



**ZONING COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
MARCH 3, 2016**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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CONSENT AGENDA

D. ZONING APPLICATIONS – NEW

3.	(51-52)	DOA-2015-00767 (1985-00055)	Palms West Industrial Park II
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AMEND Engineering Conditions 17-18 to read as follows:

17. a. Prior to recordation of the plat, the Property Owner shall abandon or release, and relocate if necessary, the 25 foot ingress/egress easement...

18. Prior to the recordation of the plat, the Property Owner shall abandon or release, and relocate if necessary, all easements...

DELETE Landscape-General Conditions 2 and 3.

AMEND Landscape-General Condition 4 to read as follows:

Previous ZONING - LANDSCAPING Condition 7 of Resolution R-2006-919, Control No.1985-00055, which is hereby amended to read:

4. In addition to the ~~proposed landscaping and buffering program and code requirements,~~ landscaping and ~~or buffering width~~ along the North property line shall be upgraded to include:

~~a. a minimum 20 foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted; one (1) palm or pine for each for each thirty (30) linear feet of the property line; and,~~

b. a minimum of sixty-five (65) percent of the canopy trees shall be native, and tree height shall be a minimum height of fourteen (14) feet at installation. (BLDGPMT: ZONING - Zoning)

ADD Landscape-General Condition 5:

5. The outdoor storage areas located south of the Belvedere Road ingress/egress shall be provided with a hedge. The hedge shall be a minimum height of six (6) feet at installation, and shall be planted along the exterior side of the proposed chain link fence. (BLDGPMT: ZONING - Zoning)

4.	(91)	SV/Z/CA-2015-01921 (2000-00027)	Life Church
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DELETE Lake Worth Drainage District Condition 1 of Exhibit C-1 and relocate to Exhibit C-3.

6. (165) ZV/ABN/DOA-2015-02363 Waterford Crossing MUPD
(1989-00127)

AMEND Engineering Condition 6 of Exhibit C- to read as follows:

6. Prior to the ~~application~~ issuance of a Building Permit, the Property Owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department, Permit Section. The drainage system for the self-storage building shall be designed so the fenced in area of the self-storage area shall be the ~~uppermost~~ up stream ~~section~~ of the master drainage system. Other areas within the MUPD but outside of the fenced in area shall not be ~~allowed~~ to drain through the self-storage fenced in area.

REGULAR AGENDA

7. (200) DOA-2015-02352 Palm Beach Aggregates
(1989-00052)

AMEND Engineering Condition 5 to read as follows:

5.a. The necessary permit(s) for this landscaping and irrigation shall be applied for from Palm Beach County Land Development prior to ~~March 31, 2014~~ July 29, 2018.

5.b. All installation of the landscaping and irrigation shall be completed prior to ~~June 30, 2014~~ November 30, 2018.

5.d. Alternately, at the option of the Property Owner... prior to ~~March 31, 2014~~ July 29, 2018.

10. (300-301) Z/CA-2015-01227 Southern Station
(1983-00045)

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

The Property Owner shall revise the pavement striping to provide for dual left turn lanes on the ~~east and west approaches~~ on Southern Boulevard at Benoist Farms Road, including sufficient modifications at the north ~~and south~~ approaches to accept the dual left turn lanes. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

A. Permits required from FDOT for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)

B. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering)

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

e. to be...Base Building Line (BBL), or shall be subject to a BBL Waiver. (DRO/ONGOING: ZONING – Zoning)

COMMENTS

POSTPONE Zoning Commission Annual Workshop:

Postponed to Thursday, April 7, 2016.



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

THURSDAY MARCH 3, 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

MARCH 3, 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 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, March 24, 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-2015-02351](#) Title: an Official Zoning Map Amendment application of ORCO3 LLC by iPlan and Design LLC, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Commercial High Office (CH-O) Zoning District.

General Location: Approximately 500 feet west of Pike Road on the north side of Southern Boulevard. **(Palm Beach Orthopaedic Institute)** (Control 2006-00360)

Pages 1 - 16

Conditions of Approval Pages (5 - 6)

Project Manager: Diego Penalzoa

Size: 1.23 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 7 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Commercial High Office (CH-O) Zoning District subject to a Conditional Overlay Zone (COZ) and Conditions of Approval as indicated in Exhibit C.

2. [ZV/CB-2015-01029](#) Title: a Type II Variance application of Lantana Const Corp by Miller Land Planning, Agent. Request: to allow a reduction in the non-residential queuing distance; to allow a building to be located greater than 25 feet from the build to line; to eliminate foundation planting on the east facade of Building B.

