

**PRELIMINARY MINUTES  
ZONING COMMISSION  
ZONING MEETING**

**THURSDAY, OCTOBER 6, 2011**

9:00 A.M. Vista Center 1st Floor Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach FL 33411

**CALL TO ORDER**

**A. Roll Call 9:00 A.M.**

Commissioner Sherry Hyman, Chair	<i>Present</i>
Commissioner Sheri Scarborough, Vice Chair	<i>Present</i>
Commissioner Jennifer Bakcsi	<i>Present</i>
Commissioner William F. Anderson	<i>Present</i>
Commissioner Joanne Davis	<i>Present</i>
Commissioner Alex Brumfield	<i>Present</i>
Commissioner Sam Caliendo	<i>Present</i>
Commissioner Mark Beatty	<i>Present</i>
Commissioner Robert Currie	<i>Present</i>

**B. Opening Prayer and Pledge of Allegiance**

**C. Remarks of the Chair**

**D. Proof of Publication** – Motion to receive and file, carried 9-0.

**E. Adoption of the Minutes** – Commissioner Hyman mentioned staff should verify the recording of the denials/motions for Boca Del Mar. Motion carried 9-0.

**F. Swearing In** – Jennifer Bakcsi was sworn in as a new member of the Zoning Commission for District 1.

**G. Disclosures** – Listed by Agenda Number

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
2	None	2	2, 4	2,4	4	None	None	2,4

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **ZV-2011-00932** Title: a Type II Zoning Variance application of Pine Trail Square Llc by Seigel Lipman Dunay Shepart & Miskel LLP, Agent. Request: to allow an increase in square footage for wall signage along the north façade. General Location: Generally located on the southwest corner of Military Trail and Okeechobee Boulevard. (**Pine Trail Square**) (Control 1978-00273)

Pages 1 -1

Project Manager: Douglas Robinson

Size: 22.26 acres ±

BCC District: 2

Staff Recommendation: To postpone to Thursday November 3, 2011.

**MOTION:** To postpone to Thursday November 3, 2011. Motion carried 9-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Moved	Seconded					

**DECISION: TO POSTPONE TO NOVEMBER 3, 2011.**

**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**

*Item 2. was pulled from the Consent agenda and moved to the Regular agenda.*

- 3. **DOA-2011-1425** Title: a Development Order Amendment application of Palms West Hospital Limited Partnership by Chen Moore & Associates Gresham Smith and Partner, Agent. Request: to modify the Preliminary Site Plan by deleting land area, adding square footage and beds, and amending a Condition of Approval (Use Limitation). General Location: Approximately 10 miles west of Forest Hill/Crestwood Boulevard on the north side of Southern Boulevard (SR 80) (**Palms West Hospital**) (Control 1984-054)

Pages 30-61  
 Conditions of Approval Pages (47-56)  
 Project Manager: Joyce Lawrence  
 Size: 74.32 acres ±  
 (affected area 47.03 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 43 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Chris Bentancourt, agent- agreed with the Conditions of Approval.

**MOTION:** To recommend approval of a Development Order Amendment to modify the Preliminary Site Plan by deleting land area, adding square footage and beds, and amending a Condiiton of Approval (Use Limitation) subject to Conditions of Approval as indicated in Exhibit C. Motion carried 9-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Moved		Seconded			

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

2. **Z/CA-2011-0924** Title: an Official Zoning Map Amendment application of Sandra C Slomin for Sannlor Prop. II LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Residential Transitional (RT) Zoning District. Title: a Class A Conditional Use application of Sandra C Slomin for Sannlor Prop. II LLC by Urban Design Kilday Studios, Agent. Request: to allow a Daycare, General and a School, Elementary or Secondary. General Location: Approximately 0.4 miles West of Jog Road on north side of Morikami Park Road. (**Roslyn and Raymond Slomin Campus**) (Control 1995-034)

Pages 2-29  
 Conditions of Approval Pages (19-20)  
 Project Manager: Carol Glasser  
 Size: 5.00 acres ±

Staff Recommendation: Staff recommends approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Carol Glasser, Site Planner II – gave a brief presentation.

Joni Brinkman, agent – gave a presentation and responded to Commissioner and public concerns. Kyle Duncan, Simmons and White – addressed resident concerns regarding traffic and counts.

**General Discussion -**

Michael Talkow, Ryan Aboud, Suzanna Michell, Tom Kendall, Harry Kutcher and Manuel Perez all spoke in opposition to the request.

Brett Winter spoke in support of the request.

Resident concerns included traffic concerns and road conditions and a 2-story building close to homes, future development plans, late-night fundraising events, wildlife in area and land of sidewalk/path for pedestrians'/cyclists' safety.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Residential Transitional (RT) Zoning District, as amended. Motion carried 9-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded		Moved			

**DECISION: APPROVED AS ADVERTISED**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Daycare, General and a School, Elementary or Secondary, subject to Conditions of Approval, as amended. Motion carried 9-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Seconded		Moved			

**DECISION: APPROVED AS AMENDED**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

4. **Z/CA-2011-0404** Title: an Official Zoning Map Amendment application of AS Hagen Ranch LLC by Cotleur & Hearing, Inc. , Agent. Request: to rezone from the Residential Transitional Suburban (RTS) District to the Commercial Low-Office (CL-O) Zoning District. Title: a Class A Conditional Use application of AS Hagen Ranch LLC by Cotleur & Hearing Inc. Agent. Request: to allow Medical or Dental Office. General Location: Southwest corner of Lantana Road and Hagen Ranch Road. (**Stunkel Medical Office**) (Control 1999-033)

Pages 62-100  
 Conditions of Approval Pages (81-84)  
 Project Manager: Carrie Rechenmacher  
 Size: 2.30 acres ÷  
 (affected area 2.09 acres÷)

BCC District: 3

Staff Recommendation: Staff recommends denial of the requests.

**People who spoke on this application:**

Carrie Rechenmacher, Senior Planner – gave a brief update of the project and also reminded the Commissioners that any decision was dependant on the BCC vote for the Future Land Use Amendment (FLUA) approving the change to Commercial.

Brian Cheguis, agent – gave a presentation and addressed Commissioner and resident concerns.

**General Discussion -**

Steven Morrell, Rob Barrett, Paul Hershoin, Karla Barrett Kegolis and Donna Morrell, residents of Pine Needle Lane, spoke in opposition.

Ken Lassiter – COBWRA, spoke in support of the project.

Resident concerns included zoning change to Commercial and negative impacts to the surrounding residences.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to rezone from the Residential Transitional Suburban (RTS) District to the Commercial Low-Office (CL-O) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C-1, as amended. Motion carried 6-3.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Deny	Deny	Deny	Yes	Yes	Yes	Yes	Yes	Yes
					Seconded			Moved

**DECISION: APPROVED AS AMENDED**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Medical or Dental Office subject to the Conditions of Approval as indicated in Exhibit C-2. Motion carried 6-3.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Deny	Deny	Deny	Yes	Yes	Yes	Yes	Yes	Yes
					Seconded			Moved

**DECISION: APPROVED AS AMENDED**

**D. ZONING APPLICATIONS - NEW**

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT - 10:55 a.m.**