



**ZONING COMMISSION HEARING
AMENDMENTS TO THE AGENDA
NOVEMBER 3, 2022**

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

7. ZV/DOA-2022-02186 Century Village Resident Service Center (1993-00040)

WITHDRAWN – Type 2 Variance requests 1, 2 and 4 have been withdrawn by the Applicant. See the attached letter dated October 27, 2022.

- No Motion Required

CONSENT AGENDA

A. ITEMS MOVED FROM REGULAR AGENDA TO CONSENT AGENDA- C PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 5. PDD/DOA-2021-01373 Sussman AGR-PUD (Control 2000-00032)
- 6. PDD/CA/W-2021-01361 Atlantic AGR Commercial and Self-Storage (Control 2021-00083)

D. ZONING APPLICATIONS – NEW

2. ABN/DOA-2022-00507, Arrigo MUPD (Control 1995-00022)

AMEND – Development Order Amendment Exhibit C: Conditions of Approval Architectural Review Condition 3 to read as follows with the added text underline:

ARCHITECTURAL REVIEW

3. The Applicant shall submit architectural elevations for Buildings E for final architectural review and approval at time of building permit. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved Site Plan, all applicable Conditions of Approval, and all ULDC requirements. The elevations shall be consistent with the Visual Impact Analysis, the buildings within the MUPD, and requirements of Article 5.C. (BLDG PERMIT: ZONING - Zoning)

ADD – Development Order Amendment Exhibit C: Carry Forward Conditions of Approval that were inadvertently omitted in the staff report Utilities Conditions 1 and 2 from Resolution R-2011-794 to read as follows:

UTILITIES

- 1. If any relocation/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBC WATER UTILITIES - PBC Water Utilities) (Previous UTILITIES Condition 1 of Resolution R-2011-794, Control No.1995-00022)
- 2. Prior to final site plan approval by the Development Review Officer (DRO), the PBCWUD shall review and approve the proposed access and maintenance for the existing lift station and other County owned utility facilities. (ONGOING: PBC WATER UTILITIES - PBC Water Utilities) (Previous UTILITIES Condition 2 of Resolution R-2011-794, Control No.1995-00022)

REGULAR AGENDA

7. ZV/DOA-2021-02186 Century Village (Control 1993-00040)

ADD – Development Order Amendment Exhibit C-2: Condition of Approval Site Design 1 to read as follows:

SITE DESIGN

1. Prior to final approval by the Development Review Officer, the site plan shall be revised to ensure the northern pool (women's) meets the 30-foot setback from the north property line. (DRO: ZONING – Zoning)

AMEND – Development Order Amendment Exhibit C-2: Condition of Approval Use Limitations 1 to read as follows:

Is hereby amended to read:

The site is limited to 31,800 square feet utilizing the Neighborhood Commercial (CN) Zoning District and shall be for the exclusive use of the Century Village residents and their guests. ~~Institutional and Public Facilities uses shall be subject to the approval process as set forth in the permitted use table for the CN Zoning District. All other~~ The uses shall be limited as follows:

- a. Retail, General: maximum of 3,000 square feet per use and shall be limited to: the sale of prescription and over-the-counter pharmaceutical drugs, health aids, durable medical goods, other health-related items, convenience food and household items, newsstand and gift shop, and postal service;
- b. Medical or Dental Office;
- c. Office, Business or Professional: limited to legal, accounting, tax, insurance, real estate, or other Florida state-licensed professional services which do not include the sale of goods; management functions which directly relate to the management and operation of Century Village Communities; or, other services or property management functions for service to Century Village residents only;
- d. Personal Services; and
- e. Financial institution
- f. Institutional and Public Facilities uses shall be subject to the approval process as set forth in the Use Classification Matrices described in Article 4.B for the CN Zoning District. (ONGOING: ZONING - Zoning)



November 1, 2022

Mr. Seth Behn, Esq., AICP
Lewis Longman Walker
360 South Rosemary Ave Ste 1100
West Palm Beach, FL 33401

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

www.pbcgov.com/pzb

**RE: WITHDRAWAL OF TYPE 2 VARIANCE REQUESTS
ZV/DOA-2021-02186**

Dear Seth Behn:

This letter is to provide confirmation that the attached request dated October 27, 2022 for a Withdrawal of three variance requests, included in the attachment, is accepted and meets the requirements of Article 2.A.10.C Withdrawal without prejudice.

This request will be included on the November 3, 2022 Add/Delete for informational purposes and will not require Board Action.

If you have any questions and/or require further information, please contact Donna Adelsperger, Senior Site Planner at 561-233-5224 or dadelspe@pbcgov.org.

■
**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Amara".

Lisa Amara,
Zoning Director

Attachment

C Wendy N. Hernandez, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner
Donna Adelsperger, Site Planner II
Matthew Barnes, WGI, Agent

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead



Reply To: West Palm Beach

October 27, 2022

Ms. Lisa Amara, Zoning Director
Zoning Division
Palm Beach County
2300 North Jog Road
West Palm Beach, FL 33411

**RE: CENTURY VILLAGE RESIDENT SERVICE CENTER (ZV/DOA 2021-02186)
WITHDRAWAL OF THREE VARIANCE REQUESTS**

Dear Ms. Amara,

On behalf of my client, KAHL Chassidim of WPB, LLC, I would request the County withdraw three variance requests following the further review and discussions we have had with zoning staff. It is our understanding that a determination was made that two of the variances can be administratively resolved during final DRO. For the third variance we agree to the proposed staff condition to modify the site plan prior to final DRO to eliminate the need for the variance. The detailed withdraw request is as follows:

Withdrawal of Variance 1: ULDC Article 6.A.1.B-1 Minimum parking

Upon review, County staff has determined that the subject development parking as proposed is permitted because the overall Century Village Development existed prior to the Planned Development Regulations. The allowance of the Neighborhood Center (fka Accessory Commercial) cross references its allowance so a rezoning to PDD isn't required, and includes references to its requirements as if it were a Planned Development. Commercial Pods of a PUD are allowed to have a range of parking based on the overall square footage. The County has determined that because this center is like a Commercial Pod of a PUD, the parking calculations should be accommodated the same way. With 31,800 sq. ft the minimum parking is 127 spaces. Additionally, the ULDC allows an administrative Waiver to reduce parking by 15%, through the DRO. This would allow a reduction, by 19 spaces. The site plan as presented

01847601-2

JACKSONVILLE
245 Riverside Ave.
Suite 510
Jacksonville, Florida 32202
T: 904.353.6410
F: 904.353.7619

ST. PETERSBURG
100 Second Ave. South
Suite 501-S
St. Petersburg, Florida 33701
T: 727.245.0820
F: 727.290.4057

TALLAHASSEE
315 South Calhoun St.
Suite 830
Tallahassee, Florida 32301
T: 850.222.5702
F: 850.224.9242

TAMPA
301 West Platt St.
Suite 364
Tampa, Florida 33606
T: 813.775.2331

WEST PALM BEACH
360 South Rosemary Ave.
Suite 1100
West Palm Beach, Florida 33401
T: 561.640.0820
F: 561.640.8202

October 27, 2022

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proposes 112 spaces. Accordingly, an Administrative Waiver may be granted based on the documentation submitted, and the parking found in compliance.

Withdrawal of Variance 2: ULDC Article 3.D.1.A Rear Setback (North Property Line)

This variance was proposed to allow the edge of an accessory swimming pool to be located 24 feet from the northern property line in lieu of the 30 feet required. Staff has proposed a condition requiring the site plan be modified to meet the 30-foot setback. Our client agrees to this condition and will modify the pool location or size prior to final DRO, thereby eliminating the need for this variance.

Withdrawal of Variance 4: ULDC Article 7.C.2.B (Landscape Compatibility Buffer)

County staff has noted that ULDC Article 1 vests prior landscaping. The ULDC further describes that when modifications are taking place, the site plan should be brought up to code to the greatest extent possible. The site had a prior alternative plan approved, as described in prior Development Orders. Given that the site was approved with no buffer in 1968, and the site is now proposing to install canopy trees at a rate of 1 every 25 feet, with a fence, the site plan is being improved to the greatest extent possible for the proposed modification. This can be handled administratively through the Final DRO process not via the variance.

The remaining variance request relates to the pool setback that is necessitated by the original configuration of the property. The setback is from a property line that borders a lake which is over 250' wide at this location. Staff has indicated their support for this remaining variance.

In light of the foregoing, we ask that the withdrawals be made without prejudice, should it be later determined that any of them must be reinstated.

Sincerely,



Seth Behn, Esq., AICP

C: Donna Adelsperger
Wendy Hernandez
Scott Stone
Matthew Barnes



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

THURSDAY NOVEMBER 3, 2022

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. Swearing In
- G. Approval of the Minutes
- H. Amendments to the Agenda
- I. Motion to Adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

NOVEMBER 3, 2022

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 Monday, November 28, 2022 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. Swearing In - County Attorney
- G. Approval of the [Minutes](#)
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

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

D. ZONING APPLICATIONS - NEW

1. [ABN/DOA/CA-2022-00187](#) Title: a Development Order Abandonment application of Journey Church Lake Worth, Inc. by Cotleur & Hearing Inc., Agent. Request: to abandon a Special Exception for an Educational Institution on 13.58 acres approved by R-1990-0058
Title: a Development Order Amendment application of Journey Church Lake Worth, Inc. by Cotleur & Hearing Inc., Agent. Request: to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify uses on 13.58 acres
Title: a Class A Conditional Use application of Journey Church Lake Worth, Inc. by Cotleur & Hearing Inc., Agent. Request: to allow a General Daycare on 13.58 acres
General Location: West side of Military Trail, approximately 0.17 miles south of Lantana Road (**Journey Church**) (Control 1973-00216)

Project Manager: Jordan Jafar

Size: 13.58 acres +

BCC District: 2

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

MOTION: No motion required. (Abandonment)

MOTION: To recommend approval of a Development Order Amendment to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify uses, 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 General Daycare, subject to the Conditions of Approval as indicated in Exhibit C-2.

2. [ABN/DOA-2022-00507](#) Title:aDevelopmentOrderAbandonmentapplicationofMG WPB LLC by Dunay Miskel and Backman LLP, Agent. Request: to abandon a Type 1 Restaurant and a Hotel on 44.14 acres
Title:aDevelopmentOrderAmendmentapplicationofMGWPBLLCbyDunayMiskelandBackmanLLP, Agent. Request: to reconfigure the site plan, add square footage, modify/delete Conditions of Approval, and modify phasing on 44.18 acres

General Location: Southwest corner of Okeechobee Boulevard and the Florida Turnpike (**Arrigo MUPD**) (Control 1995-00022)

Project Manager: Jerome Ottey

Size: 44.18 acres +

BCC District: 2

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

MOTION: No motion required (Abandonment).

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, add square footage, modify/delete conditions of approval, and modify phasing subject to the Conditions of Approval as indicated in Exhibit C.

- 3. [Z/CA-2022-00828](#) Title: an Official Zoning Map Amendment application of Jackrbt Farms Inc, Pulte Home Company, LLC by Urban Design Studio, Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) Zoning District on 43.64 acres
Title: a Class A Conditional Use application of Jackrbt Farms Inc, Pulte Home Company, LLC by Urban Design Studio, Agent. Request: to allow Zero Lot Line (ZLL) dwelling units on 43.64 acres
General Location: West side of Lyons Road approximately 1/4 mile south of intersection with Hypoluxo Road (**JackRBT Property**) (Control 1976-00058)

Project Manager: Cody Sisk

Size: 43.64 acres ±

BCC District: 6

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) 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 Zero Lot Line (ZLL) dwelling units subject to the Conditions of Approval as indicated in Exhibit C-2.

- 4. [ABN/Z-2022-00681](#) Title: a Development Order Abandonment application of Toll Brothers, Inc., 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio, Agent. Request: to abandon a Type 1 Restaurant, four Type 2 Restaurants, and a Congregate Living Facility Type 3 on 37.40 acres
Title: an Official Zoning Map Amendment application of Toll Brothers, Inc., 7 T'S Enterprises Inc, Westside Farms Inc by Urban Design Studio, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Single Family Residential (RS) Zoning District on 37.40 acres
General Location: Northeast corner of Clint Moore Road and State Road 7/US 441 (**Thomas Property**) (Control 2007-00288)

Project Manager: Jordan Jafar

Size: 37.40 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request for an Official Zoning Map Amendment, with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicate in Exhibit C.

MOTION: No motion required. (Abandonment)

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 Single Family Residential (RS) Zoning District, with a Conditional Overlay Zone (COZ), subject to the Condition of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

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

5. [PDD/DOA-2021-01373](#) Title: an Official Zoning Map Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 10.20 acres
Title: a Development Order Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: to modify the Master Plan to delete land area (9.89 acres) and to add land area (10.20 acres) for a final DO total of 743.33 acres
Title: a Development Order Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: Partial Release of Preserve Conservation Easement recorded in OR 29063, Page 88
General Location: East side of State Road 7, approximately 700 feet south of W Atlantic Avenue (**Sussman AGR-PUD**) (Control 2000-00032)

Project Manager: Imene Haddad

Size: 743.33 acres +
 (affected area 10.20 acres +)

BCC District: 5

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

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

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan to delete land area (9.89 acres) and to add land area (10.20 acres) for a final DO total of 743.33 acres subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: No motion required.

6. [PDD/CA/W-2021-01361](#) Title: an Official Zoning Map Amendment application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 9.89 acres
Title: a Class A Conditional Use application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow a Multi-Access and Limited Access Self-Service Storage Facility on 9.89 acres
Title: a Class A Conditional Use application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow a Car Wash on 9.89 acres
Title: a Type 2 Waiver application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. Request: to allow an alternative Type 3 Incompatibility Buffer on 9.89 acres
General Location: South side of Atlantic Avenue, approximately 783 feet east of Lyons Road (**Atlantic AGR Commercial and Self Storage**) (Control 2021-00083)

Project Manager: Timothy Haynes

Size: 9.89 acres ±

BCC District: 5

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

MOTION: To recommend approval an Official Zoning Map amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, 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 Multi-Access and Limited Access Self-Service Storage Facility, 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 Car Wash, subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Type 2 Waiver to allow an alternative Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C-4.

D. ZONING APPLICATIONS - NEW

7. [ZV/DOA-2021-02186](#) Title: a Type 2 Variance application of KHAL Chassidim of WPB LLC by WGINC, Agent. Request: to reduce the number of parking spaces and the side and rear setbacks; and, to eliminate a Compatibility Buffer on 2.38 acres
Title: a Development Order Amendment application of KHAL Chassidim of WPB LLC by WGINC, Agent. Request: to reconfigure the site plan, modify uses, and modify the Conditions of Approval on a 2.38 acres

General Location: Northwest corner East Drive and Century Boulevard (**Century Village Resident Service Center**) (Control 1993-00040)

Project Manager: Donna Adelsperger

Size: 2.38 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Type 2 Variance for V1, V3 and V4 subject to the Conditions of Approval as indicated in Exhibit C-1. Staff recommends denial of the Type 2 Variance V-2. Staff recommends approval of the Development Order Amendment subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type 2 Variance to reduce the number of parking spaces; reduce the side setback; and, to eliminate a Compatibility Buffer subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution denying a Type 2 Variance to reduce the rear setback.

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

8. [Z/CA-2021-02123](#) Title: an Official Zoning Map Amendment application of Medjool Nurseries LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 9.24 acres
Title: a Class A Conditional Use application of Medjool Nurseries LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow Townhouse (TH) dwelling units on 9.24 acres

General Location: South side of Hypoluxo Road approximately 0.83 miles east of Jog Road (**Towns at Tidewater**) (Control 2014-00014)

Project Manager: Donna Adelsperger

Size: 9.24 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment subject to the Condition of Approval as indicated in Exhibit C-1; and

Staff recommends denial of the Class A Conditional Use to allow Townhomes. Should the ZC recommend approval this request it should be 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 Single Family Residential (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To recommend denial of a Class A Conditional Use to allow Townhomes.

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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