

AMEND Compliance Condition 2 of Exhibit C, as follows:

....
Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning) (~~ONGOING: ZONING - Zoning~~)

8. (145-146) CA-2018-00740 All Star Kids 2
(Control 2017-00210)

AMEND Exhibit C to add Engineering Condition 5, as follows:

5. The Property Owner shall construct a right turn lane north approach on Seminole Pratt Whitney Road at the project entrance. Any and all costs associated with the construction shall be paid by the Property Owner. It is expected that this right turn lane will be accommodated within existing right of way and be in place temporarily until Seminole Pratt Whitney Road is widened to its ultimate section.
a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit.
b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDG/PMT/CO:MONITORING – Engineering)

9. (Agenda Page 6) Z/CB/W-2018-00219 FPL Yamato Substation
(Control 2003-00219)

AMEND motion, to read as follows:

MOTION: To recommend approval of a Type 2 Waiver to allow a reduction of the required dimensional criteria for setbacks and separation subject to the Conditions of Approval as indicated in Exhibit C-3.

(170)

AMEND Engineering Condition 1.a. of Exhibit C-1, as follows:

1. The Property Owner shall submit an access easement to the County that provides access to this site from Congress Avenue.
a. The easements shall be approved by the County Attorney and Land Development prior to recordation. The easements shall be recorded by the Property Owner and prior to the final approval of the Site Plan by the DRO issuance of the first building permit. (DRO/BLDG/PMT: ENGINEERING/MONITORING – Engineering)

....

REGULAR AGENDA

ZONING APPLICATIONS – NEW

10. (214) ZV/ABN/PDD/CA/W-2018-00591 Haverhill Residential
(Control 1988-00135)

AMEND Parking Condition 1 of Exhibit C-1, as follows:

~~1. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit a Parking Demand Statement, drafted, signed and sealed by a Professional Traffic Engineer stating the rationale for the reduction of parking spaces. The Variance is limited to 95 1-bedroom units, 130 2-bedroom units, and 45 3-bedroom units as stated in the Parking Demand Statement dated October 12, 2018. Any change in the units will require a Variance by the Zoning Commission. (DRO/ONGOING: MONITORING – Zoning)~~

1. The Parking Variance is limited to 542 spaces. Should any change occur to the unit count or rationale outlined in the Parking Demand Statement dated October 12, 2018, the Zoning Director shall determine if the Variance may be subject to reconsideration by the Zoning Commission. (ONGOING: MONITORING - Zoning)

AMEND Exhibit C-1 to delete Parking Condition 2.

(217)

AMEND Engineering Condition 6 of Exhibit C-2, as follows:

~~6. The Property Owner shall.... Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances.... Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where~~

~~appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips~~

AMEND Engineering Condition 7 of Exhibit C-2, as follows:

7. Prior to the issuance of the first building permit, the Property Owner shall record a 20 foot access easement over Ceceile Avenue within the limits of the this project.

(218)

AMEND Exhibit C-2 to add Landscape Condition 5, as follows:

5. PERIMETER LANDSCAPING ALONG THE NORTH, SOUTH AND EAST PROPERTY LINE (ABUTTING RESIDENTIAL OR RIGHT-OF-WAY ACROSS FROM RESIDENTIAL) In addition to Code requirements, landscaping along the north, south and east property lines shall be upgraded to include a six-foot high opaque fence. (BLDG/PMT/DRO: ZONING - Zoning)

AMEND Palm Tran Condition 1 of Exhibit C-2, as follows:

1. Prior to the issuance of the ~~Building Permit~~ Certificate of Occupancy for the ~~first~~ 1st unit, the Property Owner shall construct a mass transit shelter with appropriate access, lighting, trash receptacle and bicycle storage, and shall be subject to the approval by Palm Tran. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the Owner. (~~BLDG/PMT CO: MONITORING - Palm-Tran~~)

12. (Agenda Page 9) **ZV/PDD/CA-2018-00608** **Community Assisted Living**
(Control 2017-00059)

AMEND motion, as follows:

MOTION: To adopt a resolution approving a Type 2 Variance to allow ~~an eleven-foot~~ a reduction of the required side street setback subject to the Conditions of Approvals as indicated in Exhibit C-1.

