DEVELOPMENT REVIEW OFFICER AGENDA

AUGUST 11, 2020
9:00 A.M.
Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411

ANNOUNCEMENTS

WORKSHOP
PRE - APPLICATION CONFERENCE - WITH QUESTIONS

SUFFICIENCY REVIEW

- DEVELOPMENT REVIEW OFFICER (DRO) SUFFICIENCY REVIEW
See attached Full DRO Sufficiency Review Report for recent applications. This report is based on the most recent submittal date on the Zoning Calendar and does include prior applications deemed insufficient.

- PUBLIC HEARING (PH) SUFFICIENCY REVIEW
See attached Public Hearing Sufficiency Review Report for recent applications. This report is based on the most recent submittal date on the Zoning Calendar and does include prior applications deemed insufficient.

SUFFICIENT APPLICATIONS

- DEVELOPMENT REVIEW OFFICER (DRO)

1. Control No: 2019-00083
   Application No: DRO-2020-00913 (Application Name: Nguyen Property)
   application of Thien Nguyen by Miller Land Planning

   Title: a Full Development Review Officer (DRO)
   Request: to allow a Place of Worship, Social Hall and Covent.
   General Location: 20 miles west of Military Trail on the north side of Lantana Road
   Project Manager: Jordan Jafar, Site Planner II  BCC District: 3

2. Control No: 2006-00011
   Application No: W/DRO-2020-01081 (Application Name: Bethesda West Hospital)
   application of Bethesda Health Inc Lessor, Bethesda Health Inc by Urban Design Kilday Studios

   Title: a Type 1 Waiver
   Request: to allow relocation of the foundation planting.
   Title: a Full Development Review Officer (DRO)
   Request: to finalize the plans approved by the Board of County Commissioners to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock; to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District; and a Type 2 Variance to allow one additional Freestanding Sign.
   General Location: Northeast corner of Boynton Beach Boulevard and State Road 7
   Project Manager: Ryan Vandenburg, Senior Site Planner  BCC District: 5

- DRO CONCURRENT REVIEW TYPE 2 OR TYPE 3
3. **Control No:** 1983-00067
   **Application No:** DROE-2020-01095  *(Application Name: Caridad Center Soup Kitchen)*
   application of Migrant Association of South Florida Inc., by JMorton Planning & Landscape Architecture
   **Title:** a Development Review Officer Expedited (DROE)
   **Request:** to finalize the plans approved by the Board of County Commissioners to allow a Class A Conditional Use for an Assembly Institutional Non-Profit.
   **General Location:** North side of Boynton Beach Boulevard, approximately 500 feet west of Acme Dairy Road.
   **Project Manager:** Ryan Vandenburg, Senior Site Planner  
   **BCC District:** 5

4. **Control No:** 1979-00202
   **Application No:** DROE-2020-01125  *(Application Name: East Coast Mulch)*
   application of East Coast Mulch Corp by Arc Development Global LLC
   **Title:** a Development Review Officer Expedited (DROE)
   **Request:** to finalize plans approved by the Zoning Commission for a Zoning Variance.
   **General Location:** South side of Belvedere Road, approximately 350 east of North Cleary Road and 0.35 miles west of Jog Road.
   **Project Manager:** Meredith Leigh, Senior Site Planner  
   **BCC District:** 2

5. **Control No:** 1988-00019
   **Application No:** ABN-2020-01027  *(Application Name: Brown Landholding, Inc)*
   application of Realty Duke by Schmidt Nichols
   **Title:** a Development Review Officer Expedited (DROE) Development Order Abandonment
   **Request:** the DRO approved site plan for Control No. 1998-00019 for a contractor storage yard use
   **General Location:** West side of Benoist Farms Road, south of Belvedere Road
   **Project Manager:** Adam Mendenhall, Senior Site Planner  
   **BCC District:** 2

