**General Location:** 15842 Guild Court  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 1
9. **Control No:** 2007-00238  
**Application No:** DRO-2009-00558 (**Application Name:** Kid Sanctuary) application of Kidsanctuary Campus Inc by Urban Design Kilday Studios  
**Request:** Conditional use approval for rezoning to allow a foster care facility for children.  
**General Location:** South side of Pioneer Road, east of Benoist Farms Road, West of Turnpike  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 6
10. **Control No:** 1998-00015  
**Application No:** DRO-2009-00999 (**Application Name:** T Mobile Horizon Baptist) application of Horizon Baptist Church Inc by Tmobile/ Glotel Inc  
**Request:** to modify the approved site plan to allow a 100' Stealth Wireless Telecommunications Facility (Cross)  
**General Location:** 12965 Orange Blvd  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 6
11. **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
12. **Control No:** 1988-00029  
**Application No:** ABN/DOA-2009-01358 (**Application Name:** Palm Beach Market Place) application of PBM Associates Ltd by Land Design South Inc.  
**Title:** a Development Order Abandonment  
**Request:** to abandon the Special Exception for an Auto Service Station granted under R-1989-956  
**Title:** a Development Order Amendment  
**Request:** to delete Conditions of Approval (Use Limitations)  
**General Location:** Southeast corner of Okeechobee Blvd and Frank Street.  
**Project Manager:** Donna Adelsperger, SITE PLANNER I **BCC District:** 2

13. **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
14. **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
15. **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  
**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
16. **Control No:** 1988-00024  
**Application No:** ZV/Z/DOA-2009-00554 (**Application Name:** **South Regional Water Reclamation Facility-Rezoning**) application of Palm Beach County by JPR Planning Services Inc.  
**Title:** a Type II Zoning Variance  
**Request:** to allow reduction for the required setbacks for a treatment facility and chemical storage facility within a Wastewater Treatment Facility.  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District.  
**Title:** a Development Order Amendment  
**Request:** to legislatively abandon the Special Exception granted under Resolution R-1989-338.  
**General Location:** West of Hagen Ranch Road, east of the Turnpike, south of Flovor Pict Road and north of the LWDD L-30 Canal  
**Project Manager:** Donna Adelsperger, SITE PLANNER I **BCC District:** 5
17. **Control No:** 1973-00216  
**Application No:** DOA/CA-2009-00567 (**Application Name:** **Montessori Academy**) application of Palm Beach Baptist Church Inc by Jon E Schmidt & Associates  
**Request:** Add square footage  
**Request:** to allow expansion of the school  
**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

**DRO - NEW ITEMS**

**DRO - PREVIOUSLY NOT APPROVED**

**DRO - SIX MONTHS**

**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**

18. **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

19. **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

**PREAPPLICATION CONFERENCE**

20. **Control No:** 1980-00108

**Application No:** PA-2009-01494 (**Application Name:** **The Fountains at Camino**) application of Birkat Harav Comino Fee Owner Llc by Hackett Consulting Group Inc

**Request:** to allow addition of approx 14900 sf of retail use in 2 new buildings and through an addition to an existing building

**General Location:** West of Powerline Road a the intersection of Camino Real and Powerline Road

**Project Manager:** Carol Glasser, SITE PLANNER II

**BCC District:** 4

**TYPE II VARIANCE**