13. (Agenda Page 10) **SV/ZV/Z/DOA/CA-2017-01258** **West Jupiter Community Center**
(Control 1995-00003)

AMEND Agenda to delete title and request, as follows:

~~Title: a Class A Conditional Use application of West Jupiter Community Group, Inc. Cotleur & Hearing Inc., Agent. Request: to allow a General Day Care.~~

(342)

AMEND LANDSCAPE – GENERAL Condition 1 of Exhibit C-2, as follows:

1. The 15,884 square foot Preserve Area shall be ~~supplanted~~ supplemented with additional native shrubs, where applicable, to provide a continuous opaque buffer a minimum of six (6) feet in height, along the north, south and east property lines. . (ONGOING: ZONING - Zoning)



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

THURSDAY NOVEMBER 1, 2018

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. 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 1, 2018

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 Monday, November 26, 2018 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/CB/CA-2017-02404](#) Title: Type 2 Variance application of Mike Cioffi Lawn Service, Inc., Matheson Tri Gas, Inc. by WGINC, Agent. Request: to eliminate a Type 3 Incompatibility Buffer along the northern and eastern property lines; and, to eliminate a wall from a Type 3 Incompatibility Buffer along the western property line.
Title: a Class A Conditional Use application of Mike Cioffi Lawn Service, Inc., Matheson Tri Gas, Inc. by WGINC, Agent. Request: to allow a Chipping and Mulching Facility.
General Location: On the northeast side of the Bee Line Highway (State Road 710), approximately 2 miles southeast of Indiantown Road. **(Debris Dog)** (Control 2008-00259)

Pages 1 - 1

Project Manager: Lorraine Fuster

Size: 10.00 acres ±

BCC District: 1

Staff Recommendation: To postpone to Thursday, December 6, 2018.

MOTION: To postpone to Thursday, December 6, 2018.

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

- 2. [ABN-2018-01311](#) Title: Development Order Abandonment application of Jaha Boca, LLC by Schmidt Nichols, Agent. Request: to abandon a Class B Conditional Use to allow two Type 1 Restaurants with Drive-through.

General Location: South side of Okeechobee Boulevard, approximately 0.1 miles east of Congress Avenue. **(KFC / Jacks Restaurant)** (Control 1996-00026)

Pages 2 - 7

Project Manager: Lindsey Walter

Size: 1.20 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests.

MOTION: To adopt a Resolution to abandon a Class B Conditional Use to allow a Type 1 Restaurant with drive-through (Building A).

Motion: To adopt a Resolution to abandon a Class B Conditional Use to allow a Type 1 Restaurant with drive-through (Building B).

- 3. [SV-2018-01160](#) Title: a Subdivision Variance application of Progress 21st Century, LLC by Schmidt Nichols, Agent. Request: to allow a reduction of the Right-of-Way (ROW) width and to exceed the maximum allowable Average Daily Trips (ADTs).

General Location: South side of Stacy Road, approximately 1,300 feet west of Haverhill Road. **(Palm Ridge Apartments)** (Control 2007-00051)

Pages 8 - 27

Conditions of Approval Pages (13 - 13)

Project Manager: Joanne Keller

Size: 1.93 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 4 Condition of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Subdivision Variance to allow a reduction of the Right-of-Way (ROW) width and to exceed the maximum allowable Average Daily Trips (ADTs), subject to the Conditions of Approval as indicated in Exhibit C.

4. [SV-2018-01163](#) Title: a Subdivision Variance application of Tree Z, Inc, South Florida Landscape Maintenance, Inc by Miller Land Planning, Agent. Request: to allow a reduction on the minimum legal access requirements.

General Location: Approximately 1 mile south of Atlantic Avenue and 0.18 miles west of Lyons Road. **(Southern Scapes)** (Control 2018-00037)

Pages 28 - 44

Conditions of Approval Pages (32 - 32)

Project Manager: Joanne Keller

Size: 5.00 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 4 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Subdivision Variance to allow a reduction of the minimum legal access requirements subject to the Conditions of Approval as indicated in Exhibit C.

5. [ZV-2018-01180](#) Title: a Type 2 Variance application of Highland Dunes Associates Property, LLC by Urban Design Kilday Studios, Agent. Request: to allow transfer of density in excess of 30 percent of the number of units approved by the Board of County Commissioners (BCC).

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 45 - 67

Conditions of Approval Pages (49 - 49)

Project Manager: Carolina Valera

Size: 1,209.96 acres ±

BCC District: 6

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

MOTION: To adopt a resolution approving a Type 2 Variance to allow transfer of density from one Pod to another Pod in the same PDD in excess of 30 percent of the number of units approved by the Board of County Commissioners, subject to the Conditions of Approval as indicated in Exhibit C.

- 6. [ZV-2018-01315](#) Title: a Type 2 Variance application of Polo Trace Associates, LLLP by Polo Trace Associates LLLP, Agent. Request: to relocate required Perimeter (Type 2 Incompatibility) Buffer landscape requirements including: one Canopy Tree per 20 linear feet; one Palm or Pine per 30 linear feet; one row of each: small shrubs - one per two linear feet; and, Medium shrubs - one per four linear feet; and, eliminate a six foot high landscape barrier.