6. **Control No:** 1988-00019
   **Application No:** CA-2020-01026  *(Application Name: Brown Landholding, Inc)*
   application of Realty Duke by Schmidt Nichols
   **Title:** a Class A Conditional Use
   **Request:** a 123,521 s.f. warehouse building w/ 20,500 s.f. accessory office (exceeds 100,000 s.f. threshold per Table 4.A.9.B)
   **General Location:** West side of Benoist Farms Road, south of Belvedere Road
   **Project Manager:** Timothy Haynes, Senior Site Planner  
   **BCC District:** 2

7. **Control No:** 1970-00009
   **Application No:** DOA-2020-00761  *(Application Name: Forest Oaks Residential)*
   application of Grillo Golf Management Llc, Mattamy Homes by Design and Entitlement Consultants LLC.
   **Title:** a Development Order Amendment
   **Request:** to reconfigure the Master Plan; add land area; add units; and, add access points.
   **General Location:** South side of Lake Worth Road, approximately 3/4 mile east of Florida Turnpike.
   **Project Manager:** Travis Goodson, Site Planner II  
   **BCC District:** 2
8. **Control No:** 2020-00060  
**Application No:** Z-2020-00909  
(Application Name: Rice Project) application of Betty Kaylor, Gregory Rice by Brandenburg & Associates P.A.

**Title:** an Official Zoning Map Amendment  
**Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.  
**General Location:** South side of Belvedere Road, approximately 0.15 miles east of Jog Road.  
**Project Manager:** Meredith Leigh, Senior Site Planner  
**BCC District:** 2

9. **Control No:** 1979-00226  
**Application No:** ZV/ABN/DOA/W-2020-01103  
(Application Name: Hemstreet Park) application of WH Cleary, LLC by Urban Design Studio

**Title:** a Type 2 Variance  
**Request:** to allow activities associated with Chipping and Mulching Use to operate outdoors; reduce access way dimensions; and, to allow a ten feet overlap of an easement into a landscape buffer.  
**Title:** a Development Order Abandonment  
**Request:** to abandon a Class B Conditional Use to allow a Recycling Plant.  
**Title:** a Development Order Amendment  
**Request:** to reconfigure the Site Plan; add land area, square footage, and an access point; and, to modify Conditions of Approval.  
**Title:** a Type 2 Waiver  
**Request:** to substitute a 6-foot opaque wall with a 6-foot opaque fence in a Type 3 Incompatibility Buffer.  
**General Location:** On the west side of North Cleary Road, approximately 250 feet north of Southern Boulevard.  
**Project Manager:** Meredith Leigh, Senior Site Planner  
**BCC District:** 2

- **TYPE 2 VARIANCE**

10. **Control No:** 1982-00190  
**Application No:** ZV-2020-01119  
(Application Name: Gulfstream/Jet Aviation - Signage) application of ORR Partners c/o Gulfstream Product Support Corp., Palm Beach County by Urban Design Studio

**Title:** a Type 2 Variance  
**Request:** to allow an increase in square footage for a wall sign.  
**General Location:** At the Terminus of Green Street, approximately 0.10 miles east of North Military Trail.  
**Project Manager:** Meredith Leigh, Senior Site Planner  
**BCC District:** 2
### Sufficiency Review Finder

#### Search By
- APP_TYPE_GROUP_CODE
- SUFFICIENCY_APP_IND

#### Search Criteria
- **Operator**: Like
- **Value**: DRO_DROE_GRP

#### Sufficiency Review Finder

<table>
<thead>
<tr>
<th>Control No</th>
<th>Application No</th>
<th>Application Name</th>
<th>Applicant / Owner Names</th>
<th>Agent Names</th>
<th>Requests</th>
<th>General Location</th>
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<th>Project Manager</th>
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<tbody>
<tr>
<td>2005-00335</td>
<td>DRO-2020-01116</td>
<td>Ashem Group - Us Lawn Nursery</td>
<td>Ashem Group Llc</td>
<td>Donahue, Bryan; Insite Studio</td>
<td>to allow a Wholesale Nursery with collocated Landscape Service use.</td>
<td>Approximately 1/2 mile west of the intersection of Happy Hollow Road and Smith Sunday.</td>
<td>5</td>
<td>AJAFAR</td>
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<tr>
<td>2005-00427</td>
<td>DRO2-2020-01293</td>
<td>Burlington Self Storage of Lake Worth</td>
<td>Burlington Self Storage Lake Worth Llc</td>
<td>Brinkman, Joni; Urban Design Studio Polson, Jan; Urban Design Studio</td>
<td>to review and discuss the requirements for a Type 2 Concurrent Review (Zoning and Land Development) for a Self Service Storage Limited and Multi Access.</td>
<td>West side of DeSoto Road and approximately 633 feet north of the intersection of Lantana Road and DeSoto Road.</td>
<td>3</td>
<td>DADESPE</td>
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<tr>
<td>2005-00327</td>
<td>DROE-2020-01286</td>
<td>Genesis House</td>
<td>Stephanie Dodge</td>
<td>Frogner, Jim; Frogner Consulting, Inc.</td>
<td>to finalize the Plans approved by the Board of County Commissioners to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width and a Class A Conditional Use to allow a Nursing or Convalescent Facility.</td>
<td>South side of Melaleuca Lane, approximately 450 feet west of Kirk Road.</td>
<td>3</td>
<td>TGOODSON</td>
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<tr>
<td>1996-00026</td>
<td>DRO-2020-01282</td>
<td>Soapy Shark Car Wash</td>
<td>Jaha Boca Llc</td>
<td>Oyer, Harvey E III; Shutts and Bowen, LLP Ramdeen, Roger; Shutts and Bowen, LLP</td>
<td>to allow a Car Wash.</td>
<td>On the south side of Okeechobee Blvd. and approx. 300 ft. east of Congress Ave.</td>
<td>2</td>
<td>AJAFAR</td>
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<tr>
<td>2004-00369</td>
<td>DROE-2020-01280</td>
<td>Valencia Cove AGR-PUD</td>
<td>Akd Real Estate Investments Llc Twin States Land Holdings Llc</td>
<td>DiGirolamo, Gladys; G.L. Homes</td>
<td>to finalize plans approved by the Board of County Commission.</td>
<td>East side of Lyons Road, approximately 2 miles south of Boynton Beach Boulevard. Affected Preserve Parcel 1: East side of Smith Sundy Road, approximately 0.60 miles north of Atlantic Avenue. Affected Parcel 2: North side of 100th Street South, approximately 0.20 miles west of State Road 7.</td>
<td>5</td>
<td>MLEIGH</td>
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<tr>
<td>2004-00369</td>
<td>DRO-2020-01267</td>
<td>Treasure Coast Landscape</td>
<td>D C J Lic</td>
<td>Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio</td>
<td>to allow a Wholesale Nursery with Landscape Service.</td>
<td>approximately .22 miles from State Rd 7 on the south side of 87th Pk S</td>
<td>5</td>
<td>DADELSPE</td>
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<tr>
<td>2020-00093</td>
<td>DRO-2020-01266</td>
<td>Baker Landscape</td>
<td>Mark Baker</td>
<td>Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio</td>
<td>to allow a Nursery Wholesale and Landscape Service.</td>
<td>Approximately .63 miles west of SR 7 on the North side of 100th St. S.</td>
<td>5</td>
<td>DADELSPE</td>
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<td>2018-00037</td>
<td>DRO-2020-01265</td>
<td>Southern Scapes</td>
<td>Tree Z Inc</td>
<td>Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio</td>
<td>to allow a Nursery Wholesale and Landscape Service.</td>
<td>0.19 miles west of Lyons Road on the south side of 158th Road S.</td>
<td>5</td>
<td>AJAFAR</td>
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<td>2005-00455</td>
<td>DRO-2020-01262</td>
<td>Hyde AGR-PUD Amendment</td>
<td>Boca Raton Associates Vii Llp</td>
<td>DiGirolamo, Gladys; G.L. Homes</td>
<td>to allow an administrative modification to delete 57 units from the Final Master Plan.</td>
<td>East of Lyons Road, between Atlantic Ave. &amp; Clint Moore Road.</td>
<td>5</td>
<td>AJAFAR</td>
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<tr>
<td>2005-00455</td>
<td>DRO2-2020-01255</td>
<td>Hyde South Portion of Pod S - Plat Eight</td>
<td>Boca Raton Associates Vii Llp</td>
<td>DiGirolamo, Gladys; G.L. Homes</td>
<td>to allow for Final Subdivision Plan approval.</td>
<td>East of Lyons Road, between Atlantic Ave. &amp; Clint Moore Road</td>
<td>5</td>
<td>AJAFAR</td>
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<tr>
<td>1996-00052</td>
<td>DRO-2020-01254</td>
<td>Military / Melaleuca 7-Eleven</td>
<td>Southland Corp</td>
<td>Seymour, Brian; Gunster, Yoakley &amp; Stewart, PA Long, Josh; Gunster, Yoakley &amp; Stewart, PA</td>
<td>to add a 980 square foot car wash to an existing gat station with convenience store.</td>
<td>Southeast corner of S. Military Trail &amp; Melaleuca Lane</td>
<td>3</td>
<td>ZPERSAUD</td>
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<tr>
<td>1978-00095</td>
<td>DRO-2020-01113</td>
<td>Sikorsky Aircraft</td>
<td>United Aircraft Corp</td>
<td>Murray, Doug; WGINC</td>
<td>the addition of new 30,000 square feet concrete paved test pad area within the Sikorsky Aircraft site.</td>
<td>Southwest corner of the intersection of Bee Line Hwy and Innovation Drive.</td>
<td>1</td>
<td>DADELSPE</td>
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<tr>
<td>2008-00339</td>
<td>DRO2-2020-01230</td>
<td>West Boynton Center</td>
<td>Partners Smigiel</td>
<td>Brinkman, Joni; Urban Design Studio Megrue, Sandra; Urban Design Studio</td>
<td>to review and discuss the requirements for a Type 2 Concurrent Review (Zoning and Land Development) to allow a Self Storage facility and a Type Restaurant without drive-thru.</td>
<td>Northwest corner of Acme Dairy Rd and Boynton Beach Blvd.</td>
<td>5</td>
<td>DADELSPE</td>
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<td>1997-00008</td>
<td>DRO2/DRO-2020-01228</td>
<td>Heathwood Reserve</td>
<td>Amkbj Partners Ltd Llp</td>
<td>Morton, Jennifer; J.Morton Planning &amp; Landscape Architecture McClellan, Lauren; J.Morton Planning &amp; Landscape Architecture</td>
<td>Subdivision Plan approval and Type 2 Concurrent Review for Zoning and Land Development. to reduce the total number of residential units from 176 to 162.</td>
<td>West side of Military Trail, approximately 0.60 miles north of Lantana Road</td>
<td>3</td>
<td>ZPERSAUD</td>
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<tr>
<td>2001-00076</td>
<td>DRO-2020-01225</td>
<td>PBSO Headquarter Annex (District 1 &amp; Marine Unit)</td>
<td>Palm Beach County</td>
<td>Aubourg, Miradieu; Palm Beach County Megrue, Sandra; Urban Design Studio Walter, Collene; Urban Design Studio</td>
<td>to modify the Final Site Plan to add an access point; to amend the Final Master Plan to reflect updates related to the Public Civic Pod, and, to allow approval of a Final Site Plan for the use of government services as proposed within the Public Civic Pod.</td>
<td>934 feet south of Belvedere Road and Jog Road.</td>
<td>2</td>
<td>ZPERSAUD</td>
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<td>2020-00082</td>
<td>DRO-2020-01130</td>
<td>Duplex</td>
<td>Ch76 Investment Llc</td>
<td>Gutierrez, Julian; Harvest Property Solutions LLC</td>
<td>to allow a Transfer of Development Rights (1 unit).</td>
<td>Approximately .4 miles from Okeechobee Boulevard.</td>
<td>2</td>
<td>DADELSPE</td>
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<tr>
<td>2006-00305</td>
<td>DROE-2020-01098</td>
<td>CERTUS Premier Memory Care at Boynton Beach</td>
<td>Hdrs Llc</td>
<td>Lentini, Pat; Gentle Glas Holloway O'Mahoney &amp; Assoc Inc.</td>
<td>to finalize plans approved by the Board of County Commission.</td>
<td>South side of Woolbright Road, approximately 200 feet west of Jog Road.</td>
<td>5</td>
<td>TGOODSON</td>
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<td>1984-00046</td>
<td>DRO/W-2020-00798</td>
<td>Iglesia Church</td>
<td>Iglesia De Adoracion Familiar Inc</td>
<td>Herd, Chad; CRH Design</td>
<td>to allow a Place of Worship. to relocate the foundation planting.</td>
<td>Indian Town Road and 120th Trail N.</td>
<td>1</td>
<td>DADELSPE</td>
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</tbody>
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8/3/20 Intake - PH Applications
Prior Sufficiency

