

5. **Z/CA-2007-01608 RaceTrac Haverhill**

Add Engineering Conditions 5b to read as follow:

5.b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy (CO: MONITORING Eng)

Delete Engineering Conditions 6a.

Amend Planning Conditions 1 and 2 to read as follow:

~~1. Prior to the issuance of the Certificate of Occupancy or Certificate of Completion, whichever shall occur first, the property owner shall construct a cross access connection to the north property line with a break in any landscape buffer, in the location shown on the Final Certified Site Plan along the east side of the property. (CO/CC: MONITORING - Planning)~~

1. The easternmost 50 feet of the subject site, which has the commercial high with cross-hatching (CHX) FLUA designation, shall be limited to the uses of water retention, and/or landscaping. (ONGOING: PLANNING - Planning)

~~2. The site layout and building orientation shall be generally consistent with the form-based concepts endorsed in the URA Planning Study and Corridor Master Plans. (ONGOING : PLANNING-Planning)~~

2. The maximum intensity of the subject site shall be limited to 24,600 square feet. (ONGOING : PLANNING-Planning)

6. **ZV/DOA-2008-01698 Manheim Palm Beach MUPD**

Amend Previous Condition E5 of Zoning Resolution R-2006-0915 Control No. 2005-641 to read as follow:

The property owner shall fund any required utility relocation costs associated with the Benoist Farms left turn lane construction required in engineering condition E2 above. Limits of the required utility relocation shall be from the north right of way of McAllister Way, north, to the end of the construction limits. There are also turn lanes required on Benoist Farms Road at McAllister Way that are to be constructed by others where Palm Beach County will be responsible for Utility relocation costs along Benoist Farms Road from the north right of way of McAllister Way south to the end of Palm Beach County construction limits. (ONGOING:ENG-Eng)

Amend Landscape Conditions 8, 9 and 10 to read as follow:

8. Prior to final approval by the Development Review Officer (DRO), the approved Landscape plans dated June 9, 2008 shall be amended to include the 20-acre added land area and the LWDD L-4 Canal area (if the Triple P licensing agreement is approved). The Landscape Plan shall be in compliance with all landscape related conditions of approval as contained herein. Trees and medium shrub plantings shall be maximized to the greatest extent possible (as determined by the Landscape Review Section) within the pervious area of the 20-acre added area indicated on the Preliminary Site Plan dated ~~January 12~~ February 2, 2009, including the additional Divider median provided under Landscape Condition 10. (DRO: LANDSCAPE - Zoning)

9. Prior to final approval by the Development Review Officer (DRO), the property owner shall obtain LWDD approval of the proposed planting plan for the LWDD L-4 canal. The planting plan shall include the right-of-way buffer area and the area between Phase 1 Lake and Phase 2 Lake as indicated on the Preliminary Site Plan dated ~~January 12~~ February 2, 2009. A minimum clear area for LWDD vehicles and minimum required separation

between trees and the pipe shall be provided as required by the LWDD Triple P licensing agreement. (ONGOING: LANDSCAPE – Landscape)

10. Prior to final approval by the Development Review Officer (DRO), the Site Plan shall be revised to include divider medians between every row of parking in the Dealer and Employee Parking area. Building A side setback from the LWDD L-4 canal as indicated on the Preliminary Site Plan dated ~~January 12~~ February 2, 2009, may be reduced to comply with this condition. (DRO: ZONING - Zoning)

8. **DOA-2008-01910 Innovation Center**

Amend Engineering Conditions 4a and 4b to read as follow:

4. a. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit for additional building square footage in MUPD 1. (BLDG PERMIT: MONITORING-Eng)

4. b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for additional building square footage in MUPD 1. (CO: MONITORING-Eng)

Amend Engineering Condition 5 to read as follow:

5. Prior to final DRO approval, the site plan shall be revised to show all proposed gate locations for MUPD 1. such that there are no gates proposed at the project driveways on Innovation Way. Proposed gates shall only be closed after hours. (DRO: ENGINEERING-Eng)

AMENDMENTS TO THE REGULAR AGENDA

9. **DOA-2008-01367 Hyder AGR-PUD**

Add All Petition Condition 3 to read as follow:

