

6. (127-151) Z/CA-2015-01230 SCI Funeral Services of Florida
(1981-00205)

AMEND Engineering Condition 2 of Exhibit C-1 to read as follows:

2. Prior to ~~the issuance of the first building permit~~ July 31, 2017, the Property Owner shall configure...

REGULAR AGENDA

D. ZONING APPLICATIONS – NEW

14. (348-425) ZV/DOA-2016-00440 Florida Power and Light Company
(1979-00191) Boynton Beach Service Center

AMEND Variance Condition 5 of Exhibit C-1 to read as follows:

5. This Variance is approved for the Substation and Service Center use for a ~~public~~ utility company (Florida Power and Light). Any change to the use(s) shall require reconsideration of the Variance by the Zoning Commission. (ONGOING: ZONING - Zoning)

AMEND Landscape General Condition 2 of Exhibit C-1 to read as follows:

2. In addition to the requirements of the Code, the Landscape, Site Plan and Regulating Plan shall be revised to include the following:

- a. An opaque fence ~~within~~ along the north property line, along the eastern 626 feet, to screen the outdoor storage area;
- b. an opaque fence, or continuous hedge ~~within~~ along the south property line, along the eastern 626 feet, to screen the outdoor storage area; and,
- c. relocation of the plant material required in the north property line, along the eastern 626 feet to the south property line, as previously approved in ALP dated December 12, 2001; and
- d. the Applicant shall provide a minimum of 100 trees and/or palms to count towards requirement for interior trees, within the eastern 8.7-acres of the site. These interior trees/palms shall include those provided in the perimeter buffers, interior and terminal landscape islands, and foundation plantings, as described by the Unified Land Development Code. (DRO: ZONING - Zoning)

AMEND Variance Condition 5 of Exhibit C-2 to read as follows:

5. This Variance is approved for the Substation and Service Center use for a ~~public~~ utility company (Florida Power and Light). Any change to the use(s) shall require reconsideration of the Variance by the Zoning Commission. (ONGOING: ZONING - Zoning)

AMEND Use Limitation Condition 1 of Exhibit C-3 to read as follows:

1. Use of the site shall be limited to a Utility use, including a Utility Power Facility Substation, Offices, Warehouse, Repair and Maintenance, Truck Wash, Outdoor Storage, and Storage buildings for Florida Power and Light, and a Commercial Communication Tower and accessory structures. ~~No portion of the site shall be leased to another entity.~~ (ONGOING: ZONING - Zoning)



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

THURSDAY JULY 7, 2016

9:00 A.M.

**Vista Center, Ken Rogers 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. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

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

JULY 7, 2016

CALL TO ORDER

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

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers 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 takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, at 9:30 A.M. on Thursday, July 28, 2016 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

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.

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

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

- 1. [Z/CA-2015-02534](#) Title: an Official Zoning Map Amendment application of Law Firm of Shutts and Bowen LLP by Shutts and Bowen LLP, Agent. Request: to allow a rezoning from the Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District.

Title: a Class A Conditional Use application of Law Firm of Shutts and Bowen LLP by Shutts and Bowen LLP, Agent. Request: to allow a Convenience Store with Gas Sales.

General Location: Southeast corner of Okeechobee Boulevard and Seminole Boulevard. (**Cumberland Farms Westgate**) (Control 2012-00374)

Pages 1 - 31

Conditions of Approval Pages (9 - 12)

Project Manager: Carlos Torres

Size: 2.65 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, and 15 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for a Class A Conditional Use to allow a Convenience Store with Gas Sales subject to the Conditions of Approval as indicated in Exhibit C-2.

2. [ZV/DOA/R-2015-01223](#) Title: a Type II Variance application of Colors Flying by Land Research Management Inc., Agent. Request: to allow a 100% utility easement overlap into existing perimeter buffers and Right of Way landscape buffers surrounding the site.

Title: Development Order Amendment application of Colors Flying by Land Research Management Inc., Agent. Request: to reconfigure the site plan, amend Conditions of Approval (Engineering, Airports), and add a Requested Use.

