

11. (288-355) ZV/DOA/R-2016-00660 CHS Properties MUPD
(1998-00089)

AMEND Engineering Condition 14 of Exhibit C-2 to read as follows:

14. Prior to the issuance of the first building permit in Pod C, south of Ranch House Rd, the Property Owner.....

REGULAR AGENDA

D. ZONING APPLICATIONS - NEW

13. (412-464) SV/CB/CA-2016-00447 Divine Savior Academy
(2013-00168)

AMEND Engineering Condition 10 of Exhibit C-2 to read as follows:

Is hereby amended to read:

10.a..... The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in Engineering Condition number ~~42~~ 11.

10.b.....This payment is also subject to escalator calculation, as per Engineering Condition number ~~42~~ 11.

10.c.....as per Engineering Condition number ~~42~~ 11.

AMEND Engineering Condition 11 of Exhibit C-2 to read as follows:

11. In recognition that construction prices may change over the life of the project, the proportionate share payments included in Condition ~~44~~ 10 above shall be subject to the following escalator calculation:

AMEND AND REPLACE All Engineering Conditions of Exhibit C-3

Replace all conditions with the same conditions indicated in Exhibit C-2 with the correction above.

AMEND AND REPLACE All Engineering Conditions of Exhibit C-4

Replace all conditions with the same conditions indicated in Exhibit C-2 with the correction above.



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

THURSDAY NOVEMBER 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

NOVEMBER 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 Wednesday, December 7, 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

- 1. [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 1 - 1

Project Manager: Joyce Lawrence

Size: 543.60 acres ±

BCC District: 3

(affected area 12.12 acres ±)

Staff Recommendation: Staff recommends postponement to Friday, December 2, 2016.

MOTION: To postpone to Friday, December 2, 2016.

- 2. [ZV/DOA/R-2015-02348](#) Title: a Type II Variance application of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP, Agent. Request: to allow a reduction in number of parking spaces and the width of a Right-of-Way buffer.

Title: a Development Order Amendment application of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP, Agent. Request: to reconfigure Site Plan, add square footage and fueling stations, add a Requested Use, and modify Conditions of Approval (Engineering).

Title: a Requested Use application of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP, Agent. Request: to allow a Convenience Store with Gas Sales.

General Location: East side of State Road 7 south of Southern Boulevard. **(Western Plaza -First Coast Energy Convenience Store No. 2719)** (Control 1977-00048)

Pages 2 - 2

Project Manager: Carlos Torres

Size: 32.86 acres ±

BCC District: 6

(affected area 1.15 acres ±)

Staff Recommendation: Staff recommends a postponement to Friday, December 2, 2016.

MOTION: To postpone to Friday, December 2, 2016.

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

3. [ZV/CB/Z/CA-2015-02346](#) Title: a Type II Variance application of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow a reduction in building frontage and an increase in the build-to line setback.
Title: a Class B Conditional Use application of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow a Car Wash.
Title: an Official Zoning Map Amendment application of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow a rezoning from the Neighborhood Commercial (CN) and the Residential Multi-family (RM) Zoning Districts to the General Commercial (CG) Zoning District.
Title: a Class A Conditional Use application of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow General Repair and Maintenance.
General Location: Intersection of Cherry Road and North Congress Avenue. **(Speedy Tires)** (Control 2009-02311)

Pages 3 - 45

Conditions of Approval Pages (12 - 17)

Project Manager: Roger Ramdeen

Size: 2.61 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 9 Conditions of Approval as indicated in Exhibit C-2; 1 Condition of Approval as indicated in Exhibit C-3; and 9 Conditions of Approval indicated in Exhibit C-4.

MOTION: To adopt a resolution for Type II Variances to allow a reduction in building frontage and an increase in the build-to line setback subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution for a Class B Conditional Use to allow a Car Wash subject to the 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 Neighborhood Commercial (CN) and the Residential Multi-family (RM) Zoning Districts to the General Commercial (CG) Zoning District subject to the Condition of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval for a Class A Conditional Use to allow General Repair and Maintenance subject to the Conditions of Approval as indicated in Exhibit C-4.

