



**PALM BEACH COUNTY ZONING COMMISSION
AMENDMENTS TO THE AGENDA
Thursday, February 5, 2009**

AGENDA

ITEM #/PAGE # APPLICATION / CHANGE

AMENDMENTS TO THE CONSENT

6. Z/DOA-2007-1185 Winners Church

Add Engineering Conditions 7 and 8 to read as follows:

7. The property owner shall provide by warranty deed submitted to Palm Beach County Land Development Division for 40 feet of right of way from centerline of Pioneer Road prior to the issuance of the first building permit. Right of way conveyance shall be along the project's entire frontage and shall be free and clear of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey when necessary. Road right of way conveyances shall include where appropriate as determined by the County Engineer additional right of way for corner clips. (BLDG PERMIT: MONITORING-Eng)

8. Prior to issuance of the first building permit the property owner shall combine the property into a single lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)

8. Z/ABN-2008-1682 Cherry Road Complex Rezoning

Amend Engineering Condition 3 to read as follows:

3. Prior to issuance of the first building permit for interior improvements or for new building construction, March 30, 2010 or to the issuance of a construction permit for a new building, whichever shall occur first, the property owner shall combine the property into a single lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)

MOVE TO CONSENT AGENDA

- 16. **Z2008-1745 Habitat for Humanity – Kennedy Estates II**
- 17. **Z/CA-2008-1702 Jarc I**
- 18. **Z/CA-2008-1703 Jarc II (Pine Tree Drive)**

MOVE TO CONSENT AGENDA AND AMEND

14. Z/CA-2008-0437 Haitian Christian Church

Amend Engineering Condition 2 to read as follows:

2. The Property Owner shall fund ~~their proportionate share of~~ \$32,400 towards the cost of signal installation, if warranted, as determined by the County Engineer at Wallis Rd/Jog Rd intersection. Signalization shall be a mast arm structure installation. The proportionate share of the cost of signalization shall also include all design costs and required utility relocation and right of way or easement acquisition. No Building Permits shall be issued until the developer provides acceptable surety in the form of cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of Traffic Division. (BLDG PERMIT: MONITORING-Eng).

AMENDMENTS TO THE REGULAR

12. Z2008-1669 Peanut Island Rezoning

Add new Use Limitation Condition 1 and re-number accordingly.

1. While the County retains land use and zoning authority over the subject property, including the ability to place the conditions contained herein, this resolution shall not be deemed to impair or limit exercise of the General and/or Special Powers granted to the Port of Palm Beach District under Article VIII of the District's State Charter, as to the subject property. (ONGOING: ZONING-Zoning)



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

**Thursday, February 5, 2009
9:00 A.M.**

**Vista Center 1st Floor Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

February 5, 2009

CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center 1st Floor Hearing Room VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Wednesday, February 25, 2009 to take final action on the applications listed below.

NOTICE

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - Motion to receive and file.
- E. Adoption of the Minutes
- F. Swearing In – County Attorney
- G. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS

A. POSTPONEMENTS

1. **ZV-2008-01675** Title: a Type II Zoning Variance, application of Jcl Management Llc by Jon E Schmidt & Associates, Agent. Request: to allow a buffer width reduction, a reduction in the number canopy trees, a reduction in the minimum height visual screen and the elimination of wall all within eastern Type III Incompatibility Buffer.
General Location: located on the northeast corner of Benoist Farms Road and Southern Boulevard. **(JCL Contractor's Storage)** (Control 1983-00045)

Pages 1 - 1

Project Manager: Andrea Harper

Size: 1.94 acres \pm

BCC District: 6

(affected area 1.92 acres \pm)

Staff Recommendation: To postpone thirty (30) days to Thursday March 5, 2009.

MOTION: To postpone thirty (30) days to Thursday March 5, 2009.

2. **ZV/PDD-2008-01525** Title: a Type II Variance, application of Duke Realty Limited Partnership by Jon E. Schmidt & Associates Inc., Agent. Request: to allow an elimination of a perimeter buffer; a reduction of parking spaces; an elimination of loading area screening; an elimination of loading area roofs; a freestanding sign to abut a street with no access; and, a reduction in setback for the freestanding sign.
Title: an Official Zoning Map Amendment to a Planned Development District, application of Duke Realty Limited Partnership by Jon E. Schmidt & Associates Inc., Agent. Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Planned Industrial Park Development (PIPD) Zoning District.
General Location: Northwest corner of North Jog Road and Belvedere Road. **(Turnpike Crossing East Industrial Property)** (Control 2005-00456)

Pages 2 - 2

Project Manager: Carol Glasser

Size: 67.16 acres \pm

BCC District: 2

Staff Recommendation: To postpone thirty (30) days to Thursday March 5, 2009

MOTION: To postpone thirty (30) days to Thursday March 5, 2009

3. **ZV/PDD/DOA/W/R-2008-01369** Title: a Type II Zoning Variance, application of Moroso Investment Partners LLC by Gentile Holloway O'Mahoney & Assoc, Agent. Request: to allow more than 3 freestanding buildings in an MUPD; to allow parking in excess of 600 feet from the public entrance of the building it is intended to serve; to allow more than 1 electronic message center sign; to allow more than 3 freestanding signs; to allow the maximum height of one freestanding sign to exceed 15 feet; and to eliminate the 5-foot compatibility buffers on the northeast, northwest, west, north, and east property lines adjacent to the Pine Glades Natural Area.

Title: an Official Zoning Map Amendment to a Planned Development District, application of Moroso Investment Partners LLC by Gentile Holloway O'Mahoney & Assoc, Agent. Request: to allow a rezoning from the Light Industrial (IL) and the Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Development Order Amendment, application of Moroso Investment Partners LLC by Gentile Holloway O'Mahoney & Assoc, Agent. Request: to add land area and reconfigure site plan.

Title: a Requested Use, application of Moroso Investment Partners LLC by Gentile Holloway O'Mahoney & Assoc, Agent. Request: to allow arena; auditorium or stadium; entertainment, outdoor; entertainment, indoor; auction, outdoor; auto paint and body; convenience store with gas sales; manufacturing and processing; vehicle sales and rental; and electronic message center.

Title: to allow a deviation from Architectural Guidelines, application of Moroso Investment Partners LLC by Gentile Holloway O'Mahoney & Assoc, Agent. Request: to allow a waiver for unique structures.

General Location: North side of Beeline Highway (SR710) west of Pratt Whitney Road, south of Indiantown Road. (**Moroso Circle Track**) (Control 1997-00034)

Pages

Project Manager: Ronald Sullivan

Size: 45.07 acres ±

BCC District: 1

Staff Recommendation: Staff recommends postponing 30 days to the March 5, 2009 Zoning Commission Hearing.

MOTION: To postpone 30 days to the March 5, 2009 hearing.

4. **ZV/DOA-2008-01698** Title: a Type II Zoning Variance, application of dba Manheim Palm Beach by Kilday & Associates Inc., Agent. Request: to eliminate terminal islands, divider medians, interior trees, and interior shrubs in the vehicle storage area; allow a reduction in pervious area; allow a barbed wire fence within the setback; and allow parking spaces beyond 600 feet from a building entrance.

Title: a Development Order Amendment, application of dba Manheim Palm Beach by Kilday & Associates Inc., Agent. Request: to add land area and square footage, reconfigure the site plan, restart the commencement clock, delete conditions of approval contained within R2004-2423, and modify a condition of approval (Engineering).

General Location: Approximately 600 feet south of Belvedere Road on the East side of Sansbury's Way. **(Manheim Palm Beach MUPD)** (Control 2005-00641)

Pages 3 - 3

Project Manager: Carol Glasser

Size: 91.60 acres ±

BCC District: 6

Staff Recommendation: To postpone thirty (30) days to Thursday March 5, 2009

MOTION: To postpone thirty (30) days to Thursday March 5, 2009

B. REMANDS

C. WITHDRAWALS

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 5. **CA-2008-00616** Title: a Class A Conditional Use, application of Michael James by Burt Smith PE, Agent. Request: to allow a place of worship.
General Location: Approximately 2300 feet east of Seminole Pratt Whitney Road and on the south side of Okeechobee Boulevard. **(New Worldwide Apostolic Church)** (Control 2008-00111)

Pages 4 - 22

Conditions of Approval Pages (16 - 18)

Project Manager: Joyce Lawrence

Size: 1.28 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 22 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval for a Class A Conditional Use to allow a place of worship.

- 6. **Z/DOA-2007-01185** Title: an Official Zoning Map Amendment, application of Winners Church International by Land Research Management Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District.
Title: a Development Order Amendment, application of Winners Church International by Land Research Management Inc., Agent. Request: to reconfigure the site plan, add land area, and add building square footage.
General Location: Southwest corner of Jog Road and Pioneer Road. **(Winners Church)** (Control 1985-00072)

Pages 23 - 54

Conditions of Approval Pages (41 - 46)

Project Manager: Ora Owensby

Size: 16.04 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment and Development Order Amendment, subject to 35 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of the Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District.

MOTION: To recommend approval of the Development Order Amendment to reconfigure the site plan, add land area, and add building square footage.

7. **ZV/Z-2008-01518** Title: a Type II Zoning Variance, application of Cordell Shaw by Moyle Flanigan, Agent. Request: to allow a reduction in the side setback and to allow an accessory structure to be located in the front yard.
Title: an Official Zoning Map Amendment, application of Cordell Shaw by Moyle Flanigan, Agent. Request: to rezone from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.
General Location: Approximately 0.7 miles north of Donald Ross Road on the east side of Palmwood Road. **(Palmwood Shaw Rezoning)** (Control 2006-00095)

Pages 55 - 85
 Conditions of Approval Pages (73 - 74)
 Project Manager: Donna Adelsperger

Size: 0.62 acres ± BCC District: 1

Staff Recommendation: Staff recommends approval of the Type II Zoning Variances subject to three (3) Conditions of Approval as contained in Exhibit C-1 and recommends approval of rezoning subject to a three (3) Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a reduction in the side setback and to allow an accessory structure to be located in the front yard.

MOTION: To recommend approval of an Official Zoning Map Amendment rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ).

D. ZONING APPLICATIONS - NEW

8. **Z/ABN-2008-01682** Title: an Official Zoning Map Amendment, application of Palm Beach County by Kilday & Associates Inc., Palm Beach County, Agent. Request: to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Public Ownership (PO) Zoning District.
Title: a Development Order Abandonment, application of Palm Beach County by Kilday & Associates Inc., Palm Beach County, Agent. Request: to abandon the Special Exceptions and Development Order approvals granted via Resolutions R-73-621, R-91-243, and R-2005-0601.
General Location: North side of the intersection of Cherry Road and Country Club Road. **(Cherry Road Complex Rezoning)** (Control 1973-00157)

Pages 86 - 101
 Conditions of Approval Pages (100 - 101)
 Project Manager: Donna Adelsperger

Size: 19.54 acres ± BCC District: 2

Staff Recommendation: Staff recommends approval of the rezoning request subject to 6 Voluntary Commitments as indicated in Exhibit C and approval of the Development Order Abandonment.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Public Ownership (PO) Zoning District.

MOTION: To recommend approval of a Development Order Abandonment to abandon the Special Exceptions and approvals granted via Resolutions R-73-621, R-91-243, and R-2005-0601.

9. **ZV/Z/DOA-2008-00456** Title: a Type II Zoning Variance, application of Palm Beach County by JPR Planning Services Inc., Agent. Request: to eliminate the perimeter buffer, to reduce the interior landscaping requirement and to reduce the existing lake setback.

Title: an Official Zoning Map Amendment, application of Palm Beach County by JPR Planning Services Inc., Agent. Request: rezoning from the Single-family Residential (RS) Zoning District and the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ).

Title: Development Order Abandonment, application of Palm Beach County by JPR Planning Services Inc., Agent. Request: to legislatively abandon Resolution #R-89-942.

General Location: South of Palmetto Park Rd., W of State Road 7 in Boca Dunes (Sandalfot) Golf Course. **(PBC Water Treatment Plant No. 9)** (Control 1988-00059)

Pages 102 - 114

Conditions of Approval Pages (113 - 114)

Project Manager: Ora Owensby

Size: 13.14 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Type II Zoning Variance, Rezoning and Development Order Amendment requests subject to 5 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Zoning Variance to eliminate the perimeter buffer, to reduce the interior tree requirement and to reduce the existing lake setback.

MOTION: To recommend approval of an Official Zoning Map Amendment rezoning from the Single-family Residential (RS) Zoning District and the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ).

MOTION: To recommend approval of a Development Order Amendment request to legislatively abandon Resolution #R-89-942.

10. **Z/ABN-2008-01681** Title: an Official Zoning Map Amendment, application of Palm Beach County by Cotleur & Hearing Inc., Palm Beach County, Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Public Ownership (PO) Zoning District.
- Title: a Development Order Abandonment, application of Palm Beach County by Cotleur & Hearing Inc., Palm Beach County, Agent. Request: to abandon the approval granted pursuant to Zoning Resolution No. R-89-355 to allow Governmental Services and accessory buildings and structures (fire station), including a commercial radio, television, microwave transmission and relay stations and towers.
- General Location: West side of Benoist Farms Road, approximately 0.26 mile south of Southern Boulevard. **(Palm Beach County Fire Rescue #34)** (Control 1988-00017)
- Pages 115 - 122
Project Manager: Ora Owensby
- Size: 5.61 acres ± BCC District: 6
- Staff Recommendation: Staff recommends approval of a Rezoning and a Development Order Abandonment, with no conditions.
- MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Public Ownership (PO) Zoning District.
- MOTION:** To recommend approval of a Development Order Abandonment request to abandon the approval granted pursuant to Zoning Resolution No. R-89-355 to allow Governmental Services and accessory buildings and structures (fire station), including a commercial radio, television, microwave transmission and relay stations and towers.

11. **ZV-2008-02222** Title: a Type II Zoning Variance, application of James Davis by Cotleur & Hearing Inc., Agent. Request: to allow encroachment into a drainage easement for a roof overhang and the foundation footer for a single family dwelling, and a wood bulkhead around an existing pond.
- General Location: Approximately 970 feet north of Flamingo Road on the east side of Flamingo Terrace. **(Davis Variance)** (Control 2008-00504)
- Pages 123 - 137
Conditions of Approval Pages (132 - 133)
Project Manager: Donna Adelsperger
- Size: 2.20 acres ± BCC District: 1
- Staff Recommendation: To recommend approval of the 3 variances subject to 8 conditions
- MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow encroachment into a drainage easement for a roof overhang and the foundation footer for a single family dwelling, and the wood bulkhead around an existing pond.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

12. **Z-2008-01669** Title: an Official Zoning Map Amendment, application of Palm Beach County by Palm Beach County, Agent. Request: Rezoning from the Preservation/Conservation (PC) Zoning District to the Public Ownership (PO) Zoning District.

General Location: Approximately 0.1 mile south of Blue Heron Boulevard and approximately 1,000 feet northeast of the Port of Palm Beach and 1,500 feet due west of Lake Worth Inlet. **(Peanut Island Rezoning)** (Control 1976-00101)

Pages 138 - 158

Conditions of Approval Pages (150 - 150)

Project Manager: Donna Adelsperger

Size: 84.00 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone and to five (5) conditions as indicated in Exhibit C.

MOTION: To recommend approval of an Official Map Amendment from the Preservation/ Conservation (PC) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone.

13. **DOA-2008-00461** Title: a Development Order Amendment, application of T Mobile by Glotel Inc / T Mobile, Agent. Request: to modify conditions of approval (Building & Site Design and Landscaping).

General Location: Northeast corner of Orange Ave and 130th Ave North. **(T Mobile Horizon Baptist)** (Control 1998-00015)

Pages 159 - 182

Conditions of Approval Pages (171 - 175)

Project Manager: Douglas Robinson

Size: 2.66 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 33 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of the Development Order Amendment request to modify/delete conditions of approval (Building & Site Design, Landscaping).

14. **Z/CA-2008-00437** Title: an Official Zoning Map Amendment, application of Chretienne Eglise by Land Research Management Inc., Agent. Request: to rezone from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District.
Title: a Class A Conditional Use, application of Chretienne Eglise by Land Research Management Inc., Agent. Request: to allow a place of worship and to allow a daycare.
General Location: Northeast corner of Wallis Road and Jog Road. **(Haitian Christian Church)** (Control 2007-00411)
- Pages 183 - 206
 Conditions of Approval Pages (195 - 198)
 Project Manager: Anthony Wint
- Size: 4.51 acres \pm BCC District: 6
- Staff Recommendation: Staff recommends approval of the request, subject to 25 conditions as indicated in Exhibit C.
- MOTION:** recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District.
MOTION: To recommend approval of a Class A Conditional Use to allow a place of worship and to allow a daycare.

D. ZONING APPLICATIONS - NEW

15. **Z/CA-2007-01608** Title: an Official Zoning Map Amendment, application of McLaren Const Co Inc by Gary M. Brandenburg and Associates, Agent. Request: to allow a rezoning from Multi-Family Residential (RM) Zoning District to the General Commercial (CG) Zoning District.
Title: a Class A Conditional Use, application of McLaren Const Co Inc by Gary M. Brandenburg and Associates, Agent. Request: to allow a Convenience Store with Gas Sales.
General Location: The property is located on the northeast corner of Haverhill Road and Wallis Road. **(RaceTrac Haverhill)** (Control 2005-00514)
- Pages 207 - 234
 Conditions of Approval Pages (222 - 226)
 Project Manager: Joyce Lawrence
- Size: 1.96 acres \pm BCC District: 6
- Staff Recommendation: Staff recommends approval of the request subject to 33 Conditions of Approval as indicated in Exhibit C.
- MOTION:** To recommend approval of an Official Zoning Map Amendment rezoning from Residential Multi-Family (RM) Zoning District to the Commercial General (CG) Zoning District.
MOTION: To recommend approval of a Class A Conditional Use to allow a Convenience Store with Gas Sales.

16. **Z-2008-01745** Title: an Official Zoning Map Amendment, application of Habitat for Humanity of Palm Beach Count by Land Design South Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District.
General Location: Southeast corner of Mallards Cove Road and Jupiter Gardens Boulevard. (**Habitat for Humanity - Kennedy Estates II**) (Control 2003-00062)

Pages 235 - 257

Conditions of Approval Pages (247 - 248)

Project Manager: Donna Adelsperger

Size: 3.63 acres \pm

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as contained in Exhibit C and a Conditional Overlay Zone (COZ).

MOTION: To recommend approval of an Official Zoning Map Amendment to rezone from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District with a Conditional Overlay Zone (COZ).

17. **Z/CA-2008-01702** Title: an Official Zoning Map Amendment, application of Association Jewish by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District..

Title: a Class A Conditional Use, application of Association Jewish by Kilday & Associates Inc., Agent. Request: to allow a Congregate Living Facility, Type II.

General Location: Approximately 480 feet west of Military Trail, on the South side of Beechwood Road. (**JARC 1**) (Control 2008-00279)

Pages 258 - 274

Conditions of Approval Pages (269 - 270)

Project Manager: Anthony Wint

Size: 0.46 acres \pm

BCC District: 5

(affected area 0.23 acres \pm)

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

MOTION: MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

MOTION: MOTION: To recommend approval of a Class A Conditional Use to allow a Congregate Living Facility, Type II

- 18. [Z/CA-2008-01703](#) Title: Resolution approving a Class A Conditional Use, application of Association Jewish by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District..
Title: Approval for Type 2 Congregate living facility, application of Association Jewish by Kilday & Associates Inc., Agent. Request: to allow a Congregate Living Facility, Type II..
General Location: Approximately 950 feet west of Crestwood Avenue on the south side of Pine Tree Drive.. (**JARC II (Pine Tree Drive)** (Control 2008-00284)

Pages 275 - 291
 Conditions of Approval Pages (286 - 287)
 Project Manager: Anthony Wint

Size: 0.47 acres ± BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a Congregate Living Facility, Type II

DIRECTOR COMMENTS

- A. COUNTY ATTORNEY
- B. ZONING DIRECTOR

- 19. [Zoning Commission Annual Workshop](#)

Pages 292 - 301

- C. EXECUTIVE DIRECTOR

COMMISSIONER COMMENTS

- A. ELECTION OF CHAIR AND VICE CHAIR

- 20. Election of Chair and Vice Chair

Pages

ADJOURNMENT