

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



DEVELOPMENT REVIEW OFFICER AGENDA

**SEPTEMBER 9, 2009
9:00 A.M.**

TOWN OF LOXAHATCHEE GROVES

DRO - CONSENT

1. **Control No:** 1988-00057
Application No: DRO-2009-03638 (**Application Name: Water Treatment Plant #8**) application of Palm Beach County Water Utilities Depart by JPR Planning Services Inc.
Request: To allow Off The Board Final Site Plan and Regulating Plan approval for rezoning to a Public Ownership (PO) zoning designation with a Conditional Overlay Zone (COZ)
General Location: Southeast corner of Jog Road and the Florida's Turnpike
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 2
2. **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
3. **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
4. **Control No:** 1987-00006
Application No: DRO-2009-03301 (**Application Name: Broward Motorsports of Palm Beach**) application of by Ruden McClosky
Request: to allow Off The Board Final Site Plan Approval to facilitate a new retail and vehicle sales/leasing and service facility
General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue.
Project Manager: David McGuire, SITE PLANNER II **BCC District:** 2
5. **Control No:** 1998-00070
Application No: DRO-2009-03306 (**Application Name: Fire Station #8**) application of City of West Palm Beach by
Request: To allow Final Site Plan Approval for a Fire Station
General Location: Northlake Boulevard
Project Manager: Douglas Robinson, SITE PLANNER I **BCC District:** 1

6. **Control No:** 1977-00107
Application No: DRO-2009-02174 (**Application Name:** Shoot Straight WPB)
application of Berghof Investments Inc by Land Design South Inc.
Request: to allow Final Site Plan Approval for an enclosed gun club
General Location: Approximately 0.25 miles east of Florida Turnpike along the north side of Southern Blvd, immediately west of 70th Drive N.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6
7. **Control No:** 1977-00107
Application No: ABN-2009-02173 (**Application Name:** Shoot Straight WPB)
application of Berghof Investments Inc by Land Design South Inc.
Request: to abandon Resolution 77-951, which approved a special exception for a Planned Industrial Development
General Location: Approximately 0.25 miles east of Florida Turnpike along the north side of Southern Blvd, immediately west of 70th Drive N.
Project Manager: Ora Owensby, SITE PLANNER II **BCC District:** 6
8. **Control No:** 2001-00019
Application No: ZV/W-2008-01516 (**Application Name:** Verizon/FPL Substation) application of Power Florida by SBA Network Services Inc.
Title: Type II Zoning Variance
Request: to allow reduction of front setback; to allow a reduction in lot size
Title: a Waiver
Request: to allow the reduction of setbacks to the East and North property line
General Location: West side of State Road 7 approximately 4.4 miles north of Glades Road.
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 5
9. **Control No:** 2007-00347
Application No: W-2008-01529 (**Application Name:** Verizon #68625)
application of Verizon Wireless Personal Communications LP by SBA Network Services Inc
Title: a Waiver
Request: to allow reduction of setback from the south and east property lines
General Location: East of SR7/US441 and south of Palmetto Park Road on SW 65th Avenue
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 5
10. **Control No:** 1976-00055
Application No: ABN-2009-03287 (**Application Name:** First Church of Religious Science) application of Community Land Trust Palm Beach County by Community Land Trust of Pbc
Title: a Development Order Abandonment
Request: to abandon the Special Exception for a place of worship granted under Resolution No. R-76-0478.
General Location: Approximately 900 feet south of Melaleuca Lane on the east side of Davis Road
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 3
11. **Control No:** 1981-00115
Application No: DOA/R-2009-03288 (**Application Name:** Raymond Lee Jewelers) application of Jeffrey Josephson by Covelli Design Associates Inc.
Title: a Development Order Amendment
Request: to add a Requested Use to the Site Plan
Title: a Requested Use
Request: to allow a Pawnshop
General Location: Southwest corner of Palmetto Park Road and Powerline Road
Project Manager: Carol Glasser, SITE PLANNER II **BCC District:** 4

12. **Control No:** 1976-00138
Application No: ABN-2009-03291 (**Application Name:** CVS store No. CS 49771) application of Paul Tremblay by CPH Engineers Inc.
Title: a Development Order Abandonment
Request: to abandon the Special Exception for a self-service gasoline station approved under Resolution No. R-1976-1181
General Location: Northwest corner of Military Trail and Okeechobee Boulevard
Project Manager: Donna Adelsperger, SITE PLANNER I **BCC District:** 2

DRO - NEW ITEMS

DRO - PREVIOUSLY NOT APPROVED

DRO - SIX MONTHS

13. **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
14. **Control No:** 1987-00054
Application No: DOA-2008-01360 (**Application Name:** Kingdom Hall of Jehovah's Witnesses) application of Beach Delray by Andrew Pizey
Title: a Development Order Amendment
Request: to add square footage and reconfigure the site plan
General Location: approximately 200 feet north of Ridgewood Road East the west side of Barwick Road
Project Manager: Anthony Wint, SITE PLANNER II **BCC District:** 4
15. **Control No:** 1986-00090
Application No: DOA-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
General Location: Northwest corner of North Military Trail and Old Clint Moore Road
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 5
16. **Control No:** 2004-00956
Application No: Z/CA-2009-00211 (**Application Name:** Sunshine Medical Office Building) application of Sunshine Commercial Investments Inc by South East Architect Services Inc
Title: Rezoning
Request: Rezone from Agricultural Residential (AR) to Commercial Low Office (CLO)
Title: an Official Zoning Map Amendment
Request: Class A Conditional Use to allow medical office
General Location: Military Trail and Old Military Trail
Project Manager: Joyce Lawrence, SITE PLANNER II **BCC District:** 3

17. **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

PUBLIC HEARING - REMANDS

DRO - WITHDRAWN

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: RESIDENTIAL

PUBLIC HEARING - NON-RESIDENTIAL - REMANDED

PUBLIC HEARING - PREVIOUSLY NOT CERTIFIED: NON RESIDENTIAL

PUBLIC HEARING - PRE-APPLICATION

WORKSHOP ITEMS

18. **Control No:** 2005-00514

Application No: DRO-2009-02167 (**Application Name:** **RaceTrac Haverhill**) application of RaceTrac Petroleum Inc. by Gary M. Brandenburg and Associates

Request: to allow Off The Board Final Site Plan approval for a Convenience Store with Gas Sales

General Location: The subject property is located on the northeast corner of Haverhill Road and Wallis Road.

Project Manager: Joyce Lawrence, SITE PLANNER II

BCC District: 6

19. **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

PREAPPLICATION CONFERENCE

TYPE II VARIANCE