D. ZONING APPLICATIONS - NEW

4. [ZV-2015-02173](#) Title: a Type II Variance application of Autonation Imports of Palm Beach Inc by Mark Brenchley Planning Consultants, Agent. Request: to allow an increase in sign height for a sign in the MUPD Zoning District and adjacent to Residential.
General Location: Southeast corner of Okeechobee Boulevard and Citation Drive. **(Lexus of Palm Beach)** (Control 1975-00072)

Pages 46 - 68

Conditions of Approval Pages (51 - 52)

Project Manager: Diego Penalosa

Size: 17.73 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval subject to 9 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Variance to allow an increase in sign height for a sign in the MUPD Zoning District and adjacent to Residential subject to the Conditions of Approval as indicated in Exhibit C.

5. [ABN/DOA/R-2016-00438](#) Title: a Development Order Abandonment application of Boca SVP LLC by Nichols Page Design Associates, Agent. Request: to abandon R-1995-1017 approving a Development Order Amendment/Expedite Application Consideration (EAC) for a Requested Use to allow Indoor Entertainment.

Title: a Development Order Amendment application of Boca SVP LLC by Nichols Page Design Associates, Agent. Request: to reconfigure the master and site plans and add a Requested Use.

Title: a Requested Use application of Boca SVP LLC by Nichols Page Design Associates, Agent. Request: to allow a Type II Restaurant.

General Location: Approximately 2,500 feet west of the intersection of SW 18th Street and Military Trail on the south side of SW 18th Street. **(Fuji Yama Restaurant)** (Control 1984-00152)

Pages 69 - 91

Conditions of Approval Pages (75 - 78)

Project Manager: Joyce Lawrence

Size: 1,945.96 acres ±

BCC District: 4

(affected area 7.00 acres ±)

Staff Recommendation: Staff recommends approval of the requests to subject to 24 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Abandonment to abandon R-1995-1017 approving a Development Order for a Development Order Amendment/Expedite Application Consideration (EAC) for a Requested use to allow Indoor Entertainment.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Requested Use to allow a Type II Restaurant subject to the Conditions of Approval as indicated in Exhibit C-2.

6. [ABN/PDD/DOA-2016-01248](#) Title: a Development Order Abandonment application of Lennar Homes LLC, Verzaal Family Ltd Ptnrshp by Urban Design Kilday Studios, Agent. Request: to abandon Resolution ZR-95-03 which approved a Class B Conditional Use for a Wholesale Nursery.
- Title: an Official Zoning Map Amendment application of Lennar Homes LLC, Verzaal Family Ltd Ptnrshp by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential Transitional Urban (RTU) Zoning District to the Planned Unit Development (PUD) Zoning District.
- Title: a Development Order Amendment application of Lennar Homes LLC, Verzaal Family Ltd Ptnrshp by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add land area; modify and delete Conditions of Approval (Landscaping, Engineering); add units; and restart the Commencement of Development clock.
- General Location: On the south side of Flavor Pict Road, approximately 1,158 feet west of Military Trail. (**Flavor Pict Townhomes PUD**) (Control 2014-00064)

Pages 92 - 123

Conditions of Approval Pages (100 - 106)

Project Manager: Josue Leger

Size: 38.48 acres ±

BCC District: 5

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional Urban (RTU) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add land area; modify and delete Conditions of Approval (Landscaping, Engineering); add units; and restart the Commencement of Development clock subject to the Conditions of Approval as indicated in Exhibit C-2.

7. [ZV/DOA-2015-02529](#) Title: a Type II Variance application of Congregation Aitz Chaim Of WPB Inc by Kaller & Associates, Agent. Request: to allow a reduction in the width of a Type II Incompatibility Buffer.
- Title: a Development Order Amendment application of Congregation Aitz Chaim Of WPB Inc by Kaller & Associates, Agent. Request: to reconfigure the site plan, add square footage and add land area.
- General Location: East side of Haverhill Road, approximately 2,600 feet north of Okeechobee Boulevard. (**Mikv Ah Aitz Chaim**) (Control 1984-00153)

Pages 124 - 154

Conditions of Approval Pages (131 - 135)

Project Manager: Yoan Machado

Size: 3.73 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject 7 Conditions of Approval as indicated in Exhibit C-1 and 18 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the width of a Type II Incompatibility Buffer subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, add square footage and add land area subject to the Conditions of Approval as indicated in Exhibit C-2.