Title: a Requested Use application of Colors Flying by Land Research Management Inc., Agent. Request: to allow an Indoor Entertainment Use.

General Location: Southeast corner of Cherry Road and Military Trail. **(Palm Beach Commons)** (Control 1975-00164)

Pages 32 - 59

Conditions of Approval Pages (40 - 44)

Project Manager: Carrie Rechenmacher

Size: 6.60 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests, subject to 8 Conditions of Approval as indicated in Exhibit C-1; 11 Conditions of Approval as indicated in Exhibit C-2, and 5 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving Type II Variances to allow a 100% utility easement overlap into existing perimeter buffers and Right of Way landscape buffers surrounding the site subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for a Development Order Amendment to reconfigure the site plan, amend Conditions of Approval (Engineering, Airports), and add a Requested Use subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval for a Requested Use to allow Indoor Entertainment subject to the Conditions of Approval as indicated in Exhibit C-3.

3. [Z-2016-00432](#) Title: an Official Zoning Map Amendment application of Pasquale Montesano by Land Research Management Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

General Location: Approximately 0.71 miles north of Donald Ross Road on the east side of Palmwood Road. **(Palmwood Rezoning)** (Control 2016-00006)

Pages 60 - 73

Conditions of Approval Pages (64 - 65)

Project Manager: Diego Penaloza

Size: 0.49 acres ±

BCC District: 1

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

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C.

4. **Z/W-2016-00094** Title: an Official Zoning Map Amendment application of Trico Investments - Michael Rolfes by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Urban Infill (UI) Zoning District.

Title: a Type II Waiver application of Trico Investments - Michael Rolfes by Jon E Schmidt & Associates, Agent. Request: to reduce the setback for outdoor uses from a non-Priority Redevelopment Area (PRA) residential use; to allow a shorter side of the building fronting on a street; to increase the building placement along a primary frontage; to reduce the percentage of building frontage and to eliminate the requirement for Civic and usable open space.

General Location: West side of Military Trail south of Kelly Drive. **(Matthews Mini Storage)** (Control 1986-00062)

Pages 74 - 104

Conditions of Approval Pages (80 - 81)

Project Manager: Carlos Torres

Size: 3.94 acres ±

BCC District: 2

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

MOTION: To recommend approval for an Official Zoning Map Amendment to allow rezoning from the General Commercial (CG) Zoning District to the Urban Infill (UI) Zoning District subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for a Type II Waiver to allow a reduction in setback from any abutting non-PRA residential use; to allow requirement of longest side of building facing the street, to requirement of building frontage; to increase the building placement for primary frontage and to eliminate the requirement for Civic and usable open space subject to the Conditions of Approval as indicated in Exhibit C-2.

5. **DOA-2015-01033** Title: a Development Order Amendment application of Autonation Imports of Palm Beach Inc by Mark Brenchley Planning Consultants, Agent. Request: to modify Conditions of Approval (Signage).

General Location: On the south side of Okeechobee Boulevard; east of North Jog Road. **(Lexus of Palm Beach)** (Control 1975-00072)

Pages 105 - 126

Conditions of Approval Pages (109 - 113)

Project Manager: Osniel Leon

Size: 18.22 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 25 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval for the Development Order Amendment to modify Conditions of Approval (Signage) subject to the Conditions of Approval as indicated in Exhibit C.

- 6. **Z/CA-2015-01230** Title: an Official Zoning Map Amendment application of SCI Funeral Homes of Florida Inc by Arc Development Global LLC, Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Institutional and Public Facility (IPF) Zoning District.
Title: a Class A Conditional Use application of SCI Funeral Homes of Florida Inc by Arc Development Global LLC, Agent. Request: to allow a Cemetery.
General Location: Northlake Boulevard west side of Memorial Road. **(SCI Funeral Services of Florida)** (Control 1981-00205)

Pages 127 - 151

Conditions of Approval Pages (133 - 135)

Project Manager: Osniel Leon

Size: 30.00 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone and 5 Conditions of Approval as indicated in Exhibit C-1, and 12 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Institutional and Public Facility (IPF) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for a Class A Conditional Use to allow a Cemetery subject to the Conditions of Approval as indicated in Exhibit C-2.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 7. **DOA-2015-01470** Title: a Development Order Amendment application of Florida Education Properties Villages of by F.P. Dino Inc., Agent. Request: to reconfigure the site plan, add and delete square footage, increase the number of students for the Private School, decrease the number of children for the Day Care, and amend Conditions of Approval (Engineering).