Title: a Class B Conditional Use application of Lantana Const Corp by Miller Land Planning, Agent. Request: to allow an Office/Warehouse.

General Location: Northwest corner of Florida Mango Road and Old Okeechobee Blvd. **(Old Okeechobee Business Park)** (Control 2011-00366)

Pages 17 - 42

Conditions of Approval Pages (24 - 27)

Project Manager: Osniel Leon

Size: 1.34 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; and 9 Conditions of Approval indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the non-residential queuing distance; to allow a building to be located greater than 25 feet from the build to line; to eliminate foundation planting on the east facade of Building B subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow an Office/Warehouse subject to the Conditions of Approval as indicated in Exhibit C-2.

3. [DOA-2015-00767](#) Title: a Development Order Amendment application of 8470 Belvedere LLC by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan; add square footage; add phase lines; and delete Conditions of Approval (Landscape Standards and Site Design).

General Location: Located at the southwest corner of Belvedere Road and Johnson Lane. **(Palms West Industrial Park II)** (Control 1985-00055)

Pages 43 - 79

Conditions of Approval Pages (48 - 54)

Project Manager: Osniel Leon

Size: 13.29 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 36 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add square footage; add phase lines; and delete Conditions of Approval (Landscape Standards and Site Design) subject to the Conditions of Approval as indicated in Exhibit C.

4. [SV/Z/CA-2015-01921](#) Title: a Subdivision Variance application of Life Covenant Church, Inc. by Wantman Group Inc., Agent. Request: to allow an access point to a major street (Jog Road).

Title: an Official Zoning Map Amendment application of Life Covenant Church, Inc. by Wantman Group Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-Family (RS) Zoning District.

Title: a Class A Conditional Use application of Life Covenant Church, Inc. by Wantman Group Inc., Agent. Request: to allow a Place of Worship.

General Location: Southeast corner of Belvedere Road and Jog Road. **(Life Church)** (Control 2000-00027)

Pages 80 - 131

Conditions of Approval Pages (91 - 97)

Project Manager: Carlos Torres

Size: 11.85 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to Conditions of Approval as indicated in Exhibit C-1; 1 Condition of Approval as indicated in Exhibit C-2; and, 20 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Subdivision Variance to allow an access point to a major street (Jog Road) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a Rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-Family (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval to allow a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-3.

5. [ABN/W-2015-02158](#) Title: a Development Order Abandonment application of Strata Realty Inc, Stratemeyer LLC, Boat Mart Inc by Wantman Group Inc., Agent. Request: to abandon a Special Exception Use granted under Resolutions R-1978-068, R-1982-0411, R-1987-0903, and R-1989-0613 for a commercial automobile sales facility and lot; and an automotive repair facility.

Title: A Type II Waiver application of Strata Realty Inc, Stratemeyer LLC, Boat Mart Inc by Wantman Group Inc., Agent. Request: to allow a deviation in the block dimensions greater than five acres; and allow outdoor vehicle storage within 200 feet of a Non-PRA residential zoning district.

General Location: 620 feet to the north of the Forest Hill Boulevard and Military Trail. **(Don Cook Motors)** (Control 1986-00139)

Pages 132 - 156

Conditions of Approval Pages (136 - 136)

Project Manager: Osniel Leon

Size: 9.75 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception Use granted under Resolutions R-1978-068, R-1982-0411, R-1987-0903, and R-1989-0613 for a commercial automobile sales facility and lot; and an automotive repair facility.

MOTION: To recommend approval of a Type II Waiver to allow a deviation in the block dimensions greater than five acres; and allow outdoor vehicle storage within 200 feet of a Non-PRA residential zoning district subject to the Conditions of Approval as indicated in Exhibit C.

6. [ZV/ABN/DOA-2015-02363](#) Title: a Development Order Abandonment application of Comac Waterford LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Requested Use granted under R-2004-0717 to allow Building Supplies.

Title: a Development Order Amendment application of Comac Waterford LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan to add square footage.

