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

THURSDAY JUNE 4, 2020

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

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. Swearing In
- G. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. 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

JUNE 4, 2020

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 Rd, West Palm Beach, 33411, 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 in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, June 25, 2020 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. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. 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

1. [SV-2019-01235](#) Title: a Subdivision Variance application of David and Sandra Getz by Cotleur & Hearing Inc., Agent. Request: to allow access from a 20-foot easement.
General Location: North side of Center Street, approximately 1,500 feet west of North Pennock Lane. **(Getz Subdivision)** (Control 2019-00082)

Pages 1 - 17

Conditions of Approval Pages (5 - 5)

Project Manager: Joanne Keller

Size: 1.35 acres ±

BCC District: 1

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

MOTION: To adopt a Resolution approving a Subdivision Variance to allow access from a 20-foot easement, subject to the Conditions of Approval as indicated in Exhibit C.

2. [ZV-2019-01992](#) Title: a Type 2 Variance application of David and Sandra Getz by Cotleur & Hearing Inc., Agent. Request: to eliminate the requirement for lot frontage.
General Location: North side of Center Street, approximately 1,500 feet west of North Pennock Lane. **(Getz Subdivision)** (Control 2019-00082)

Pages 18 - 37

Conditions of Approval Pages (21 - 21)

Project Manager: Travis Goodson

Size: 1.35 acres ±

BCC District: 1

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

MOTION: To adopt a Resolution approving a Type 2 Variance to eliminate the requirement for lot frontage, subject to the Conditions of Approval as indicated in Exhibit C.

3. [ZV-2019-01966](#) Title: Standalone Type 2 Variance application of Concert Fountains Properties, LLC by WGI INC., Agent. Request: to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall.
General Location: Southeast corner of Lake Worth Road and Fountains Drive. (**Lakewood Cove**) (Control 2018-00188)

Pages 38 - 59

Conditions of Approval Pages (43 - 43)

Project Manager: Brenya Martinez

Size: 9.44 acres ±

BCC District: 2

(affected area 0.21 acres ±)

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

MOTION: To adopt a Resolution approving a Type 2 Variance to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall, subject to the Conditions of Approval as indicated in Exhibit C.

4. [ZV/CA-2019-00333](#) Title: a Type 2 Variance application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width.

Title: a Class A Conditional Use application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: South side of Melaleuca Lane, approximately 450 feet west of Kirk Road. (**Genesis House**) (Control 2005-00327)

Pages 60 - 98

Conditions of Approval Pages (70 - 73)

Project Manager: Carrie Rechenmacher

Size: 2.88 acres ±

BCC District: 3

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

MOTION: To adopt a resolution approving a Type 2 Variance to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Nursing or Convalescent Facility, subject to the Conditions of Approval as indicated in Exhibit C-2.

5. [Z/CA-2019-00515](#) Title: an Official Zoning Map Amendment application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District.

Title: a Class A Conditional Use application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 3 Congregate Living Facility.

General Location: South side of Woolbright Road, approximately 200 feet west of Jog Road. **(CERTUS Premier Memory Care at Boynton Beach)** (Control 2006-00305)

Pages 99 - 124

Conditions of Approval Pages (108 - 109)

Project Manager: Travis Goodson

Size: 3.59 acres ±

BCC District: 5

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District, subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 3 Congregate Living Facility, subject to the Conditions of Approval as indicated in Exhibit C-2.

D. ZONING APPLICATIONS - NEW

6. [ABN/ABN-2019-02195](#) Title: a Development Order Abandonment application of Eglise Evangelique Baptiste Par La Foi, Inc. - Jean Clermont by Master Plan Inc., Agent. Request: to abandon a Class B Conditional Use to allow a General Daycare; and, to abandon a Class B Conditional Use to allow Indoor Entertainment.

General Location: East side of Military Trail, approximately 485 feet south of Westgate Avenue. **(Eglise Evangelique Baptiste Par La Foi)** (Control 1980-00228)

Pages 125 - 132

Project Manager: Brenya Martinez

Size: 2.60 acres ±

BCC District: 7

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

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Class B Conditional Use to allow a General Daycare.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Class B Conditional Use to allow Indoor Entertainment.