General Location: Approximately 0.60 miles north of Lake Ida Road on the west side of Hagen Ranch Road. **(Polo Trace PUD II)** (Control 1993-00057)

Pages 68 - 111

Conditions of Approval Pages (75 - 76)

Project Manager: Lorraine Fuster

Size: 253.38 acres ±

BCC District: 5

(affected area 20.35 acres ±)

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 2 Variance to relocate required Perimeter (Type 2 Incompatibility) Buffer landscape requirements including: one Canopy Tree per 20 linear feet; one Palm or Pine per 30 linear feet; one row of each: small shrubs - one per two linear feet; and, Medium shrubs - one per four linear feet; and, eliminate a six foot high landscape barrier subject to the Conditions of Approval as indicated in Exhibit C.

- 7. [ZV-2018-01342](#) Title: a Type 2 Variance application of YTG Palm Beach LG NR, LP by Urban Design Kilday Studios, Agent. Request: to eliminate a Loading Area Screening Wall; and, to allow a reduction in Loading Area Screening shrub height within a Perimeter Buffer.

General Location: Northwest corner of Corporate Road South and Park of Commerce Boulevard. **(Palm Beach Park of Commerce Lot 1 Plat 13)** (Control 1981-00190)

Pages 112 - 139

Conditions of Approval Pages (117 - 118)

Project Manager: Carlos Torres

Size: 23.97 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 10 conditions of approvals as indicated in Exhibit C

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a screening wall; and to allow a reduction in shrub height subject to the Conditions of Approvals as indicated in Exhibit C.

8. [CA-2018-00740](#) Title: a Class A Conditional Use application of All Star Kids Early Learning Center 2 LL by Miller Land Planning, Agent. Request: to allow a Day Care General. General Location: Northwest corner of Seminole Pratt Whitney Road and 69th Street North. **(All Star Kids 2)** (Control 2017-00210)

Pages 140 - 160

Conditions of Approval Pages (145 - 147)

Project Manager: Lorraine Fuster

Size: 2.63 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 15 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Class A Conditional Use to allow a Day Care General subject to the Conditions of Approval as indicated in Exhibit C.

9. [Z/CB/W-2018-00219](#) Title: an Official Zoning Map Amendment application of Florida Power and Light Company by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District.

Title: a Class B Conditional Use application of Florida Power and Light Company by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow an Transmission Line and Substation Full Array Urban Communication Tower (greater than 80 feet in height).

Title: Type 2 Waiver application of Florida Power and Light Company by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a reduction of the Required Dimensional Criteria for Setbacks and Separation.

General Location: East side of Congress Avenue approximately 540 feet north of Clint Moore Road. **(FPL Yamato Substation)** (Control 2003-00054)

Pages 161 - 200

Conditions of Approval Pages (170 - 173)

Project Manager: Carlos Torres

Size: 4.97 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the requests subject to 5 Conditions of Approval as indicated in Exhibit C-1; 7 Conditions of Approval as indicated in Exhibit C-2 and 4 Conditions of Approval as indicated in Exhibit C-3

MOTION: To recommend an Official Zoning Map amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the General Commercial (CG) Zoning District subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow a Electrical Transmission Line and Substation Full Array Urban Communication Tower (greater than 80 feet in height) subject to the Conditions of Approval as indicated in exhibit C-2.

MOTION: To recommend approval of a Type 2 Waiver to allow a reduction of the required setbacks and separation 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

D. ZONING APPLICATIONS - NEW

10. [ZV/ABN/PDD/CA/W-2018-00591](#) Title: a Type 2 Variance application of AHC of West Palm Beach, LLC by WGINC, Agent. Request: to allow a reduction in the number of parking spaces.

Title: a Development Order Abandonment application of AHC of West Palm Beach, LLC by WGINC, Agent. Request: to abandon a Special Exception to allow a Planned Unit Development, consisting entirely of a Congregate Living Facility Type 3 [which extinguishes the Special Exception for an Adult Congregate Living Facility, Petition No 1973-00009(A)], as amended by Resolution R-1994-1074.

Title: an Official Zoning Map Amendment application of AHC of West Palm Beach, LLC by WGINC, Agent. Request: to allow a rezoning from the Multifamily Residential (RM) and the Multifamily Residential High Density (RH) Zoning Districts to the Planned Unit Development (PUD) Zoning District.

Title: a Class A Conditional Use application of AHC of West Palm Beach, LLC by WGINC, Agent. Request: to allow a Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Development Rights.

Title: a Type 2 Waiver application of AHC of West Palm Beach, LLC by WGINC, Agent. Request: to eliminate the Private Civic Pod in a Countywide Community Revitalization Team area.

General Location: East side of Haverhill Road, approximately 0.40 miles north of Okeechobee Boulevard. **(Haverhill Residential)** (Control 1988-00135)

Pages 201 - 267

Conditions of Approval Pages (214 - 223)

Project Manager: Meredith Leigh

Size: 15.33 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to the 7 Conditions of Approval as indicated in Exhibit C-1; 30 Conditions of Approval as indicated in Exhibit C-2; 5 Conditions of Approval as indicated in Exhibit C-3; 7 Conditions of Approval as indicated in Exhibit C-4; and, 4 Conditions of Approval as indicated in Exhibit C-5.

MOTION: To adopt a resolution approving a Type 2 Variance to allow a reduction in the number of parking spaces subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow a Planned Unit Development, consisting entirely of a Congregate Living Facility Type 3 [which extinguishes the Special Exception for an Adult Congregate Living Facility, Petition No 1973-00009(A)], as amended by Resolution R-1994-1074.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential (RM) and the Multifamily Residential High Density Residential (RH) Zoning Districts 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 Class A Conditional Use to allow a Workforce Housing Program density bonus greater than 30 percent subject to the Conditions of Approval as indicated in Exhibit C-3.

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

MOTION: To recommend approval of a Type 2 Waiver to eliminate the Private Civic Pod in a Countywide Community Revitalization Team area subject to the Conditions of Approval as indicated in Exhibit C-5.

- 11. [Z-2017-02224](#) Title: an Official Zoning Map Amendment application of School Board Of Palm Beach County FI by School District of Palm Beach County, Agent. Request: to allow a rezoning from the Medium Residential (RM) Zoning District to the Public Ownership (PO) Zoning District.

General Location: Northwest corner of Belvedere Road and Skees Road. **(West Central Transportation Facility)** (Control 2017-00075)

Pages 268 - 286

Conditions of Approval Pages (274 - 275)

Project Manager: Donna Adelsperger

Size: 25.41 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 8 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Medium Residential (RM) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

- 12. [ZV/PDD/CA-2018-00608](#) Title: Type 2 Variance application of Haverhill ALF, LLC by Schmidt Nichols, Agent. Request: to allow a reduction of the required Side Street Setback.

Title: an Official Zoning Map Amendment application of Haverhill ALF, LLC 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 Haverhill ALF, LLC by Schmidt Nichols, Agent. Request: to allow a Type 3 Congregate Living Facility.

General Location: Northwest corner of North Haverhill Road and Community Drive. **(Community Assisted Living)** (Control 2017-00059)

Pages 287 - 329

Conditions of Approval Pages (296 - 300)

Project Manager: Carlos Torres

Size: 3.97 acres ±

BCC District: 2

Staff Recommendation: Staff Recommends approvals of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 14 Conditions of Approval as indicated in Exhibit C-2 and 6 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type 2 Variance to allow an eleven foot reduction of the required side street setback 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 14 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of Class A Conditional Use to allow a Type 3 Congregate Living Facility subject to 6 Conditions of Approval as indicated in Exhibit C-3.

- 13. [SV/ZV/Z/DOA/CA-2017-01258](#) Title: a Subdivision Variance application of West Jupiter Community Group, Inc. by Cotleur & Hearing Inc., Agent. Request: To allow access to a reduced right-of-way width.
Title: a Type 2 Variance application of West Jupiter Community Group, Inc. by Cotleur & Hearing Inc., Agent. Request: to reduce Foundation Planting and Landscape Island width; and, to eliminate an Incompatibility Buffer.
Title: an Official Zoning Map Amendment application of West Jupiter Community Group Inc. by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Single Family Residential (RS) Zoning District.
Title: a Development Order Amendment application of West Jupiter Community Group, Inc. by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan; to add land area, building square footage, and an access point; and, to delete Conditions of Approval (Landscaping).
Title: a Class A Conditional Use application of West Jupiter Community Group, Inc. Cotleur & Hearing Inc., Agent. Request: to allow a General Day Care.
General Location: North side of Church Street approximately 690 feet west of Limestone Creek Road. **(West Jupiter Community Center)** (Control 1995-00003)

Pages 330 - 373

Conditions of Approval Pages (341 - 346)

Project Manager: Lorraine Fuster

Size: 3.07 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to the 2 Conditions of Approval as indicated in Exhibit C-1; 8 Conditions of Approval as indicated in Exhibit C-2; 1 Conditions of Approval as indicated in Exhibit C-3; and, 17 Conditions of Approval as indicated in Exhibit C-4.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access to a reduced right-of-way width, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Type 2 Variance to reduce Foundation Planting and Landscape Island width; and, to eliminate an 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 Multifamily Residential High Density (RH) Zoning District to the Single Family Residential (RS) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; to add land area, building square footage, and an access point; and, to delete Conditions of Approval (Landscaping), 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