General Location: Southwest corner of Okeechobee Boulevard and Jog Road. **(Waterford Crossing MUPD)** (Control 1989-00127)

Pages 157 - 184

Conditions of Approval Pages (163 - 168)

Project Manager: Joyce Lawrence

Size: 11.33 acres ±

BCC District: 2

(affected area 1.99 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 27 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Requested Use granted under R-2004-0717 to allow Building Supplies.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and to add square footage subject to the Conditions of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 7. [DOA-2015-02352](#) Title: a Development Order Amendment application of Power Florida, South Fla Water Mgmt Dist, PBA Holdings Inc by Carlton Fields P.A., Agent. Request: to reconfigure the site plan, delete land area, and modify Conditions of Approval (Zoning).
General Location: Approximately 3.5 miles west of Seminole Pratt Whitney Road and on the north side of Southern Boulevard. **(Palm Beach Aggregates)** (Control 1989-00052)

Pages 185 - 227

Conditions of Approval Pages (193 - 214)

Project Manager: Carrie Rechenmacher

Size: 5,234.53 acres ±

BCC District: 6

(affected area 138.31 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 79 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, delete land area, and to modify Conditions of Approval (Zoning) subject to the Conditions of Approval as indicated in Exhibit C.

- 8. [ZV-2015-02511](#) Title: a Type II Variance application of Boca Mission LLC by Holland & Knight LLP, Agent. Request: to allow an increase of the maximum square footage of a wall sign.

General Location: Northwest Corner of Glades and State Road 7/441. **(LA Fitness Signage)** (Control 1984-00099)

Pages 228 - 252

Conditions of Approval Pages (233 - 233)

Project Manager: Osniel Leon

Size: 30.75 acres ±

BCC District: 5

Staff Recommendation: Staff recommends denial of the request.

MOTION: To adopt a resolution denying a Type II Variance to allow an increase of the maximum square footage of a wall sign.

9. [ZV/Z-2014-02333](#) Title: a Type II Variance application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; reduce rear setbacks; reduce distance of a dumpster located adjacent to a residential district; width reductions for the incompatibility and right-of-way (ROW) buffers; and, to allow access to the front of the property. Title: an Official Zoning Map Amendment application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District. General Location: Northwest corner of Westgate Avenue and Cherokee Avenue. **(Dos Hermanos)** (Control 1989-00112)

Pages 253 - 289

Conditions of Approval Pages (262 - 266)

Project Manager: Melissa Matos

Size: 1.79 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requested Official Zoning Map Amendment and Type II Variances V1 thru V5, V9 and V10 subject to 8 Conditions of Approval as indicated in Exhibit C-1; and, 1 Conditions of Approval as indicated in Exhibit C-3.

Staff recommends denial of the Type II Zoning Variances V6 thru V8.

MOTION: To adopt a resolution approving a Type II Variance to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; right-of-way (ROW) buffers; and, to allow access to the front of the property subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution denying a Type II Variances to allow to reduce rear setbacks; reduce distance of a dumpster located adjacent to a residential district; and width reductions for the incompatibility buffers.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District subject to the Condition of Approval as indicated in Exhibit C-3.

10. [Z/CA-2015-01227](#) Title: an Official Zoning Map Amendment application of JCL Management LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the General Commercial (CG) Zoning District.

Title: a Class A Conditional Use application of JCL Management LLC by Urban Design Kilday Studios, Agent. Request: to allow a Convenience Store with Gas Sales; and a Type I Restaurant with a drive-through.

General Location: Northeast corner of Southern Boulevard and Benoist Farms Road. **(Southern Station)** (Control 1983-00045)

Pages 290 - 319

Conditions of Approval Pages (298 - 303)

Project Manager: Joyce Lawrence

Size: 1.93 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 17 Conditions of Approval as indicated in Exhibit C-2, and 6 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the General Commercial (CG) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

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

MOTION: To recommend approval of a Class A Conditional Use to allow a Type I Restaurant with a drive-through subject to the Conditions of Approval as indicated in Exhibit C-3.

- 11. [ZV/ABN/DOA-2015-01225](#) Title: a Type II Variance Request application of Pine Trail Square LLC by Dunay Miskel Backman and Blattner LLP, Agent. Request: to allow a reduction in width and hedge material for Right of Way landscape buffers.
Title: a Development Order Abandonment application of Pine Trail Square LLC by Dunay Miskel Backman and Blattner LLP, Agent. Request: to abandon the Gasoline Service and Auto Sales granted under Resolution Number R-1976-0494.
Title: Development Order Amendment application of Pine Trail Square LLC by Dunay Miskel Backman and Blattner LLP, Agent. Request: to reconfigure the site plan; add an access point (Elmhurst Road) and delete access points (Military Trail and Okeechobee Boulevard); add and delete square footage; and, modify Conditions of Approval (Engineering).
General Location: Southwest corner of Okeechobee Boulevard and Military Trail. **(Pine Trail Shopping Center)** (Control 1978-00273)

Pages 320 - 362

Conditions of Approval Pages (329 - 338)

Project Manager: Carrie Rechenmacher

Size: 28.06 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 45 Conditions of Approval as indicated in Exhibit C-2 and approval of the Development Order Abandonment of the Gasoline Service and Auto Sales granted under Resolution Number R-1976-0494.

