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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
AGENDA INDEX**

OCTOBER 27, 2005

**THURSDAY
9:30 AM**

**COMMISSION
CHAMBERS**

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Opening Prayer and Pledge of Allegiance
 - C. Proof of Publication
 - D. Swearing In
 - E. Adoption of Agenda

- 2. POSTPONEMENTS (Pages 1-4)**

- 3. CONSENT AGENDA (Pages 5-7)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Pages 8-14)**

- 5. DIRECTOR COMMENTS (Page 14)**

- 6. COMMISSIONER COMMENTS (Page 14)**

- 7. ADJOURNMENT (Page 14)**

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

OCTOBER 27, 2005

1. CALL TO ORDER

- A. Roll Call – **9:30 A.M.**
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication – Motion to receive and file
- D. Swearing In – County Attorney
- E. Motion to Adopt Agenda

2. POSTPONEMENTS

A. POSTPONEMENTS

- 1. **Z/CA2005-477** Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To allow a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard (**LEVY LEARNING CENTER**). (Control 2005-193)

N/A

Size: 0.98 acres ±

BCC District: 1

MOTION: None required. (Postponed by the Zoning Commission to November 17, 2005)

- 2. **DOA2005-480** Title: Resolution approving a Development Order Amendment application of Prime Projects Development LLC, by Kilday & Associates, Inc., Agent. Request: To re-designate land use from recreation to residential, reconfigure the master plan, and add units. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

N/A

Size: 9.49 acres ±

BCC District: 3

MOTION: None required. (Postponed by the Zoning Commission to November 17, 2005)

3. **DOA2004-826** Title: Resolution approving a Development Order Amendment application of Mizner Trail Golf Club, Ltd., by Sanders Planning Group, P.A., Agent. Request: To re-designate land use from golf course to residential, add units, and add an access point. General Location: Northwest corner of SW 18th Street and Military Trail (**BOCA DEL MAR PUD**). (Control 1984-152)

N/A

Size: 43.29 acres ±

BCC District: 4

MOTION: None required. (Postponed by the Zoning Commission to November 17, 2005)

4. **Z2005-155** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.25 mile east of Jog Road on the south side of Western Way (**OSPREY OAKS PARCEL #5**). (Control 2005-061)

N/A

Size: 4.92 acres ±

BCC District: 3

MOTION: None required. (Postponed by the Zoning Commission to November 17, 2005)

5. **PDD2004-664** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Centex Homes, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Multifamily Residential (RM) and the Neighborhood Commercial (CN) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Approximately 1,300 feet south of Okeechobee Boulevard on the west side of Drexel Road (**MEADOWBROOK PUD**). (Control 2004-452)

Pages 1-46

Size: 83.26 acres ±

BCC District: 2

MOTION: To postpone to November 17, 2005. (Requested by the applicant)

6. **SR 1992-059A.5** Status Report for Resolution R-2000-1089 (Petition 1992-059A), the petition of Isri Persaud. Property owner: Indranie Enterprises, Inc. General Location: Approximately 0.5 mile south of Northlake Boulevard on the west side of Military Trail. Zoning District: Community Commercial (**SQUARE LAKE PLAZA**).

Pages 47-50

Size: 1.24 acres ±

BCC District: 1

MOTION: To postpone to November 17, 2005. (Staff recommendation for postponement)

7. **SR 1975-069G.2** Status Report for Resolution R-2001-0430 (Petition 1975-069G), the petition of Wal-Mart Stores, Inc. Property owners: Michel P. Barberis; Krishna Realty, Inc.; Taco Bell America, Inc.; Walmart Stores #8140; and Action Business Corp. General Location: Southeast corner of Seacrest Boulevard and Hypoluxo Road. Zoning District: General Commercial with a Special Exception to allow a large scale Planned Community Commercial and Shopping Complex including a motel, gasoline station and financial institution (**SAM'S WHOLESALE CLUB**).

Pages 51-56

Size: 0.68 acres ± of a 20.47 ± acre project

BCC District: 7

MOTION: To postpone to January 5, 2006. (Requested by property owner)

8. **SR 1987-118.12** Status Report for Resolutions R-88-1803 and R-88-1804 (Petition 1987-118), the petition of Thomas B. and Nancy S. Cushing. Property owners: Thomas B. and Nancy P. Cushing. General Location: Approximately 330 feet northeast of Johnson Lane and Fairgrounds Road. Zoning District: Light Industrial with a Special Exception to permit a Planned Industrial Park Development (**BELVEDERE P.I.D.**).

