



City of Westlake Zoning Division
4001 Seminole Pratt Whitney Road
Loxahatchee, FL 33470
Phone: (561) 530-5880
www.Westlakegov.com

ADMINISTRATIVE REVIEW GENERAL APPLICATION

Check (✓) type of application:

- [] Zoning Review [] Agency Review [x] Special Permit; Event Date: 12/31/2021
[] Type IA Variance [] Type IB Variance [] Concurrency Determination
[] Potentially Buildable Lot [] Legal Lot of Record [] Concurrency Equivalency
[] Reasonable Accommodation [] Unity of Title Release [] Concurrency Administrative Exemption
[] Congregate Living Facility (CLF) Type I & Type II (RM District only)

In the box below, please provide a brief description of the Zoning Administration Review / Request:

Florida Public Utilities is requesting an six(6) month extension to the temporary gas utility to provide gas within the Westlake community. Florida Public Utilities is in the process of installing a permanent pipeline to supply the City. After the permanent lines are installed, the temporary tankers will be removed from the property. The temporary facility will include two gas tankers, perimeter fencing & screen. Florida Public Utilities has secured all permits to construct the new line with exception of the SID permit. SID sent the Draft Permit to FPU on April 29th, 2021, FPU responded on May 3, 2021 with comments, and agreement to pay legal review fees. No response since then. FPU plans to start construction the end of July 2021 with an estimated construction time of 12-16 weeks.

I. PROPERTY LOCATION

- A. Control No. 77-40-43-01-00-000-1010 Control Name: MINTO PBLH, LLC Application Name: N/A
B. Property Control Number (PCN): List additional PCN(s) on separate sheet and attach to application. PCN: 77-40-43-01-00-000-1010
C. Section/Township/Range: 01/43/40 Gross Acreage of Subject Property: 358.5 Gross Acreage of Affected Area: 0.28
D. Location of Subject Property (proximity to closest major intersection or road): Town Center Parkway North, Approx. 1850' east of Seminole Pratt Whitney Road
E. Address: N/A Project No: N/A
F. Subdivision Name: N/A Plat Name: N/A
G. Water/Sewer Provider: PBCWUD Drainage District: Seminole Improvement District
H. Is Subject Property located in an Overlay District or Zone? If yes, provide the District or Zone: SID
I. What is the Use/Type of Development Temporary Gas Utility Square Footage/Number of Units N/A

II. FUTURE LAND USE (FLU) AND ZONING

- A. Current Zoning District: TND Future Land Use Designation: TND
B. Existing Use(s) on Subject Property: Not Developed yet Proposed Use(s): Temporary Gas Utility

III. PLAT INFORMATION FOR AGENCY REVIEW ONLY

- A. Has Subject Property been platted? [] Yes [x] No If Yes, OR Book & Page Number:
B. Will existing plat be affected by request? [] Yes [x] No If Yes, explain in Justification Statement

IV. APPLICANT INFORMATION

Applicant's Name: Florida Public Utilities Company
Address: 1635 Meathe Drive City West Palm Beach State FL Zip 33411
Phone: 561-629-6433 Fax: (use email) Email: Jburke@chpk.com
Current Property Owner(s): John Carter
Address: 4400 W Sample Rd, Suite 200 City Coconut Creek State FL Zip 33073
Phone: 954-973-4490 Fax: 954-978-5330 Email: Jcarter@mintofla.com
[] Check (X) here if applicant is a contract purchaser. Consent is required from the contract purchaser if a contract is pending to purchase the subject property. HOA or POA consent will be required if subject property is under common ownership or request is to modify any aspect of the project which applies to the entire development (i.e. condition of approval, internal roadway, etc.).
Agent*: John Burke Name of Firm: Florida Public Utilities Company
Address: 1635 Meathe Drive City West Palm Beach State FL Zip 33411
Phone: 561-629-6433 Fax: (use email) Email: Jburke@chpk.com
*All correspondence will be sent to agent unless otherwise specified.