7. [ABN/DOA/CA-2019-01031](#) Title: a Development Order Abandonment application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair.
Title: a Development Order Amendment application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock.
Title: a Class A Conditional Use application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to allow a Type 1 Restaurant with a drive-through.
General Location: Southeast corner of Hypoluxo Road and Military Trail. (**Hypoluxo Trail Center PCD**) (Control 1985-00013)

Pages 133 - 155

Conditions of Approval Pages (136 - 146)

Project Manager: Cody Sisk

Size: 9.21 acres ±

BCC District: 3

(affected area 0.97 acres ±)

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

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a drive-through, subject to the Conditions of Approval as indicated in Exhibit C-2.

8. [ZV/DOA-2019-01227](#) Title: a Type 2 Variance application of West Ridge South, Inc. by Schmidt Nichols, Agent. Request: to eliminate a Compatibility Buffer and Compatibility Buffer landscape planting requirements; and, to allow an easement to overlap a required Landscape Buffer by more than five feet, with no space for required planting materials.

Title: a Development Order Amendment application of West Ridge South, Inc. by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan, to add buildings, square footage, uses, and an access point; delete land area; and, amend Conditions of Approval.

General Location: South side of Sandalfoot Boulevard, approximately 685 feet east of US-441/State Road 7. (**Sandalfoot Square**) (Control 1980-00103)

Pages 156 - 215

Conditions of Approval Pages (168 - 178)

Project Manager: Meredith Leigh

Size: 32.18 acres ±

BCC District: 5

(affected area 2.68 acres ±)

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

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Compatibility Buffer and Compatibility Buffer landscape planting requirements; and, to allow an easement to overlap a required Landscape Buffer by more than five feet, with no space for required planting materials, 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, to add square footage, delete land area, add an access point and a use, and amend Conditions of Approval for the Planned Commercial Development, subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan, to add square footage, add an access point and a use, and amend Conditions of Approval for the Mini-Warehouses (Multi-Access Self Service Storage Facility) subject to the Conditions of Approval as indicated in Exhibit C-3.

9. [ZV-2019-01642](#) Title: a Type 2 Variance application of SIL FIR Corp by Kimley-Horn and Associates Inc, Agent. Request: to eliminate a Type 2 Incompatibility Buffer.

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

Pages 216 - 238

Conditions of Approval Pages (220 - 221)

Project Manager: Ryan Vandenburg

Size: 2.60 acres ±

BCC District: 7

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

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Type 2 Incompatibility Buffer, subject to Conditions of Approval as indicated in Exhibit C.

10. [ZV/PDD/DOA-2019-01902](#) Title: a Type 2 Variance application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to allow one additional Freestanding Sign.
Title: an Official Zoning Map Amendment application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
Title: a Development Order Amendment application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to a Class A Conditional Use to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock.
General Location: Northeast corner of Boynton Beach Boulevard and State Road 7. **(Bethesda West Hospital)** (Control 2006-00011)

Pages 239 - 306

Conditions of Approval Pages (250 - 263)

Project Manager: Ryan Vandenburg

Size: 58.68 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.

MOTION: To adopt a resolution approving a Type 2 Variance to allow one additional Freestanding Sign, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to rezone from the Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Amendment to a Planned Development District to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Development Order Amendment to a Class A Conditional Use to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, subject to the Conditions of Approval as indicated in Exhibit C-4.

11. [ZV-2019-02196](#) Title: a Type 2 Variance application of East Coast Mulch Corp by Arc Development Global LLC, Agent. Request: to eliminate a six-foot high concrete block and steel wall with a continuous footing in a landscape buffer where a use is proposed that is incompatible with an adjacent development or district; and, to eliminate a six-foot high opaque wall within a Type 3 Incompatibility Buffer.

General Location: South side of Belvedere Road, approximately 350 east of North Cleary Road and 0.35 miles west of Jog Road. **(East Coast Mulch)** (Control 1979-00202)

Pages 307 - 328

Conditions of Approval Pages (313 - 314)

Project Manager: Meredith Leigh

Size: 4.80 acres ±

BCC District: 2

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

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a six-foot high concrete block and steel wall with a continuous footing in a landscape buffer where a use is proposed that is incompatible with an adjacent development or district; and, to eliminate a six-foot high opaque wall within a Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C.

12. [CA-2020-00253](#) Title: a Class A Conditional Use application of Migrant Association Of South Florida Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow for Assembly Institutional Non-Profit.