Pages 57-60

Size: 5.0 acres ±

BCC District: 6

MOTION: To postpone to November 17, 2005. (Staff recommendation for postponement)

9. **SR 1987-124A.8** Status Report for Resolution R-91-371 (Petition 1987-124A), the petition of Systems Control, Inc. Property owner: CMCC Ventures LTD. General Location: Approximately 170 feet south of Summit Boulevard on the west side of Congress Avenue. Zoning District: General Commercial with a Special Exception for a Planned Commercial Development including a financial institution with three (3) drive up teller windows and an auto service station with an accessory car wash facility (**SUMMIT PARK OF COMMERCE PCD**).

Pages 61-64

Size: 3.3 acres \pm

BCC District: 2

MOTION: To postpone to November 17, 2005. (Staff recommendation for postponement)

– END OF POSTPONEMENTS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITION

10. [Z/CA2004-497](#) Title: Resolution approving an Official Zoning Map Amendment application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Lake Worth Road and Blanchette Trail (**BETHEL ASSEMBLY OF GOD**). (Control 2004-009)

Pages 65-88

Size: 18.26 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a church or place of worship.

C. ZONING PETITIONS

11. [Z2005-979](#) Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County Facilities Development and Operations. Request: Rezoning from the Light Industrial (IL) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.5 mile north of Southern Boulevard on the west side of Pike Road (**PALM BEACH COUNTY FIRE RESCUE TRAINING FACILITY**). (Control 2005-342)

Pages 89-102

Size: 14.99 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To recommend approval of an Official Zoning Map Amendment from the Light Industrial Zoning District to the Public Ownership Zoning District on first hearing, and convene a second public hearing on November 17, 2005 at 9:30 a.m.

12. [Z/CA/DOA2005-146](#) Title: Resolution approving an Official Zoning Map Amendment application of Community Christian Church of Florida, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District. Title: Resolution approving a Class A Conditional Use application of Community Christian Church of Florida, by Land Design South, Inc., Agent. Request: To allow a private school and a daycare, general. Title: Resolution approving a Development Order Amendment application of Community Christian Church of Florida, by Land Design South, Inc., Agent. Request: To modify/delete conditions of approval, add land area, add square footage, and reconfigure the site plan for a Special Exception to allow a church or place of worship. General Location: Approximately 0.5 mile south of Southern Boulevard on the west side of Jog Road (**COMMUNITY CHRISTIAN CHURCH**). (Control 1980-133)

Pages 103-124

Size: 12.38 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Estate Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a private school and a daycare, general.

MOTION: To adopt a resolution approving a Development Order Amendment to modify/delete conditions of approval, add land area, add square footage, and reconfigure the site plan for a Special Exception to allow a church or place of worship.

D. STATUS REPORTS

13. [SR 1994-036.6](#) Status Report for Resolution R-94-1086 (Petition 1994-036), the petition of Valerie Zammit. Property owner: Pike Exchange, LLC. General Location: Approximately 0.25 miles east of Pike Road on the south side of Belvedere Road. Zoning District: Light Industrial with a Conditional Overlay Zone (**ZAMMIT PETITION**).

Pages 125-128

Size: 12.5 acres ±

BCC District: 6

MOTION: To exempt Resolution R-94-1086 from further Unified Land Development Code Article 2.E. review.

CONSENT AGENDA

14. **SR 1995-031.8** Status Report for Resolution R-95-1115 (Petition 1995-031), the petition of Johnson Brothers Consolidated Waste, Inc. Property owner: Kirms Communications, Inc. General Location: Approximately 0.1 mile north of Southern Boulevard on the west side of Tall Pines Road. Zoning District: Light Industrial (**JOHNSON PROPERTY**).

Pages 129-132

Size: 0.74 acres ±

BCC District: 6

MOTION: To approve a time extension until August 10, 2007, for Resolution R-95-1115.

15. **SR 2001-027** Status Report for Resolution R-2002-1254 (Petition 2001-027), the petition of True Tabernacle Ministries. Property owner: True Tabernacle of Jesus Christ. General Location: Approximately 1,600 feet east of Congress Avenue on the north side of 2nd Avenue North. Zoning District: Multifamily Residential with a Class A Conditional Use to allow a church or place of worship and a general daycare (**TRUE TABERNACLE**).

Pages 133-136

Size: 4.67 acres ±

BCC District: 3

MOTION: To approve a time extension until July 25, 2007, for Resolution R-2002-1254.