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<tr>
<td>1980-00028</td>
<td>ZV-2020-01294</td>
<td>Eastpointe Hmowens Assn Inc Eastpointe Homeowners Assn Inc Golf &amp; Racquet Club At Golf And Racquet Club At Northern Palm Beach County</td>
<td>to increase the wall height by 2 feet on lots adjacent to Jog Rd and Donald Ross Rd and to increase the building coverage on Zero Lot Line Lots.</td>
<td>SW Corner of N Jog Rd &amp; Donald Ross Rd</td>
<td>1</td>
<td>BMARTINEZ</td>
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<tr>
<td>1994-00010</td>
<td>ABN-2020-01284</td>
<td>Waste Solid</td>
<td>to Abandon Resolution No. 1994-951 which allowed a rezoning from IL to IG with voluntary commitments.</td>
<td>East side of Benoist Farms Road, north of SR 80.</td>
<td>2</td>
<td>RVANDENBURG</td>
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<tr>
<td>2005-00014</td>
<td>Z-2020-01278</td>
<td>DiGirolamo, Gladys; G.L. Homes</td>
<td>to amend Conditions of Approval; to add land area; approve the release of conservation easements. rezoning from AGR to AGR-PUD.</td>
<td>West side of Lyons Road south of Flavorpict Road</td>
<td>5</td>
<td>RVANDENBURG</td>
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<tr>
<td>2005-00162</td>
<td>Z-2020-01276</td>
<td>Delray Beach Associates ll Llp</td>
<td>to rezone from AGR-PUD to AGR.</td>
<td>North of Boynton Beach Blvd., West of Lyons Road</td>
<td>5</td>
<td>RVANDENBURG</td>
</tr>
<tr>
<td>1971-10014</td>
<td>ZV/Z/W-2020-01272</td>
<td>Smith Blanchard Nichols, Josh; Schmidt Nichols</td>
<td>to reduce the number of required off street parking spaces. Rezoning from Neighborhood Commercial (CN) and Medium Density Residential (RM) to Urban Infill (UI) Six (6) waiver requests including Block Dimension requirements, Block Building PDR's, Open Space Standards, maximum building floors and Slip Street frontage.</td>
<td>5321 Maine Street Lake Worth Florida</td>
<td>3</td>
<td>MLEIGH</td>
</tr>
<tr>
<td>2020-00067</td>
<td>W-2020-01270</td>
<td>Tuttle, Christi; Urban Design Studio Miller, Bradley; Urban Design Studio</td>
<td>for Minimum Legal Access Standards related to a Collocated Wholesale Nursery/Landscape Services use in AR/RSA Zoning District.</td>
<td>Approximately 0.245 mile N of Heritage Farms Road on the E side of Park Lane Road.</td>
<td>6</td>
<td>JKELLER</td>
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<tr>
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<tr>
<td>2020-00066</td>
<td>W-2020-01268</td>
<td>BET Holdings</td>
<td>Bet Holdings Llc</td>
<td>Miller, Bradley; Urban Design Studio Tuttle, Christi; Urban Design Studio</td>
<td>for Minimum Legal Access Standards related to a Collocated Wholesale Nursery/Landscape Services use in AR/RSA Zoning District.</td>
<td>Approximately 0.16 miles south of Heritage Farms Rd on the west side of Park Lane Rd</td>
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<tr>
<td>2019-00146</td>
<td>ZV/SV/CA-2020-01097</td>
<td>La Hacienda</td>
<td>La Hacienda Wf Wpb Llc</td>
<td>Donahue, Bryan; Insite Studio</td>
<td>Frontage Access 1) WHP 80% density 2) Multi-Family use within RM Zoning District w/a MR-5 FLU designation, 3) WFH and TDR in excess of 2 units per acre.</td>
<td>Approximately 0.2 mile south of the intersection of Purdy Lane &amp; Military Trail.</td>
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<tr>
<td>1997-00008</td>
<td>ABN-2020-01227</td>
<td>Heathwood Reserve</td>
<td>Amkjbj Partners Ltd Llp</td>
<td>Morton, Jennifer; JMorton Planning &amp; Landscape Architecture McClellan, Lauren; JMorton Planning &amp; Landscape Architecture</td>
<td>to Abandon a Class A Conditional Use approval for Workforce Housing with a density bonus greater than 30% approved under a previous WHP Ordinance.</td>
<td>West side of Military Trail, approximately 0.60 miles north of Lantana Road</td>
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<tr>
<td>2020-00092</td>
<td>CA-2020-01099</td>
<td>DogSmith Pet Boarding</td>
<td>Rachel Williams</td>
<td>McGintey, Kevin; Land Research Management, Inc.</td>
<td>to allow a Limited Pet Boarding facility</td>
<td>Northeast corner of 78th Drive North and 165th Street North.</td>
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<tr>
<td>1995-00057</td>
<td>ZV-2020-00908</td>
<td>Walmart Neighborhood</td>
<td>Walmart Neighborhood Llc</td>
<td>Miles, Amy; pb2 architecture + engineering</td>
<td>to increase the maximum allowable Channel Letter sign area square footage.</td>
<td>Northwest corner of State Road 7/US 441 and Lake Worth Road.</td>
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<tr>
<td>2016-00143</td>
<td>ZV/W/CA-2020-00880</td>
<td>TRG Farms</td>
<td>Trg Farms Llc</td>
<td>Frogner, Jim; Frogner Consulting, LLC</td>
<td>accessory structure setback from easement to substitute an opaque barrier for the required six feet high opaque wall in a Type 3 Incompatibility Buffer; and, to allow a reduced Right-of-Way width for access. to allow Landscape Services.</td>
<td>South side of Anderson Lane, approximately 0.70 miles west of State Road 7/US 441.</td>
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<tr>
<td>1984-00046</td>
<td>ABN-2020-00797</td>
<td>Iglesia De Oracion Familiar</td>
<td>Iglesia De Adoracion Familiar Inc</td>
<td>Herd, Chad; CRH Design</td>
<td>to abandon Resolution R-84-1165, which allowed a Special Exception to allow a Church. (Petition No. 84-46) and to abandon Resolution R-89-1057 for a Special Exception to amend the Site Plan for a Church (Petition No. 84-46) to: increase Building square footage and re-design the site and</td>
<td>Located North of Indian Town Road &amp; 120th Trail North, approximately 3.5 miles east of Pratt Whitney Road.</td>
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