8. [SV/Z/CA-2016-00843](#) Title: a Subdivision Variance application of Wallace Sease, Lichtenstein Nancy by Wantman Group Inc., Agent. Request: to allow a 60-foot residential access street to exceed the maximum allowable Average Daily Trips (ADTs).
Title: an Official Zoning Map Amendment application of Wallace Sease, Lichtenstein Nancy 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 Wallace Sease, Lichtenstein Nancy by Wantman Group Inc., Agent. Request: to allow Zero Lot Line (ZLL) residential.
General Location: Approximately 0.25 miles south of Summit Boulevard on Ranchette Road. **(Ranchette Lake)** (Control 1975-00162)

Pages 155 - 198

Conditions of Approval Pages (164 - 168)

Project Manager: Roger Ramdeen

Size: 9.66 acres ±

BCC District: 2

Staff Recommendation: Staff recommends the approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 1 Condition of Approval as indicated in Exhibit C-2 and 16 Conditions of Approval as indicate in Exhibit C-3.

MOTION: To adopt a resolution approving a Subdivision Variance to allow a 60-foot residential access street to exceed the maximum allowable Average Daily Trips (ADTs') 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) Zoning District to the Residential Single-Family (RS) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval for a Class A Conditional Use to allow Zero Lot Line (ZLL) residential subject to the Conditions of Approval as indicated in Exhibit C-3.

9. [ZV/Z/DOA/CA-2016-01040](#) Title: a Type II Variance application of Ldr Academy Inc by Carlton Fields P.A., Agent. Request: to allow a reduction of the setback of a recreational amenity from a residential property line; and to allow a reduction of a Right of Way (ROW) Buffer.

Title: an Official Zoning Map Amendment application of Ldr Academy Inc by Carlton Fields P.A., Agent. Request: to allow a rezoning from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District.

Title: Development Order Amendment application of Ldr Academy Inc by Carlton Fields P.A., Agent. Request: to reconfigure the site plan, add a Conditional Use, amend Conditions of Approval (Building and Site Design), and to reduce the number of students.

Title: a Class A Conditional Use application of Ldr Academy Inc by Carlton Fields P.A., Agent. Request: to allow a Private School.

General Location: Northwest corner of Ridge Road and US Highway 1. **(Batt School)**
(Control 1992-00049)

Pages 199 - 236

Conditions of Approval Pages (207 - 214)

Project Manager: Josue Leger

Size: 2.13 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; 1 Conditions of Approval as indicated in Exhibit C-2; 19 Conditions of Approval as indicated in Exhibit C-3; and 10 Conditions of Approval as indicated in Exhibit C-4.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction of the setback of a recreational amenity from a residential property line; and to allow a reduction of a Right of Way (ROW) Buffer subject to 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 Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, add a Conditional Use, amend Conditions of Approval (Building and Site Design), and to reduce the number of students subject to Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Class A Conditional Use to allow a Private School subject to Conditions of Approval as indicated in Exhibit C-4.

10. [ZV/DOA-2016-00657](#) Title: a Type II Variance application of EFN Northfield Property LLC by Miller Permitting and Land Development LLC, Agent. Request: to allow a reduction in the width of the Right-of-Way (ROW) and Type 2 Incompatibility Buffers; the elimination of shrubs in the Type 2 Incompatibility Buffer; a reduction in interior and terminal landscape island width; and a reduction of freestanding sign minimum separation from a residential district.

Title: a Development Order Amendment application of EFN Northfield Property LLC by Miller Permitting and Land Development LLC, Agent. Request: to reconfigure the Site Plan; and add square footage.

General Location: Southwest corner of Northlake Boulevard and Lyndall Lane. **(Napleton Kia)** (Control 1987-00041)

Pages 237 - 287

Conditions of Approval Pages (247 - 253)

Project Manager: Josue Leger

Size: 10.56 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; and 18 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the width of the Right-of-Way (ROW) and Type 2 Incompatibility Buffers; the elimination of shrubs in the Type 2 Incompatibility Buffer; a reduction in interior and terminal landscape island width; and a reduction of freestanding sign minimum separation from a residential district subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; and add square footage subject to the Conditions of Approval as indicated in Exhibit C-2.

11. [ZV/DOA/R-2016-00660](#) Title: a Type II Variance application of 2860 Ranch House Road LLC, Scotts Gas LLC, Ranch House Prop Inc, CHS Properties Inc, Legal Leasing Corporation, Flagler System Mgmt Inc by Jon E Schmidt & Associates, Agent. Request: to allow mountable curbing.

Title: a Development Order Amendment application of 2860 Ranch House Road LLC, Scotts Gas LLC, Ranch House Prop Inc, CHS Properties Inc, Legal Leasing Corporation, Flagler System Mgmt Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan; add square footage; add a Requested Use; and, to modify and delete Conditions of Approval (Landscaping).

Title: a Requested Use application of 2860 Ranch House Road LLC, Scotts Gas LLC, Ranch House Prop Inc, CHS Properties Inc, Legal Leasing Corporation, Flagler System Mgmt Inc by Jon E Schmidt & Associates, Agent. Request: to allow Auto Paint and Body.

General Location: Northeast corner of Gun Club Road and Congress Avenue. (**CHS Properties MUPD**) (Control 1998-00089)

Pages 288 - 355

Conditions of Approval Pages (295 - 313)

Project Manager: Yoan Machado

Size: 27.55 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1, 74 Conditions of Approval as indicated in Exhibit C-2 and 7 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type II Variance to allow mountable curbing subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan; add square footage; add a Requested Use; and, to modify and delete Conditions of Approval (Landscaping) subject to the Conditions of Approval as indicated in Exhibit C-2.

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

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

- 12. [ZV/ABN/CA-2016-00444](#) Title: a Type II Variance application of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to allow a reduction in the width of Right of Way and Compatibility buffers, to allow easements overlap in perimeter buffers and foundation planting, a reduction in setbacks; an increase in wall signage, and reduction of lot depth.

Title: a Development Order Abandonment application of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to abandon resolution R-1984-1843.

Title: a Class A Conditional Use application of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to allow General Repair and Maintenance.

General Location: Northeast corner of Northlake Boulevard and Silverthorne Drive. (**Tire Kingdom**) (Control 1984-00048)

Pages 356 - 411

Conditions of Approval Pages (366 - 370)

Project Manager: Carlos Torres

Size: 1.05 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; and 12 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the width of Right of Way and Compatibility buffers, to allow easements overlap in perimeter buffers and foundation planting, a reduction in setbacks; an increase in wall signage, and reduction of lot depth subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Abandonment to abandon Resolution R-1984-1843.

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

D. ZONING APPLICATIONS - NEW

- 13. [SV/CB/CA-2016-00447](#) Title: a Subdivision Variance application of Divine Savior Lutheran Church & Academy by Miller Permitting and Land Development LLC, Agent. Request: to allow access directly to a major street.
Title: a Class B Conditional Use application of Divine Savior Lutheran Church & Academy by Miller Permitting and Land Development LLC, Agent. Request: to allow a Daycare General.
Title: a Class A Conditional Use application of Divine Savior Lutheran Church & Academy by Miller Permitting and Land Development LLC, Agent. Request: to allow a Private School and Place of Worship.
General Location: On the east side of Lyons Road approximately 1 mile south of West Atlantic Avenue. **(Divine Savior Academy)** (Control 2013-00168)

Pages 412 - 464

Conditions of Approval Pages (422 - 437)

Project Manager: Diego Penalosa

Size: 9.67 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1, 20 Conditions of Approval as indicated in Exhibit C-2, 23 Conditions of Approval as indicated in Exhibit C-3, and 21 Conditions of Approval as indicated in Exhibit C-4.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access directly to a major street 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 a Daycare General 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 Private School subject to the Conditions of Approval as indicated in Exhibit C-3.

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

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