3. Based on Article 2.E of the Unified Land Development Code, this development order meets the requirements to receive a new three (3) year review date from the date of approval of this resolution. (ONGOING: MONITORING-Zoning)

15. **W/PDD/R-2008-01902 Carlyle Senior Housing**

Amend Use Limitations Condition 1 to read as follow:

1. The CLF shall be limited to a maximum of 170 beds ~~and 150,000 square feet.~~ No further expansion is permitted except subject to BCC approval. (ONGOING: ZONING - Zoning)



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

**Thursday, March 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**

March 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 Monday, March 30, 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 ±

BCC District: 6

(affected area 1.92 acres ±)

Staff Recommendation: To postpone thirty (30) days to Thursday April 2, 2009.

MOTION: To postpone thirty (30) days to Thursday April 2, 2009.

2. **ZV/ABN/Z-2008-01905** Title: a Type II Variance, application of Inn Colonial by Urban Design Studio, Agent. Request: to reduce the required landscape buffer width; and to reduce the side street setback.

Title: a Development Order Abandonment, application of Inn Colonial by Urban Design Studio, Agent. Request: to revoke Resolution R-1986-642 which granted a Special Exception to allow a Congregate Living Facility.

Title: an Official Zoning Map Amendment, application of Inn Colonial by Urban Design Studio, Agent. Request: to allow a rezoning from the Multi-family Residential (RM) Zoning District to the Institutional Public Facility (IPF) Zoning District.

General Location: Approximately 1/4 mile north of Atlantic Avenue, on the west side of Sims Road. (**Colonial Inn**) (Control 1986-00026)

Pages

Project Manager: Douglas Robinson

Size: 1.70 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a thirty (30) day postponement to Thursday April 2, 2009.

MOTION: To postpone thirty (30) days to Thursday April 2, 2009.

3. **ZV/DOA-2008-01684** Title: a Type II Variance, application of Mountaineer Properties LLC by Covelli Design Associates Inc., Agent. Request: to allow a reduction in the number of parking spaces.
Title: a Development Order Amendment, application of Mountaineer Properties LLC by Covelli Design Associates Inc., Agent. Request: to modify/delete conditions of approval (Landscaping, Lighting, Use Limitations) and add land area.
General Location: Northwest corner of Century Boulevard and East Drive. **(Resident Service Center)** (Control 1993-00040)

Pages

Project Manager: Carol Glasser

Size: 2.38 acres ±

BCC District: 2

Staff Recommendation: To postpone thirty (30) days to Thursday April 2, 2009

MOTION: To postpone thirty (30) days to Thursday April 2, 2009

B. REMANDS

C. WITHDRAWALS

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

4. **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 serves; 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; to allow on-site directional signs to be closer than 200 feet from the perimeter of the project; and to eliminate the 5-foot compatibility buffers 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) Zoning District 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; electronic message center; and to allow an alternative sign plan.
- 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 2 - 64

Conditions of Approval Pages (42 - 47)

Project Manager: Ronald Sullivan

Size: 45.07 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 27 Conditions of Approval as indicated in Exhibit C and 4 Conditions of Approval as indicated in Exhibit C-1

MOTION: To adopt a Resolution approving 11 Type II Zoning Variances: to allow more than 3 freestanding buildings in an MUPD; to allow parking in excess of 600 feet from the building it serves; to allow more than 1 electronic message center in a project; to allow more than 3 freestanding signs and to allow the maximum height of one of those freestanding signs to exceed 15 feet; to allow on-site directional signs to be closer than 200 feet from the perimeter of the project; and to eliminate the 5-foot compatibility buffers adjacent to the Pine Glades Natural Area on the northeast, northwest, west, north and east perimeter buffers.

MOTION: To recommend approval of an Official Zoning Map Amendment rezoning from the Agricultural Residential (AR) Zoning District and the Light Industrial (IL) Zoning District to the to the Multiple Use Planned Development (MUPD) District.

MOTION: To recommend approval of a Development Order Amendment to add land area and reconfigure the site plan.

MOTION: To recommend approval of a Waiver to allow a deviation from Architectural Guidelines.

MOTION: To recommend approval of Requested Uses to allow arena; auditorium or stadium; entertainment, outdoor; auction, outdoor; auto paint and body; convenience store with gas sales; manufacturing and processing; and vehicle sales and rental and to recommend approval of an Alternative Sign Plan.

- 5. [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 65 - 91

Conditions of Approval Pages (80 - 83)

Project Manager: Joyce Lawrence

Size: 1.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 28 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.

6. **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, interior 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 92 - 146

Conditions of Approval Pages (116 - 123)

Project Manager: Carol Glasser

Size: 91.60 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 36 Conditions of Approval for the Development Order Amendment as indicated in Exhibit C and 4 Conditions of Approval for the Type II Variances as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving Type II Variances to eliminate terminal islands, interior 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.

MOTION: To recommend approval of a Development Order Amendment 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).

7. **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 147 - 196

Conditions of Approval Pages (171 - 178)

Project Manager: Carol Glasser

Size: 67.16 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 42 Conditions of Approval for the rezoning as found in Exhibit C and 4 Conditions of Approval for the variances as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving Type II Variances 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.

MOTION: To recommend approval of an Official Zoning Map amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Planned Industrial Park Development (PIPD) Zoning District.

D. ZONING APPLICATIONS - NEW

8. **DOA-2008-01910** Title: a Development Order Amendment, application of Congress Avenue Properties Ltd by Gentile Holloway O'Mahoney & Assoc, Agent. Request: to reconfigure the site plan to add square footage, to modify conditions of approval (Building and Site Design and Landscape) and to add one (1) access point.

General Location: South side of Innovations Drive, 1/2 mile from the intersection of Pratt-Whitney Road and Beeline Highway. **(Innovation Center)** (Control 2001-00009)

Pages 197 - 220

Conditions of Approval Pages (210 - 215)

Project Manager: Joyce Lawrence

Size: 11.99 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 29 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order amendment to reconfigure the site plan to add square footage, to modify conditions of approval (Building and Site Design and Landscape), and to add one (1) access point.

9. **DOA-2008-01367** Title: a Development Order Amendment, application of Boca Raton Assoc VI LLLP, Boynton Beach Assoc XXIV LLLP, South Florida Water Management Dist by Kilday & Associates Inc., Agent. Request: to reconfigure the master plan, increase number of units, to amend a condition of approval (Engineering), create a model row, and restart the commencement clock.
General Location: on the west side of Lyons Road and south of the LWDD L-36 Canal. (**Hyder AGR-PUD**) (Control 2005-00455)

Pages 221 - 274

Conditions of Approval Pages (242 - 255)

Project Manager: Ora Owensby

Size: 995.67 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 43 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the master plan, increase number of units, to amend a condition of approval (Engineering), create a model row, and restart the commencement clock.

10. **PDD-2008-01035** Title: an Official Zoning Map Amendment to a Planned Development District, application of 6585 LLC by Miller Land Planning, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) to the Multiple Use Planned Development (MUPD) Zoning District.
General Location: North side of Morikami Park Road, approximately 275 feet west of Jog Road. (**Morikami Park Nursing Center**) (Control 2008-00133)

Pages 275 - 292

Conditions of Approval Pages (286 - 288)

Project Manager: Ora Owensby

Size: 7.28 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 17 Conditions of Approval as indicated on Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) to the Multiple Use Planned Development (MUPD) District

11. **Z-2008-01909** Title: an Official Zoning Map Amendment, application of Palm Beach County by Gentile Holloway O'Mahoney & Assoc, Palm Beach County, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Public Ownership (PO) Zoning District.
General Location: Northeast of the intersection of Jupiter Beach Road and S.R. A-1-A, at the north terminus of Dubois Road. **(DuBois Park Rezoning)** (Control 2008-00281)

Pages 293 - 304
 Conditions of Approval Pages (304 - 304)
 Project Manager: Ora Owensby

Size: 21.46 acres ± BCC District: 1

Staff Recommendation: Staff recommends approval of the request, subject to 3 Voluntary Commitments as indicated in Exhibit C.

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

12. **ABN/Z/CA-2008-00447** Title: a Development Order Abandonment, application of West Jupiter Community Group Inc by Cotleur & Hearing Inc., Agent. Request: to abandon Resolution R-95-522 which approved the previous Class A Conditional Use for Government Service use.

Title: an Official Zoning Map Amendment, application of West Jupiter Community Group Inc by Cotleur & Hearing Inc., Agent. Request: To allow a rezoning from the Residential Transitional Urban (RTU) Zoning District to the Single-family Residential (RS) Zoning District.

Title: a Class A Conditional Use, application of West Jupiter Community Group Inc by Cotleur & Hearing Inc., Agent. Request: to allow a Daycare, General.

General Location: Approximately 1,000 feet west of Limestone Creek Road on the north side of Church Street. **(West Jupiter Community Center)** (Control 1995-00003)

Pages 305 - 324
 Conditions of Approval Pages (319 - 320)
 Project Manager: Autumn Sorrow

Size: 1.68 acres ± BCC District: 1
 (affected area 1.61 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to thirteen (13) Conditions of Approval.

MOTION: To recommend approval of Development Order Abandonment of Resolution R-95-522 which approved a Class A Conditional Use for Government Service use.

MOTION: To recommend approval of an Official Zoning Map Amendment rezoning from the Residential Transitional Urban (RTU) Zoning District to the Residential Single-Family (RS) Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow for a Daycare, General.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

REGULAR AGENDA**A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

13. **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 325 - 348

Conditions of Approval Pages (339 - 339)

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 six (6) Conditions of Approval 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.

D. ZONING APPLICATIONS - NEW

14. **ZV/Z/CA-2008-01915** Title: a Type II Zoning Variance, application of Ross Hering by JOHNSTON GROUP Land Development Consultants Inc., Agent. Request: to allow a reduction in the number of parking spaces.
- Title: an Official Zoning Map Amendment, application of Ross Hering by JOHNSTON GROUP Land Development Consultants Inc., Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Residential Single-family (RS) Zoning District.
- Title: a Class A Conditional Use, application of Ross Hering by JOHNSTON GROUP Land Development Consultants Inc., Agent. Request: to allow an Assembly Non-Profit Institutional use.
- General Location: Approximately 1 mile west of Haverhill Road on the south side of Beleveder Road. **(Boys and Girls Club)** (Control 2002-00064)

Pages 349 - 374

Conditions of Approval Pages (366 - 370)

Project Manager: Autumn Sorrow

Size: 24.49 acres \pm

BCC District: 6

(affected area 13.30 acres \pm)

Staff Recommendation: Staff recommends approval of the requests subject to twenty-one (21) Conditions of Approval as indicated in Exhibit C and approval of the Variance subject to four (4) Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction of the required parking.

MOTION: To recommend approval of an Official Zoning Map Amendment rezoning from the Public Ownership (PO) Zoning District to the Single-Family Residential (RS) Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow for an Assembly, Non-Profit Institutional use.

15. **W/PDD/R-2008-01902** Title: a Waiver of Dimensional Criteria, application of SRR Holdings LLC by Miller Land Planning, Agent. Request: to allow a reduction in the required frontage for a Planned Development District.
Title: an Official Zoning Map Amendment to a Planned Development District, application of SRR Holdings LLC by Miller Land Planning, Agent. Request: to allow a rezoning from Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD).
Title: a Requested Use, application of SRR Holdings LLC by Miller Land Planning, Agent. Request: to allow a Type III Congregate Living Facility.
General Location: West side of SR 7, approximately 2,000 feet north of Lantana Road. **(Carlyle Senior Housing)** (Control 2005-00454)

Pages 375 - 395

Conditions of Approval Pages (389 - 391)

Project Manager: Andrea Harper

Size: 11.18 acres \pm

BCC District: 3

(affected area 9.17 acres \pm)

Staff Recommendation: Staff recommends approval of the requests subject to 17 Conditions of Approval as indicated in Exhibit C.

MOTION: to recommend approval of a Waiver to allow a reduction in the required frontage for a Planned Development District

MOTION: to recommend approval of an Official Zoning Map Amendment rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District.

MOTION: to recommend approval of a Requested Use to allow a Type III Congregate Living Facility.

DIRECTOR COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. EXECUTIVE DIRECTOR**

COMMISSIONER COMMENTS

- A. ELECTION OF CHAIR AND VICE CHAIR**

ADJOURNMENT