



**ZONING COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
OCTOBER 14, 2016**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

D. ZONING APPLICATIONS – NEW

5.	(39-62)	PDD/R-2016-00425 (2013-00213)	Feurring Commercial MUPD
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DELETE Land Development Condition E.2 of Exhibit C-2 and renumber accordingly

8.	(125-164)	ZV/DOA/R-2015-02507 (2003-00087)	7-Eleven Lake Worth Road
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AMEND Engineering Condition 7, 8, 9a and 9b of Exhibit C-2 to read as follows:

7. Prior to DRO approval, the Property Owner shall modify the Site Plan to show right of way for the addition of an east approach right turn lane on Lake Worth Road at the project's westernmost driveway. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by FDOT, and only required along the road frontage for this project...

8. Prior to the issuance of ~~the first~~ building permits for more than 6,970 square feet, the Property Owner shall provide to Florida Department of Transportation (FDOT), by deed, additional right of way for the construction of a right turn lane on Lake Worth Road the project's westernmost driveway. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by FDOT and only required along the road frontage for this project....

9. The Property Owner shall construct a right turn lane... Phase II (at building permits for more than 6,970 square feet)...

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for Phase II (at building permits for more than 6,970 square feet).

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for Phase II (at certificates of occupancy for more than 6,970 square feet).

AMEND Sign Conditions 1 and 2 of Exhibit C-2 to read as follows:

...is hereby amended to read:

1. Freestanding point of purchase signs fronting on Lake Worth Road and Nassau Road shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - ten (10) feet ~~for the Lake Worth Road sign, and eight (8) feet for the Nassau Road sign;~~
 - b. maximum sign face area per side - one hundred (100) square feet ~~for the Lake Worth Road sign, and eighty (80) feet for the Nassau Road per sign;~~
 - c. maximum number of signs - one (1) for each Road frontage;
 - d. style - monument style only; and,
 - e. location - within fifty (50) feet of each access point.
 - f. ~~signs shall be limited to identification of project and/or multi-tenant only.~~

Is hereby amended to read:

2. Freestanding ground mounted signs at the intersection of Lake Worth Road and Nassau Road shall be limited as follows:
 - a. maximum sign height, measured from finished grade to highest point - ~~eight (8)~~ twelve (12) feet;
 - b. maximum sign face area per side - ~~eighty (80)~~ one hundred twenty (120) square feet;
 - c. maximum number of signs - one (1); and,
 - d. style - monument style only.
 - e. ~~sign shall be limited to identification of single-tenant only.~~

AMEND Lighting Condition 4 of Exhibit C-2 to read as follows:

4. To protect the residential uses to the north, all outdoor lighting within the north three hundred (300) feet of the subject site shall be extinguished no later than 10:30 p.m. excluding security lighting only.

ADD Architectural Review Condition 3 Exhibit C-3- to read as follows:

3. Gas station canopy shall be designed consistent with the following standards:
 - a. a maximum height of twenty-five (25) feet measured from finished grade to highest point;
 - b. a pitched roof with a minimum slope of 5:12. No flat roof shall be permitted;
 - c. the clearance of the canopy shall be a maximum of sixteen (16) feet, measured from finished grade to the underside of the canopy;
 - d. lighting for the gas station canopy shall be flush mounted or recessed; and,
 - e. a maximum of one (1) canopy sign on the south and west sides of the canopy only.

REGULAR AGENDA

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

9.	(165-199)	DOA-2016-00435 (2008-00129)	Andalucia PUD
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AMEND LANDSCAPE - PERIMETER-WEST PROPERTY LINE - POD A Condition 5 of Exhibit C-1 to read as follows:

Is hereby amended to read:

5. Prior to final DRO approval Landscaping and buffering along the north~~and~~west property line of Pod..



**INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
PLANNING, ZONING & BUILDING**

**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
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**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



TO: The Honorable Sheri Scarborough, Chair and
Members of the Zoning Commission

FROM: Jon MacGillis, ASLA, Zoning Director *JTM*

DATE: October 5, 2016

RE: **Revised 10/5/2016 - Reschedule of the
October 6, 2016 Zoning Commission Hearing
due to Hurricane Matthew**

Zoning staff have been notified by County Administration to reschedule the October 6, 2016, Zoning Commission Hearing due to the approach of Hurricane Matthew. The rescheduled Hearing date is October 14, 2016 for 9 a.m. at the Vista Center Hearing Room, 1st floor. Staff has confirmed that we have a quorum and Staff has contacted the applicants advising them of the new Hearing date.

If you have any questions, contact me at 561-233-5234.

C: Mayor MaryLou Berger and Honorable Commissioners
Verdenia C. Baker, County Administrator
Faye Outlaw, Assistant County Administrator
Patrick Rutter, Executive Director Planning, Zoning and Building
Lisa DeLaRiondo, Director of Public Affairs
Lester Williams, Manager Education and Government Station
Zoning Staff

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

THURSDAY OCTOBER 6, 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

OCTOBER 6, 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, October 27, 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. [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 1 - 1

Project Manager: Carlos Torres

Size: 1.05 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Thursday November 3, 2016.

MOTION: To postpone to Thursday November 3, 2016.

2. [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.
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 2 - 2

Project Manager: Roger Ramdeen

Size: 2.61 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to Thursday November 3, 2016.

MOTION: To postpone to Thursday, November 3, 2016.

- 3. [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 3 - 3

Project Manager: Carlos Torres

Size: 32.86 acres ±

BCC District: 6

(affected area 1.15 acres ±)

Staff Recommendation: Staff recommends postponement to the Thursday November 3, 2016.

MOTION: To postpone to Thursday November 3, 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

D. ZONING APPLICATIONS - NEW

4. [ZV/DOA/R-2016-00859](#) Title: a Type II Variance application of Florida Power and Light by BRPH Architects-Engineers Inc., Agent. Request: to allow no pedestrian connectivity within MUPD-2 Pod-A; to eliminate canopy trees along a portion of the west perimeter buffer; and to allow no trees within the proposed interior parking islands and terminal islands.
Title: a Development Order Amendment application of Florida Power and Light by BRPH Architects-Engineers Inc., Agent. Request: to reconfigure the site plan, modify Conditions of Approval (Landscape) and add a Requested Use.
Title: a Requested Use application of Florida Power and Light by BRPH Architects-Engineers Inc., Agent. Request: to allow a Helipad.
General Location: Southwest of Pratt and Whitney Road and the Bee Line Highway. **(FPL Jupiter West Helistop Addition)** (Control 2001-00009)

Pages 4 - 38

Conditions of Approval Pages (11 - 19)

Project Manager: Josue Leger

Size: 15.27 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; 29 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 for a Type II Variance to allow no pedestrian connectivity within the MUPD-2 Pod-A; to eliminate canopy trees along a portion of the west property line; to allow no trees to be planted within the proposed interior and terminal parking islands in the affected area subject to Conditions of Approval as indicated in Exhibit C-1.

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

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

5. [PDD/R-2016-00425](#) Title: an Official Zoning Map Amendment to a Planned Development District application of Douglas Feurring by Land Design South Inc., Wantman Group Inc., Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Southeast corner of Atlantic Avenue and Lyons Road. **(Feurring Commercial MUPD)** (Control 2013-00213)

Pages 39 - 62

Conditions of Approval Pages (45 - 47)

Project Manager: Yoan Machado

Size: 4.90 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 18 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 Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

6. [ZV-2016-01247](#) Title: a Type II Variance application of Highland Dunes Associates Property LLC, Highland Dunes Associates Property Llc, Highland Dunes Associates by Urban Design Kilday Studios, Agent. Request: to eliminate the privacy wall or fence at the rear of a Zero Lot Line (ZLL) home.

General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard. **(Arden PUD)** (Control 2005-00394)

Pages 63 - 90

Conditions of Approval Pages (69 - 70)

Project Manager: Diego Penalosa

Size: 1,209.96 acres ±

BCC District: 6

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

MOTION: To adopt a resolution approving a Type II Variance to eliminate the privacy wall or fence at the rear of a Zero Lot Line (ZLL) home subject to the Conditions of Approval as indicated in Exhibit C.

7. [ZV/ABN/DOA-2016-01042](#) Title: a Type II Variance application of Tjac Boca Grove LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a reduction in Right-of-Way buffer; allow 100 percent encroachment of easements within buffer; allow wall to be located on the property line; to relocate trees and shrubs to the interior side of the wall; and allow a wall to encroach into easements.

Title: a Development Order Abandonment application of Tjac Boca Grove LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to abandon Resolution R-2008-1387 to allow a Requested Use for a Place of Worship.

Title: a Development Order Amendment application of Tjac Boca Grove LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reconfigure the Site plan, add square footage, and modify and delete Conditions of Approval (Architecture, Building and Site Design).

General Location: Southwest corner of Powerline Road and Boca Grove Boulevard. (**Grove Center Office MUPD**) (Control 1981-00170)

Pages 91 - 124

Conditions of Approval Pages (100 - 105)

Project Manager: Carlos Torres

Size: 3.46 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C1, and 17 Conditions of Approval as indicated in Exhibit C2.

MOTION: To adopt a resolution to allow a reduction in Right-of-Way buffer; allow 100 percent encroachment of easements within buffer; allow wall to be located on the property line; to relocate trees and shrubs to the interior side of the wall; and allow a wall to encroach into easements 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-2008-1387 to allow a Requested Use for a Place of Worship.

MOTION: To recommend approval for a Development Order Amendment to reconfigure the Site plan, add square footage, and modify and delete Conditions of Approval (Architecture, Building and Site Design) subject to the Conditions of Approval as indicated in Exhibit C-2.

8. [ZV/DOA/R-2015-02507](#) Title: a Type II Variance application of 7-Eleven Inc. by Gunster Yoakley & Stewart PA, Agent. Request: to allow encroachment of easement within a Right-of-Way buffer.

Title: a Development Order Amendment application of 7-Eleven Inc. by Gunster Yoakley & Stewart PA, Agent. Request: to reconfigure the site plan, add a Requested Use, and modify and delete Conditions of Approval (Engineering, Signs, and Use Limitations).

Title: a Requested Use application of 7-Eleven Inc. by Gunster Yoakley & Stewart PA, Agent. Request: to allow a Convenience Store with gas sales.

General Location: Northeast corner of Lake Worth Road and Nassau Road. **(7-Eleven Lake Worth Road)** (Control 2003-00087)

Pages 125 - 164

Conditions of Approval Pages (132 - 142)

Project Manager: Carlos Torres

Size: 8.39 acres ±

BCC District: 2

(affected area 1.59 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; 41 Conditions of Approval indicated in Exhibit C-2, and 11 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type II Variance to allow encroachment of easement within a Right-of-Way 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 a Requested Use, and modify and delete Conditions of Approval (Engineering, Signs, and Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Requested Use to allow a Convenience Store with gas sales subject to the Conditions of Approval as indicated in Exhibit C-3.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA**A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

9. [DOA-2016-00435](#) Title: a Development Order Amendment application of Standard Pacific Of South Florida, Standard Pacific Of Florida, Homes Westbrooke by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan, modify Conditions of Approval (Engineering, Landscaping, Parks, Planned Development, Planning and Site Design), relocate access point, modify unit type, and add units.

General Location: East side of Lyons Road approximately 3,325 feet south of Lake Worth Road. **(Andalucia PUD)** (Control 2008-00129)

Pages 165 - 199

Conditions of Approval Pages (173 - 184)

Project Manager: Carlos Torres

Size: 67.76 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 36 Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan, modify Conditions of Approval (Engineering, Landscaping, Parks, Planned Development, Planning and Site Design), relocate access point, modify unit type, and add units subject to the Conditions of Approval as indicated in Exhibit C-1.

D. ZONING APPLICATIONS - NEW

10. [Z-2016-01027](#) Title: an Official Zoning Map Amendment application of Palm Beach County Zoning by PBC Zoning, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.

General Location: North side of Boynton Beach Boulevard and 1680 feet east of Lyons Road. **(Caridad Center)** (Control 1983-00067)

Pages 200 - 209

Conditions of Approval Pages (204 - 204)

Project Manager: Yoan Machado

Size: 6.71 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 Institutional Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

- 11. [Z/CA-2016-01028](#) Title: an Official Zoning Map Amendment application of Palm Beach County Zoning. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.
Title: a Class A Conditional Use application of Palm Beach County Zoning. Request: to allow a cemetery (existing).
General Location: Approximately 0.5 mile south of Boynton Beach Boulevard on the east side of State Road 7. **(Eternal Light Memorial Gardens)** (Control 1975-00011)

Pages 210 - 222

Conditions of Approval Pages (216 - 217)

Project Manager: Yoan Machado

Size: 49.61 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to Conditional Overlay Zone and 2 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 Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C-1.

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

- 12. [Z-2016-01015](#) Title: an Official Zoning Map Amendment application of Palm Beach County Zoning. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.
General Location: Approximately 0.42 miles north of Boynton Beach Boulevard on the east side of State Road 7. **(Faith Farm Ministries)** (Control 1994-00073)

Pages 223 - 232

Conditions of Approval Pages (227 - 227)

Project Manager: Yoan Machado

Size: 87.28 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone and 2 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 Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C.

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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