Staff recommends denial of the Type II Variance.

MOTION: To adopt a resolution denying a Type II Variance to allow a reduction in width and hedge material for Right of Way landscape buffers.

MOTION: To recommend approval of a Development Order Abandonment to abandon the Special Exception to allow Gasoline Service and Auto Sales granted under Resolution Number R-1976-0494.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan; add an access point (Elmhurst Road) and delete access points (Military Trail and Okeechobee Boulevard); add and delete square footage; and, modify Conditions of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

12. [ZV/PDD/DOA/R-2015-00317](#) Title: a Type II Variance application of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to eliminate the internal buffers between the Residential and Civic Pods; and to allow a reduced separation distance between buildings.

Title: an Official Zoning Map Amendment for a Planned Development District. application of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment application of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to modify the Master Plan; reconfigure the Site Plan; add land area; redesignate Pods; add access points; increase square footage; and add a Requested Use.

Title: a Requested Use application of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to allow an Assembly Non-profit Institutional.

General Location: Northwest corner of Skees Road and Palmdale Road. **(Hippocrates PUD/CLF)** (Control 1987-00032)

Pages 363 - 414

Conditions of Approval Pages (373 - 382)

Project Manager: Melissa Matos

Size: 32.08 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1, 1 Conditions of Approval as indicated in Exhibit C-2, 35 Conditions of Approval as indicated in Exhibit C-3; and, 6 Conditions of Approval in Exhibit C-4.

MOTION: To adopt a resolution approving a Type II Zoning Variances to eliminate the internal buffers between the Residential and Civic Pods; and to allow a reduced separation distance between buildings subject to the Conditions of Approval as indicated in Exhibit C-1.

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

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan; reconfigure the Site Plan; add land area; redesignate Pods; add access points; increase square footage; and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Requested Use to allow an Assembly Non-profit Institutional subject to the Conditions of Approval as indicated in Exhibit C-4.

13. [ZV/CA/Z-2015-01456](#) Title: a Type II Variance application of Checkerboard Acres Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow non-natural fence material; a fence located adjacent to the property line within the incompatibility buffer; and, all required trees and shrubs or hedges to be located on the interior side of the fence; to reduce the number of shrub rows and the width of the incompatibility buffer; to eliminate the Type 3 Incompatibility Buffer wall requirement; and, to allow galvanized metal wall panels as a exterior building finish.

Title: a Class A Conditional Use application of Checkerboard Acres Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow Agricultural Sales and Service.

Title: an Official Zoning Map Amendment application of Checkerboard Acres Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District, in part to the Community Commercial (CC) Zoning District.

General Location: West side of Jupiter Farms Road; approximately 1.8 miles south of Indiantown Road. **(Town and Country Feed and Supply Store)** (Control 1974-00175)

Pages 415 - 453

Conditions of Approval Pages (426 - 430)

Project Manager: Carlos Torres

Size: 2.77 acres ±

BCC District: 1

Staff Recommendation: Staff recommends the approval of the Type II Variance V1 subject to 8 Conditions of Approval as indicated in Exhibit C-1; approval of the Rezoning subject to 1 Condition of Approval as indicated in Exhibit C-3; and, approval of the Class A Conditional Use subject to 10 Conditions of Approval as indicated in Exhibit C-4.

Staff recommends denial of the Type II Variances V2 to V5.

MOTION: To adopt a resolution approving a Type II Variance (V1) to allow galvanized metal wall panels as an exterior building finish subject of the Conditons of Approval as indicated in Exhibit C-1.

To adopt a resolution denying the Type II Variances (V2 to V5) to allow non-natural fence material; a fence located adjacent to the property line within the incompatibility buffer; and, all required trees and shrubs or hedges to be located on the interior side of the fence; to reduce the number of shrub rows and the width of the incompatibility buffer; and to eliminate the Type 3 Incompatibility Buffer wall requirement.

MOTION: To recommend approval of a Class A Conditional Use to allow Agricultural Sales and Service subject to the Conditions of Approval as indicated in Exhibit C-4.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District 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

14. Title: Voting of Chair and Vice Chair

Pages

MOTION:

15. Title: [Zoning Commission Annual Workshop](#)

Pages 454 - 462

MOTION:

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT