

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

THURSDAY, MAY 1, 2014

9:00 A.M. Vista Center 1st Floor Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach FL 33411

CALL TO ORDER

A. Roll Call 9:00 A.M.

Commissioner Alex Brumfield III, Chair	Present
Commissioner Mark Beatty, Vice Chair	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Absent
Commissioner William Anderson	Present
Commissioner Sam Caliendo	Present
Commissioner Sheri Scarborough	Present
Commissioner Joanne Davis	Present
Commissioner Robert Currie	Present

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Proof of Publication – Motion to receive and file carried 8-0

E. Adoption of the Minutes – Motion carried 8-0

F. Swearing In

G. Disclosures – Listed by Agenda Number

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
None	Absent	8	8	7, 8	8	None	3 8	8

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **ZV/DOAR-2013-02595** Title: a Type II Variance application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a business activity between 11:00 p.m. and 6:00 a.m. within 300 feet of a residential unit; a reduction in the landscape buffer width and plant materials; and, elimination of the required wall.

Title: a Development Order Amendment application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to modify the Site Plan; and, to add a Requested Use.

Title: a Requested Use application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge within 300 feet of a Residential District.

General Location: Approximately 0.5 miles west of Military Trail on the south side of SW 18th Street. **(Shoppes at Village Pointe)** (Control 1984-00152)

Pages 1 -1
Conditions of Approval Pages (136 -140)
Project Manager: Joyce Lawrence
Size: 7.00 acres ±
(affected area 0.22 acres ±)

BCC District: 4

Staff Recommendation: Staff recommends a postponement to June 5, 2014.

MOTION: To postpone to Thursday, June 5, 2014.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved	Seconded					

DECISION: TO POSTPONE TO JUNE 5, 2014

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

3. ABN/DOA-2014-00082 Title: a Development Order Abandonment application of Oxbridge Academy Foundation Inc by Urban Design Kilday Studios, Agent. Request: to abandon the Class A Conditional Use to allow a Private School granted under Resolution R-1995-0120.

Title: a Development Order Amendment application of Oxbridge Academy Foundation Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan to combine Pods 1 and 2; to modify the site plan; to modify Conditions of Approval (Landscape and Use Limitations) and to increase the number of students (High School).

General Location: Northwest corner of Military Trail and Community Drive. **(JCC Meyer Academy and Oxbridge Academy)** (Control 1985-00171)

Pages 24 - 50

Conditions of Approval Pages (31 - 41)

Project Manager: David McGuire

Size: 80.32 acres ±
(affected area 36.74 ±)

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 63 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of the request to abandon the Class A Conditional Use to allow a Private School granted under Resolution R-1995-0120.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Seconded		Moved						

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan, add an access point, and modify Conditions of Approval (Signage, Access) subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Seconded		Moved						

DECISION: APPROVED AS ADVERTISED 8-0

4. **ABN/PDD/DOA-2013-03126** Title: a Development Order Abandonment application of Standard Pacific of South Florida, GP by Urban Design Kilday Studios, Agent. Request: to abandon resolutions R-2009-374 and R-2009-375 for a Requested Use to allow the Transfer of Development Rights (TDR) for 115 TDR units and designate the site as a receiving area; and, R-2011-1113 to reduce the number of TDR units to 24.

Title: an Official Zoning Map Amendment to a Planned Development District application of Standard Pacific of South Florida, GP by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment application of Standard Pacific of South Florida, GP by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add land area; delete units; re-designate housing types; add an access point; modify and delete Conditions of Approval (Landscape, Parks, Planning, School Board); and, restart the commencement of development.

General Location: Approximately 0.6 miles south of Lake Worth Road on the east side of Lyons Road. (**Andalucia PUD**) (Control 2008-00129)

Pages 51 - 92

Conditions of Approval Pages (60 - 72)

Project Manager: Carol Glasser

Size: 67.76 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 41 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Chris Barry, Agent – In agreement with the Conditions of Approval except on Landscape & Engineering Condition which minor revision will be done prior to BCC.

MOTION: To recommend approval of a Development Order Amendment to abandon resolutions R-2009-374 and R-2009-375 for a Requested Use to allow the Transfer of Development Rights (TDR) for 115 TDR units and designate the site as a receiving area; and, R-2011-1113 to reduce the number of TDR units to 24.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded	Moved				

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

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded	Moved				

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add land area; delete units; re-designate housing types; add an access point; modify and delete Conditions of Approval (Landscape, Parks, Planning, School Board); and, restart the commencement of development subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded	Moved				

DECISION: APPROVED AS ADVERTISED

5. **ZV/PDD/DOA-2014-00089** Title: a Type II Variance application of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates VII, LLLP by G.L. Homes, Agent. Request: to allow a reduction in the required landscape buffer width along the northeast property line.

Title: an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates VII, LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates VII, LLLP by G.L. Homes, Agent. Request: to reconfigure the Master Plan to add land area (Development and Preserve Area); reconfigure the Civic Pod; add units; modify Conditions of Approval (Engineering, Planning, Property and Real Estate Management); and, to extend the build out date.

General Location: North of the L-39 canal; South of L-36 Canal; East side of State Road 7; and, West of Lyons Road. **(Hyder AGR-PUD)** (Control 2005-00455)

Pages 93 - 153

Conditions of Approval Pages (103 - 115)

Project Manager: Joyce Lawrence

Size: 1,836.8 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated in Exhibit C-1 and 45 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on application

Kevin Ratterree, Agent – In agreement with Conditions of Approval as amended.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the required landscape buffer width along the northeast property line subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved					Seconded	

MOTION: To recommend approval of an Official Zoning Map Amendment to the Planned Development District to rezone from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved					Seconded	

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan to add land area (Development and Preserve Area); reconfigure the Civic Pod; add units; modify Conditions of Approval (Engineering, Planning, Property and Real Estate Management); and, to extend the build out date subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved					Seconded	

DECISION: APPROVED AS AMENDED

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

2. **DOA-2013-02926** Title: a Development Order Amendment application of J L Property Owners Assn Inc by Land Design South Inc., Agent. Request: to modify the Master Plan; re-designate a land use from Private Buffer to Civic; delete an access point; and, modify Conditions of Approval (Engineering).

General Location: Southeast corner of Alternate AIA and Indiantown Road. **(Jonathan's Landing PUD)** (Control 1974-00195)

Pages 2 – 23
 Conditions of Approval (7-12)
 Project Manager: Roger Ramdeen
 Size: 631.05 acres ±
 (affected area 2.58 acres ±)

BCC District: 1

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

People who spoke on application

Roger Ramdeen, Site Planner II – Gave a brief presentation.
 Bob Bentz, Agent – Gave a brief presentation.
 Tom Pettibone, Philip Caswell, Judith Pratt, Edwin Hoover, Ron Marsella and Paul Maloy of Anchorage at Jonathan’s Landing, spoke in opposition of the application. After much discussion the Zoning Board voted to postpone the application for 30 days.

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan; re-designate a land use from Private Buffer to Civic; delete an access point; and, modify Conditions of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Moved				Seconded	

DECISION: TO POSTPONE TO JUNE 5, 2014

6. **PDD/R-2013-00771** Title: an Official Zoning Map to a Planned Development District application of Southern Investments Partnership, LP by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Institutional and Public Facilities (IPF) and the Public Ownership (PO) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Requested Use application of Southern Investments Partnership, LP by Cotleur & Hearing Inc., Agent. Request: to allow Manufacturing and Processing.

General Location: North side of Southern Boulevard approximately 0.4 miles east of Jog Road. **(Southern Light Industrial Park)** (Control 2001-00064)

Pages 154 - 191
 Conditions of Approval Pages (162 - 168)
 Project Manager: Carol Glasser
 Size: 68.80 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 23 Conditions of Approval as indicated in Exhibit C-1 and 5 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on application

Carol Glasser, Site Planner II – Gave a brief presentation.

Brian Chegus, Agent – Gave a brief presentation he is in agreement with the conditions except for Architectural Review condition 1; and, Engineering Condition 9.

Two members of the public spoke, Robert Zaker and John Johnson. An adjacent resident, Celeste Grande, objected to the proposed industrial and manufacturing and processing uses indicating residential is preferred adjacent to existing residential. A representative for the Timber Run development to the northeast of the site, Peter Waldman, indicated support for the development; but, cited a number of concerns that included: The specific Standard Industrial Classification (SIC) code classification of the proposed uses are unknown; noise, pollution, smells, garbage, and recycling issues; and, hours of operation. Timber Run is also concerned with the illegal dumping, all-terrain vehicles (ATV's), lack of police patrol, flooding on unimproved Drexel Road; and, L-4 canal storm water drainage issues.

MOTION: To recommend approval of an Official Zoning Map amendment to allow a rezoning from the Institutional and Public Facilities (IPF) and the Public Ownership (PO) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Seconded							Moved	

MOTION: To recommend approval of a Requested Use to allow Manufacturing and Processing.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Seconded							Moved	

DECISION: APPROVED AS AMENDED

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 7. **DOA-2013-01342** Title: a Development Order Amendment application of Buckeye Real Estate Investments LLC by Creech Engineers Inc., Agent. Request: to modify the Site Plan, add an access point, and modify a Conditions of Approval (Signage, Access).

General Location: Northwest corner of SR7/US441 and Palmetto Park Road. (**West Boca Square**) (Control 1980-00114)

Pages 3 - 31

Conditions of Approval Pages (8 - 17)

Project Manager: Carrie Rechenmacher

Size: 33.99 acres +

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 56 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Bill Pfeffer, Agent – Gave a brief presentation; he is in agreement with Conditions of Approval.

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan, add an access point, and modify a Conditions of Approval (Signage, Access) subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded	Moved				

DECISION: APPROVED AS ADVERTISED

D. ZONING APPLICATIONS – NEW

8. **W/PDD-2013-02605** Title: a Type II Waiver application of Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads, Planet Kids VI Inc by Land Design South Inc., Agent. Request: to allow more than 40 percent of the streets to end in a cul-de-sac or dead end.

Title: an Official Zoning Map Amendment to a Planned Development District application of Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads, Planet Kids VI Inc by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District.

General Location: Approximately 650 feet north of Lake Worth Road on the west side of Lyons Road. **(Cypress Royale PUD)** (Control 1979-00082)

Pages 221 - 263

Conditions of Approval Pages (227 - 230)

Project Manager: Carrie Rechenmacher

Size: 28.67 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subjects to 5 Conditions of Approval as indicated in Exhibit C-1 and 14 Conditions of Approval in Exhibit C-2.

People who spoke on application

Roger Ramdeen, Site Planner II – Gave a brief presentation.

Jeff Brophy, Agent – Gave a brief presentation. He is in agreement with Conditions of Approval as amended.

Residents, Hassan Hadjimiry, Kathleen Kordos, Wayne Seguin, Brad & Brooke Havrilla, had raised concerns to the about the landscaping and the existing trees that are along the perimeter of the subject property. The applicant has agreed to add a wall to the landscaping buffer and to increase the width to 30 feet along the north, northwest and portions of the south and to 40 feet along the southwest corner. In addition, the applicant also agreed to limit the height of the homes to one story on lots 29, 30, 31, 65 and 72. Conditions of Approval have been added to ensure compliance with the applicant’s statements.

MOTION: To recommend approval of a Type II Waiver to allow more than 40 percent of the streets to end in a cul-de-sac or dead end subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded	Moved				

MOTION: To recommend approval to allow a rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded	Moved				

DECISION: APPROVED AS AMENDED

9. **ZV/SV/PDD-2013-02920** Title: a Type II Variance application of K Hovnanian Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow 100% of the streets to terminate in cul-de-sacs; to reduce the minimum width of open space areas, to allow water management tracts, civic areas, and recreation areas, to count towards open space; to reduce the front setback for the primary structure, allow accessory structures in the front or side street yard and reduce the setbacks; to increase the height of a fence or wall along the property line or when adjacent to a landscape buffer; and, to allow livestock within a RR-PUD. Title: a Subdivision Variance application of K Hovnanian Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to decrease the minimum street width, limit the finished grade on the site, maintain the existing lake slopes, eliminate sewer connection and eliminate potable water connections. Title: an Official Zoning Map Amendment to a Planned Development District application of K Hovnanian Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District, Community Commercial Zoning District (CC) and Commercial Recreation Zoning District (CRE) to the Rural Residential Planned Unit Development (RR-PUD) Zoning District. General Location: Approximately 1.76 miles south of Indiantown Road on the west side of Jupiter Farms Road. **(Reynolds Ranch PUD)** (Control 1974-00175)

Pages 264 - 311

Conditions of Approval Pages (275 - 281)

Project Manager: Roger Ramdeen

Size: 150.15 acres +

BCC District: 1

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment, the Type II Variances and Subdivision Variances (SV2 and SV3) subject to the 21 Conditions of Approval as indicated in Exhibit C-1, 7 Conditions of Approval as indicated in Exhibit C-2, and 7 Conditions of Approval as indicated in Exhibit C-3.

Staff recommends denial of the Subdivision Variances (SV1, SV4 and SV5).

People who spoke on application

Roger Ramdeen, Site Planner II – Gave a brief presentation.

Dodi Glass, Agent, Gave a brief presentation; she is in agreement with Conditions of Approval.

Five members of the public, Mike and Melinda Seeman, Mike Forsythe, Michael Howard, and Susan Kennedy, spoke at the hearing stating their support of the requested Variances. There were however, concerns raised about possible changes that can occur by bringing sewer and water connections along Jupiter Farms Road.

MOTION: To adopt a Resolution approving Type II Variances to allow: 100% of the streets; terminate in cul-de-sacs; reduce the minimum width of open space areas; allow water management tracts, civic areas, and recreation areas to count towards open space; reduce the front setback for the primary structure, allow accessory structures in the front or side street yard and reduce the setbacks; increase the height of a fence or wall along the property line or when adjacent to a landscape buffer; and, allow livestock within a RR-PUD subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded		Moved			

MOTION: To adopt a Resolution approving Subdivision Variances to limit the finished grade on the site and maintain the existing lake slopes subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded		Moved			

MOTION: To adopt a Resolution denying the Subdivision Variances to decrease the minimum street width, eliminate sewer connection and eliminate potable water connections.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded		Moved			

MOTION: To recommend approval to allow a rezoning from the Agricultural Residential (AR) Zoning District, Community Commercial Zoning District (CC) and Commercial Recreation Zoning District (CRE) to the Rural Residential Planned Unit Development (RR-PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded		Moved			

DECISION: APPROVED AS ADVERTISED

10. **DOA-2013-03128** Title: a Development Order Amendment application of Cottages Of The Palm Beaches LLC by Urban Design Kilday Studios, Agent. Request: to modify the Site Plan and add square footage.
 General Location: Northeast corner of Lake Worth Road and The Florida's Turnpike.
(Lake Worth Road CLF) (Control 1981-00013)

Pages 312 - 332
 Conditions of Approval Pages (317 - 320)
 Project Manager: David McGuire
 Size: 6.02 acres +

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 18 Conditions of Approval as indicated in Exhibit C.

People who spoke on application

Carrie Rechenmacher, Senior Site Planner – Gave a brief presentation.
 Joni Brinkman, Agent, Gave a brief presentation; she is in agreement with Conditions of Approval.

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan; and, add square footage subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Davis	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes
				Moved			Seconded	

DECISION: APPROVED AS ADVERTISED

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

11. Memorandum to the Board of County Commission from the Zoning Commission regarding Architectural Elevations.

Pages 333 – 334

VIEWED

C. EXECUTIVE DIRECTOR

D. COMMISSIONER COMMENTS

ADJOURNMENT 12:10pm