

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



**DEVELOPMENT REVIEW OFFICER AGENDA**

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

**TOWN OF LOXAHATCHEE GROVES**

1. **Control No:** 2003-00071

**Application No:** DRO-2009-03644 (**Application Name: Community of Hope Church**) application of Community of Hope by Jon E Schmidt & Associates

**Request:** Final Site Plan approval for a 29,834 sq.ft. Place of Worship, approved by the Town of Loxahatchee 07/22/09

**General Location:** 14101 Okeechobee blvd

**Project Manager:** Ora Owensby, SITE PLANNER II

**BCC District:** 6

**DRO - CONSENT**

2. **Control No:** 1973-00030

**Application No:** DRO-2009-03309 (**Application Name: Lost Tree Village**) application of Sue Farrell by Land Design South Inc.

**Request:** Final Master Plan Approval (Exhibit ) to reconfigure Pod B and Pod C

**General Location:** southeast corner of State Road A1A and Village Road

**Project Manager:** Donna Adelsperger, SITE PLANNER I

**BCC District:** 1

3. **Control No:** 1973-00030

**Application No:** DRO-2009-02686 (**Application Name: Lost Tree Village POA**) application of Lost Tree by Land Design South Inc.

**Request:** Final Site Plan Approval (Exhibit )

**General Location:** East side of State Road A1A, between Village Road and Beach Club Way

**Project Manager:** Donna Adelsperger, SITE PLANNER I

**BCC District:** 1

4. **Control No:** 1996-00124

**Application No:** DRO-2009-03640 (**Application Name: Saddle Ranch Pre-School**) application of PS Land Holding LLC by Cotleur & Hearing Inc.

**Request:** To allow Off The Board Final Plan Approval for a School, elementary or secondary for a maximum of 261 students.

**General Location:** On the south side of West Boynton Beach Boulevard, approximately .37 miles west of Lyons Road.

**Project Manager:** Donna Adelsperger, SITE PLANNER I

**BCC District:** 5

5. **Control No:** 1988-00024

**Application No:** DRO-2009-03639 (**Application Name: South Regional Water Reclamation Facility**) application of Palm Beach County Water Utilities Depart by JPR Planning Services Inc.

**Request:** To allow Off The Board Final Site Plan approval for rezoning to Public Ownership (PO) with a Conditional Overlay Zone (COZ)

**General Location:** West of Hagen Ranch Road, east of the Turnpike, south of Flavor Pict Road and north of the LWDD L-30 Canal.

**Project Manager:** Donna Adelsperger, SITE PLANNER I

**BCC District:** 5

6. **Control No:** 2005-00641  
**Application No:** DRO-2009-02689 (**Application Name:** **Manheim Palm Beach MUPD**) application of Florida Auto Auction of Orlando Inc by Urban Design Kilday Studios  
**Request:** OTB Final Site Plan Approval (Exhibit )  
**General Location:** Approximately 600 feet south of Belvedere Road on the east side of Sansbury's Way  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District:** 6
7. **Control No:** 1984-00112  
**Application No:** DRO-2009-03650 (**Application Name:** **Blue Bell Creameries**) application of Blue Bell Creameries LP by Miller Land Planning  
**Request:** To allow Final Site Plan approval for a reduction of building area from 16000 sf to 13864 sf, of which 4159 sf will be administrative office space and the remaining 9705 sf will be sub-zero refrigerated storage area and general warehouse area.  
**General Location:** Approximately 600 feet west of Smith Sundy Road on the north side of Atlantic Avenue  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 5
8. **Control No:** 2001-00012  
**Application No:** DRO-2009-03645 (**Application Name:** **New Light Fellowship Church**) application of New Light Fellowship Inc by Jon E Schmidt & Associates  
**Request:** Final site Plan approval to allow for a 19,622 sq ft Place of Worship and a Child Daycare for a maximum of 20 children for New Light Fellowship Church and Multi- Purpose Hall  
**General Location:** Southwest corner of Lakewood Road and 43rd Road  
**Project Manager:** Douglas Robinson, SITE PLANNER I **BCC District:** 3
9. **Control No:** 1997-00034  
**Application No:** DRO-2009-03653 (**Application Name:** **Moroso Motorsports Park**) application of Moroso Investment Partners II LLC by Gentile Holloway O'Mahoney & Assoc  
**Request:** To allow Off The Board Final Site Plan, Regulating Plans, Master Sign, and Architectural Plan approval to allow reduction in manufacturing and processing square footage from 93,415 to 86,643, relocation of square footage, and reduction in the number of industrial buildings from 6 to 5  
**General Location:** North side of Beeline Highway west of Pratt Whitney Road  
**Project Manager:** Joyce Lawrence, SITE PLANNER II **BCC District:** 1
10. **Control No:** 2007-00371  
**Application No:** DRO-2009-03643 (**Application Name:** **LaMensa Academy**) application of Henry Taylor by Jon E Schmidt & Associates  
**Request:** Off the Board Final Site Plan approval for a Class A Conditional Use to allow a 16001 sf Day Care, General with a maximum capacity of 283 children  
**General Location:** Located on the south side of Northlake Boulevard approximately 249 east of the centerline of Hall Road.  
**Project Manager:** Ora Owensby, SITE PLANNER II **BCC District:** 6
11. **Control No:** 2003-00021  
**Application No:** DOA/EAC-2009-03647 (**Application Name:** **The Mounts PUD**) application of Home Dynamics Sequoia Llc by Home Dyanmics  
**Title:** a Development Order Amendment  
**Request:** To modify Condition of Approval "K" within Resolution 2004-002  
**Title:** an Expedited Application Consideration  
**Request:** to allow an Expedited Application  
**General Location:** Southeast corner of Benoist Farms Road and Southern Blvd.  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 6

12. **Control No:** 1986-00090  
**Application No:** DOA/ZV-2009-00564 (**Application Name:** **Polo Club Shoppes**) application of Sun Trust Bank by CPH Engineers Inc.  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the site plan to demolish 7,173 sf building and construct a free-standing 3,806 s.f. financial institution with drive thru lanes  
**Title:** Type II Variance - Concurrent  
**Request:** to allow an easement encroachment  
**General Location:** Northwest corner of North Military Trail and Old Clint Moore Road  
**Project Manager:** Joyce Lawrence, SITE PLANNER II **BCC District:** 5
13. **Control No:** 1984-00159  
**Application No:** DOA-2009-02681 (**Application Name:** **Hatties Landing**) application of Christopher Doyle by Gary M. Brandenburg and Associates  
**Title:** a Development Order Amendment  
**Request:** To reconfigure site and to modify a condition of approval (Use Limitatiion - operating hours).  
**General Location:** Southwest corner of PGA Blvd and Ellison Wilson Road  
**Project Manager:** Carrie Rechenmacher, SENIOR SITE PLANNER **BCC District:** 1
14. **Control No:** 2005-00076  
**Application No:** CA/CB-2009-01498 (**Application Name:** **Military Trail Jump n Slide**) application of Mili Trail Center Llc by Frogner Consulting Inc.  
**Title:** a Class A Conditional Use  
**Request:** to allow a dispatch service with 20 vehicles  
**Title:** a Class B Conditional Use  
**Request:** to allow indoor entertainment  
**General Location:** South of Westgate Avenue, east side of Military Trail  
**Project Manager:** David McGuire, SITE PLANNER II **BCC District:** 2

**DRO - NEW ITEMS**

**DRO - PREVIOUSLY NOT APPROVED**

**DRO - SIX MONTHS**

15. **Control No:** 1978-00231  
**Application No:** DRO-2009-00993 (**Application Name:** **Quicky Carwash**) application of New River Enterprises Llc by Robert Congdon  
**Request:** Pre-submittal -Final site Plan to renovate and increase car wash sq. footage from 3009 to 3479  
**General Location:** 1450 S. Military Trail  
**Project Manager:** David McGuire, SITE PLANNER II **BCC District:** 2
16. **Control No:** 2007-00346  
**Application No:** DRO-2008-01017 (**Application Name:** **Bergeron Sand Rock and Aggregate**) 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
17. **Control No:** 1982-00157  
**Application No:** Z/CA-2008-02227 (**Application Name:** **New Genesis Academy**) application of Damion Simpson, Donna Erisey by Michael Clark Architect  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Residential Multifamily (RM) Zoning District to the Residential Single Family (RS) Zoning District  
**Title:** a Class A Conditional Use  
**Request:** to allow a Day Care, General  
**General Location:** Northwest corner of Kirk Road and Selberg Road.  
**Project Manager:** Ora Owensby, SITE PLANNER II **BCC District:** 3

18. **Control No:** 1973-00160  
**Application No:** Z/DOA-2009-00205 (**Application Name:** Maranatha Church)  
application of Church Of God At Palm Beach Gardens by Cotleur & Hearing Inc.  
**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Residential Single-family (RS) Zoning District to the Residential Transitional (RT) Zoning District.  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the site plan.  
**General Location:** Northwest corner of Lone Pine Road and Prosperity Farms Road  
**Project Manager:** Carol Glasser, SITE PLANNER II **BCC District:** 1
19. **Control No:** 2009-00322  
**Application No:** Z-2009-00985 (**Application Name:** Rodriquez Property)  
application of Dora Rodriguez by Gentry Engineering  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District  
**General Location:** 0.4 mile north of Lake Ida Road, on the west side of Military Trail  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 5
20. **Control No:** 2009-00322  
**Application No:** ZV-2009-01504 (**Application Name:** Rodriquez Property)  
application of Dora Rodriguez by Gentry Engineering and Land Surveying Inc  
**Title:** a Type II Zoning Variance  
**Request:** to allow a reduction in lot size and reduction in lot depth.  
**General Location:** Approximatel 0.46 mile north of Lake Ida Road on west side of Military Trail.  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 5
21. **Control No:** 2009-00323  
**Application No:** Z-2009-00986 (**Application Name:** Jaen Property)  
application of Ruben Jaen by Gentry Engineering  
**Title:** an Official Zoning Map Amendment  
**Request:** to rezone from the Agricultural Residential (AR) Zoning District to the General commercial (CG) Zoning District  
**General Location:** Approximately 0.4 mile north of Lake Ida Road, on the west side of Military Trail  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 5
22. **Control No:** 2004-00340  
**Application No:** ZV-2009-01503 (**Application Name:** Jaen Property)  
application of Ruben Jaen by Gentry Engineering and Land Surveying Inc  
**Title:** a Type II Zoning Variance  
**Request:** to allow a reduction in lot size and reduction in lot depth  
**General Location:** Approximately 0.4 miles north of Lake Ida Road on west side of Military Trail.  
**Project Manager:** Andrea Harper, SITE PLANNER II **BCC District:** 5

**PUBLIC HEARING - REMANDS**

**PUBLIC HEARING - NEW ITEMS: RESIDENTIAL**

**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:** 1976-00138

**Application No:** DRO-2009-03292 (**Application Name:** CVS Store No. CS 49771) application of Florida Made Homes Inc by CPH Engineers Inc.

**Request:** to allow Final Site Plan approval (Exhibit ) for a pharmacy

**General Location:** Northwest corner of Military Trail and Okeechobee Boulevard

**Project Manager:** Donna Adelsperger, SITE PLANNER I

**BCC District:** 2

24. **Control No:** 1990-00006

**Application No:** ABN-2009-03649 (**Application Name:** North County Airport) application of Palm Beach County Dept. of Airports by Urban Design Kilday Studios

**Title:** a Development Order Abandonment

**Request:** To allow an abandonment of the Special Exception approval for North County Airport.

**General Location:** West side of the Bee Line Highway, north of PGA Boulevard.

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

**BCC District:** 1

**PREAPPLICATION CONFERENCE**

**TYPE II VARIANCE**