E. CORRECTIVE RESOLUTION

16. **Corrective Resolution**: To correct the Zoning - Landscaping-Along the North, South, East and West Property Lines condition of Exhibit C-1 of Resolution No. R-2005-1801 (**MINTO OKEECHOBEE PUD**). (PDD2005-475, Control 1974-081)

Pages 137-138

MOTION: To adopt a resolution to correct Resolution No. R-2005-1801.

F. TDR DEED

17. **DRO2004-021** Execute a deed conveying 5 Development Rights units to Colony Lake Development LLC, as authorized by Palm Beach County, Zoning Division, Development Review Officer, which approved the purchase of 5 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit and the designation of the Colony Oaks at Boynton Beach as a TDR Receiving Area for those units. (**COLONY OAKS at BOYNTON BEACH**)

Pages 139-140

BCC District: 3

MOTION: To execute a deed conveying 5 Development Right units to Colony Lake Development, LLC, as authorized by Palm Beach County, Zoning Division, Development Review Officer.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED STATUS REPORTS

18. **SR 1988-065.11** Status Report for Resolutions R-89-1069 and R-89-1070 (Petition 1988-065), the petition of Howard Dardashti. Property owners: Hani Enterprises, Inc.; America's Sound, Inc.; and Shatara & Sons Enterprises, Inc. General Location: Approximately 0.1 mile south of Lake Worth Road on the west side of Congress Avenue. Zoning District: General Commercial with a Special Exception to permit a Planned Commercial Development (**DARDASHTI PCD**).

Pages 141-144

Size: 0.96 acres ±

BCC District: 3

MOTION: To approve a time extension until June 6, 2007, for Resolutions R-89-1069 and R-89-1070.

C. STATUS REPORTS

19. **SR 1975-104A.2** Status Report for Resolutions R-2000-1231 and R-2000-1232 (Petition 1975-104A), the petition of Marathon Ashland Petroleum, LLC. Property owners: S & S Enterprises, Inc. and S & S Rentals LLC. General Location: Northeast corner of Lake Worth Road and Kirk Road. Zoning District: General Commercial with a Class A Conditional Use to allow a convenience store with gas sales (**SPEEDWAY #8361**).

Pages 145-151

Size: 0.97 acres ±

BCC District: 3

MOTION: To approve a time extension until August 24, 2007, for Resolutions R-2000-1231 and R-2000-1232.

20. **SR 1978-040A.3** Status Report for Resolution R-1999-104 (Petition 1978-040A), the petition of Nicholas & Joan Wellman. Property owners: Wellman Care, Inc. and Ortega Management Corporation. General Location: Northwest corner of Melaleuca Lane and Military Trail. Zoning District: General Commercial with a Special Exception to allow a Planned Commercial Development including an auto service station, financial institution with drive-up teller windows, and general daycare (**WELLMAN PLAZA**).

Pages 152-155

Size: 3.53 acres ±

BCC District: 2

MOTION: To approve a time extension until August 10, 2007, for Resolution R-1999-104.

REGULAR AGENDA

21. **SR 1985-113B.10** Status Report for Resolution R-94-12 (Petition 1985-113B), the petition of William and Daphne Cleve. Property owner: Francalby Corp. General Location: Northeast corner of Hypoluxo Road and High Ridge Road. Zoning District: Community Commercial with a Conditional Overlay Zone (**FRANCALBY CORPORATION**).

Pages 156-159

Size: 1.5 acres ±

BCC District: 3

MOTION: To approve a time extension until August 10, 2007, for Resolution R-94-12.

22. **SR 1986-114B.4** Status Report for Resolution R-97-148 (Petition 1986-114B), the petition of Summit Christian School. Property owner: Summit Christian School of Palm Beach County. General Location: Southeast corner of Haverhill Road and Summit Boulevard. Zoning District: Multi-family Residential with a Special Exception to allow a private educational institution (**SUMMIT CHRISTIAN SCHOOL**).

Pages 160-163

Size: 18.16 acres ±

BCC District: 2

MOTION: To 1) approve a time extension until August 10, 2007, for Resolution R-97-148, and 2) revoke concurrency for unbuilt square footage (concurrency reservation number 93-03-03-001-C).

D. PREVIOUSLY POSTPONED SMALL SCALE LAND USE PLAN AMENDMENT AND ZONING PETITION

23. **SCA 2005-00001** Lake Wellington Professional Center, Inc. & Thomas V. Messier, by Basehart Consulting, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 2 units per acre (LR-2) to Commercial Low, with an underlying 2 units per acre (CL/2). General Location: Approximately 1,400 feet east of Lyons Road on the south side of Lantana Road (**LANTANA/SHERBROOKE COMMERCIAL a.k.a. WESTERN RETAIL CENTER**).

Pages 164-206

Size: 2.25 acres ±

BCC District: 3

Staff Recommendation: Denial of the requested future land use change from LR-2 to CL/2.

LPA Recommendation: Denial of the requested future land use change from LR-2 to CL/2 (6-6 vote).

MOTION: To deny the proposed amendment from LR-2 to CL/2.

24. **PDD2004-589** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Wellington Professional Center, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1,400 feet east of Lyons Road on the south side of Lantana Road (**WESTERN RETAIL CENTER**). (Control 2004-354)

Pages 207-228

Size: 4.82 acres ±

BCC District: 3

Staff Recommendation: Denial.

Zoning Commission Recommendation: Approved as amended, 5-1.

MOTION: To adopt a resolution denying an Official Zoning Map Amendment from the Agricultural Residential and the General Commercial Zoning Districts to the Multiple Use Planned Development District.

E. PREVIOUSLY POSTPONED ZONING PETITIONS

25. **Z2004-496** Title: Resolution approving an Official Zoning Map Amendment application of Seminole Improvement District, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.8 mile east of Seminole Pratt Whitney Road and approximately 0.6 mile north of Persimmon Boulevard (**SEMINOLE IMPROVEMENT DISTRICT**). (Control 2004-348)

Pages 229-263

Size: 40.0 acres ±

BCC District: 6

Staff Recommendation: Denial.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution denying the abandonment of a Class A Conditional Use to allow a water and wastewater treatment plant granted by Resolutions R-96-998 and R-96-1190.

MOTION: To adopt a resolution denying an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Public Ownership Zoning District.

26. **PDD/W2004-658** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA PUD**). (Control 2004-456)

Pages 264-302

Size: 93.67 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendations: PDD - Approved as amended, 5-1; W – Approved as advertised, 6-0.

MOTION: To adopt a resolution approving the abandonment of a Special Exception to allow a Commercial Sales and Service Center for Farm-Related Equipment only granted by Resolution R-79-351.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

27. **PDD2004-660** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA MUPD**). (Control 2004-457)

Pages 303-331

Size: 17.99 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Multiple Use Planned Development District.

28. **PDD/W2004-811** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach, LLC, by Julian Bryan & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of M/I Homes of West Palm Beach, LLC, by Julian Bryan & Associates, Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of West Atlantic Avenue and Florida's Turnpike (**ATLANTIC COMMONS PUD**). (Control 2004-525)

Pages 332-363

Size: 123.62 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

F. ZONING PETITIONS

29. **DOA2005-986** Title: Resolution approving a Development Order Amendment application of Young Mens Christian Association of South Palm Beach County, Inc., by Michael Linet, Inc., Agent. Request: To modify a condition of approval. General Location: Northwest corner of Palmetto Circle South and Toledo Road (**YMCA of BOCA RATON**). (Control 1984-152)

Pages 364-382

Size: 15.0 acres ±

BCC District: 4

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to modify a condition of approval.

30. **Z2005-149** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.25 mile east of Jog Road on the north side of Western Way (**OSPREY OAKS PARCEL #2**). (Control 2005-058)

Pages 383-399

Size: 4.84 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

31. **Z2005-152** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.25 mile east of Jog Road on the north side of Western Way (**OSPREY OAKS PARCEL #3**). (Control 2005-059)

Pages 400-416

Size: 7.27 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

REGULAR AGENDA

32. **Z2005-154** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.25 miles east of Jog Road on the south side of Western Way (**OSPREY OAKS PARCEL #4**). (Control 2005-060)

Pages 417-432

Size: 5.02 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

33. **Z/CA2005-472** Title: Resolution approving an Official Zoning Map Amendment application of HMRS, LLC, by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District. Title: Resolution approving a Class A Conditional Use application of HMRS, LLC, by Basehart Consulting, Inc., Agent. Request: To allow a medical office. General Location: Approximately 450 feet south of Woolbright Road on the west side of Jog Road (**JOG MEDICAL CENTER**). (Control 2004-200)

Pages 433-451

Size: 3.87 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Commercial Low Office Zoning District with a Conditional Overlay Zone.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a medical office.

- 5. **DIRECTOR COMMENTS**
 - A. **COUNTY ATTORNEY**
 - B. **ZONING DIRECTOR**
 - C. **PLANNING DIRECTOR**
- 6. **COMMISSIONER COMMENTS**
- 7. **ADJOURNMENT**