General Location: North side of Boynton Beach Boulevard, approximately 500 feet west of Acme Dairy Road. **(Caridad Center Soup Kitchen)** (Control 1983-00067)

Pages 329 - 344

Conditions of Approval Pages (334 - 334)

Project Manager: Ryan Vandenburg

Size: 6.70 acres ±

BCC District: 5

(affected area 0.10 acres ±)

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

MOTION: To recommend approval of a Class A Conditional Use to allow for Non-Profit Assembly Institutional , subject to the Conditions of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

13. [SV-2019-01495](#) Title: a Subdivision Variance application of Carey & Rivera Properties LLC by PLACE Planning & Design, Agent. Request: to allow access from a 30-foot right-of-way.

General Location: Approximately 0.2 miles north of Melaleuca Lane on the west side of Gulfstream Road. **(Gulfstream Road Apartments)** (Control 2018-00167)

Pages 345 - 357

Conditions of Approval Pages (349 - 349)

Project Manager: Joanne Keller

Size: 1.10 acres ±

BCC District: 3

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

MOTION: To adopt a Resolution approving a Subdivision Variance to allow access from a 30-foot right-of-way, subject to the Conditions of Approval as indicated in Exhibit C.

14. [SV-2019-02210](#) Title: a Subdivision Variance application of Garcia Angel H Mora Living Trust by Miller Land Planning, Agent. Request: to allow access from a 30-foot right-of-way.

General Location: East side of Mathis Street, 750 feet north of Melaleuca Street. **(Mathis Apartments)** (Control 2007-00459)

Pages 358 - 371

Conditions of Approval Pages (362 - 362)

Project Manager: Joanne Keller

Size: 1.53 acres ±

BCC District: 3

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

MOTION: To adopt a Resolution approving a Subdivision Variance to allow access from a 30-foot right-of-way, subject to the Conditions of Approval as indicated in Exhibit C.

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 15. [ABN/Z-2019-01611](#) Title: a Development Order Abandonment application of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow Farm Implement Sales and Service.

Title: an Official Zoning Map Amendment application of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Northeast corner of Atlantic Avenue and State Road 7. (**Young Property North**) (Control 1976-00133)

Pages 372 - 385

Conditions of Approval Pages (377 - 378)

Project Manager: Ryan Vandenburg

Size: 12.77 acres ±

BCC District: 5

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

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow Farm Implement Sales and Service.

MOTION: To recommend approval of an Official Zoning Map Amendment to rezone from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ), subject to Conditions of Approval as indicated in Exhibit C.

- 16. [SV/ZV/PDD/CA-2019-01090](#) Title: Subdivision Variance application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow access to a major street of higher classification (Jog Road).

Title: a Type 2 Variance application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to eliminate a Type 3 Incompatibility Buffer.

Title: an Official Zoning Map Amendment application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Class A Conditional Use application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow a Type 3 Congregate Living Facility.

General Location: Northwest corner of Jog Road and Pioneer Road. **(Lee's Landing PUD)** (Control 2019-00092)

Pages 386 - 482

Conditions of Approval Pages (398 - 404)

Project Manager: Ryan Vandenburg

Size: 9.33 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.

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

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Type 3 Incompatibility Buffer, subject to the 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 Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District, 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 Type 3 Congregate Living Facility, subject to the Conditions of Approval as indicated in Exhibit C-4.

D. ZONING APPLICATIONS - NEW

- 17. [ZV/DOA/CA/W-2019-01438](#) Title: a Type 2 Variance application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to reduce the width for a Divider Median.
Title: a Development Order Amendment application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to reconfigure the Site Plan, to add a use, building and square footage
Title: a Class A Conditional Use application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to allow a Type 1 Restaurant with a Drive-through.
Title: a Type 2 Waiver application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a parcel of land with a Residential Future Land Use designation or Use.
General Location: Northeast corner of Atlantic Avenue and Hagen Ranch Road. **(McDonald's L/C #009-2659 Atlantic and Hagen)** (Control 1973-00039)

Pages 483 - 517

Conditions of Approval Pages (494 - 501)

Project Manager: Carrie Rechenmacher

Size: 23.46 acres ±

BCC District: 5

(affected area 0.96 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-4.

MOTION: To adopt a resolution approving a Type 2 Variance to allow a reduced width for a Divider Median 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 uses, and add square footage 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.

MOTION: To recommend approval of a Type 2 Waiver to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a Residential Future Land Use designation or Use 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

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