General Location: Southeast corner of Hypoluxo Road and Lyons Road. **(Villages of Windsor SE Civic)** (Control 1996-00081)

Pages 152 - 211

Conditions of Approval Pages (162 - 178)

Project Manager: Joyce Lawrence

Size: 543.60 acres ±

BCC District: 3

(affected area 12.12 acres ±)

Staff Recommendation: Staff recommends denial of the Development Order Amendment to reconfigure the site plan, add and delete square footage, increase the number of students for the Private School, decrease the number of children for the Day Care, and amend Conditions of Approval (Engineering).

MOTION: To recommend denial for the Development Order Amendment to reconfigure the site plan, add and delete square footage, increase the number of students for the Private School, decrease the number of children for the Day Care, and amend Conditions of Approval (Engineering).

D. ZONING APPLICATIONS - NEW

- 8. **Z-2016-00336** Title: an Official Zoning Map Amendment application of Palm Beach County by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: Northeast corner of Lyons Road and Atlantic Avenue. **(Fina Service Station)** (Control 1977-00147)

Pages 212 - 220

Conditions of Approval Pages (216 - 216)

Project Manager: Osniel Leon

Size: 1.50 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

9. **Z-2016-00337** Title: an Official Zoning Map Amendment application of Palm Beach County by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: Approximately 1,900 ft east of State Road 7 on the south side of Boynton Beach Boulevard. **(PF at West Boynton)** (Control 1978-00098)

Pages 221 - 229

Conditions of Approval Pages (225 - 225)

Project Manager: Osniel Leon

Size: 4.57 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

10. **Z-2016-00338** Title: an Official Zoning Map Amendment application of Palm Beach County BCC by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: South side of Boynton Beach Boulevard, approximately 950 feet east of State Road 7. **(Three Amigos)** (Control 2014-00152)

Pages 230 - 238

Conditions of Approval Pages (234 - 234)

Project Manager: Osniel Leon

Size: 1.00 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

11. [Z-2016-00335](#) Title: an Official Zoning Map Amendment application of Palm Beach County BCC by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: North side of Atlantic Avenue, approximately 250 ft east of Lyons Road. (**Dells Suburban Market**) (Control 1980-00039)

Pages 239 - 247

Conditions of Approval Pages (243 - 243)

Project Manager: Osniel Leon

Size: 1.69 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

12. [ZV/ABN/PDD/R-2015-02512](#) Title: a Type II Variance application of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to allow an increase in the number of freestanding buildings and to eliminate foundation plantings.
- Title: a Development Order Abandonment application of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to abandon Resolutions R-2005-1625 and R-2007-232 that allowed a General Daycare, Single Tenants exceeding 25,000 square feet (sq. ft.), and three Type I Restaurants.
- Title: an Official Zoning Map Amendment application of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Traditional Market Place Development (TMD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and to allow an Alternative Landscape Buffer adjacent to Pod B (Civic Pod).
- Title: a Requested Use application of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to allow a General Daycare; a Type I Restaurant; and two Type II Restaurants.
- General Location: Southeast corner of Boynton Beach Boulevard and Lyons Road. **(Canyon Town Center MUPD)** (Control 2004-00471)

Pages 248 - 299

Conditions of Approval Pages (258 - 268)

Project Manager: Osniel Leon

Size: 125.82 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 65 Conditions of Approval as indicated in Exhibit C-2; and 10 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type II Variance to allow an increase in the number of freestanding buildings and to eliminate foundation plantings subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for the Development Order Abandonment to abandon Resolutions R-2005-1625 and R-2007-232 that allowed a General Daycare, Single Tenants exceeding 25,000 square feet (sq. ft.), and three Type I Restaurants.

MOTION: To recommend approval for an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Traditional Market Place Development (TMD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and to allow an Alternative Landscape Buffer adjacent to Pod B (Civic Pod) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval for Requested Uses to allow a General Daycare; a Type I Restaurant; and two Type II Restaurants subject to the Conditions of Approval as indicated in Exhibit C-3.

- 13. [ZV/PDD-2015-01040](#) Title: a Type II Variance application of Meloche Rick J Trust & by Wantman Group Inc., Agent. Request: to allow additional hours of operation for a use within 250 feet of a residential district; to delete foundation planting; to delete terminal islands and associated landscape material, to reduce side setback adjacent to a residential district, and to allow shell rock instead of asphalt paving.
Title: an Official Zoning Map Amendment to a Planned Development District application of Meloche Rick J Trust & by Wantman Group Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR), Residential Single Family (RS) and Residential Transitional Urban (RTU) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.
General Location: Approximately 180 feet west of the Haverhill Road on the north side of Lantana Road. (**Able Lawnmower Sales and Service**) (Control 1982-00053)

Pages 300 - 347

Conditions of Approval Pages (312 - 316)

Project Manager: Carrie Rechenmacher

Size: 20.24 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1 and 28 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving Type II Variances to allow an increase in hours of operation for a use within 250 feet of a residential district; to delete foundation planting; to delete terminal islands and associated landscape material, to reduce side setback adjacent to a residential district, and to allow shell rock instead of asphalt paving subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR), Residential Single Family (RS) and Residential Transitional Urban (RTU) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

14. [ZV/DOA-2016-00440](#) Title: a Type II Variance application of Florida Power and Light by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the number of parking spaces; to eliminate interior trees and shrubs; to eliminate the Type III Incompatibility buffer along the north property line and associated wall and plant material and, to allow a 6-foot high chain link fence in place of a wall within the Type III Incompatibility buffer along the south property line; to eliminate terminal and interior islands, and divider medians in all parking areas, except the visitor parking area. Title: a Development Order Amendment application of Florida Power and Light by Urban Design Kilday Studios, Agent. Request: to reconfigure site plan, and delete Conditions of Approval (Alternative Landscape Plan, and Engineering). General Location: Approximately 0.5 miles south of Gateway Boulevard on the west side of Military Trail. **(Florida Power and Light Company-Boynton Beach Service Center)** (Control 1979-00191)

Pages 348 - 425

Conditions of Approval Pages (360 - 367)

Project Manager: Donna Adelsperger

Size: 17.12 acres \pm

BCC District: 5

(affected area 8.70 acres \pm)

Staff Recommendation: Staff recommends approval of the Type II Variances V1-V4, subject to 10 Conditions of Approval as indicated in Exhibit C-1 and approval of the Development Order Amendment subject to 14 Conditions of Approval as indicated in Exhibit C-3.

Staff recommends denial of Type II Variances V5-V7.

MOTION: To adopt a resolution approving Type II Variances (V-1) to allow a reduction in the number of parking spaces; (V-2) to eliminate the Type III Incompatibility buffer and allow a 6-foot fence along the eastern 626-feet of the north property line; (V-3) to eliminate the wall and allow a six foot fence in the Type III Incompatibility buffer along the eastern 626 feet of the south property line; (V-4) to eliminate interior trees and shrubs except visitor parking area subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution denying Type II Variances (V-5) to eliminate the terminal islands in parking areas except visitor parking; (V-6) to eliminate interior islands in parking areas except visitor parking and (V-7) to eliminate divider medians in parking areas except visitor parking.

MOTION: To recommend approval for a Development Order Amendment to reconfigure site plan, and to delete and modify Conditions of Approval (Alternative Landscape Plan, and Engineering) subject to the Conditions of Approval as indicated in Exhibit C-3.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT