



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY OCTOBER 27, 2011

9:30 A.M. 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

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, 2011

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

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. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS - NEW

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 1. **ZV/PDD/R-2011-00422** Title: an Official Zoning Map Amendment to a Planned Development District application of Oak Leaf Park LLC by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multi-family Residential (RM) Zoning District to the Residential Planned Unit Development (PUD) Zoning District

Title: a Requested Use of Oak Leaf Park LLC by Jon E Schmidt & Associates, Agent. Request: to allow a Type 3 Congregate Living Facility

General Location: Southwest corner of Melaleuca Lane and Gulfstream Road (**Gulfstream ACLF**) (Control 2007-00064)

Pages: 1 - 23

Conditions of Approval (18 - 19)

Project Manager: Carol Glasser

Size: 6.49 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 12 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7-1

MOTION: To adopt a resolution approving an Official Zoning Map amendment to allow a rezoning from the Multi-family Residential (RM) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Requested Use to allow a Type 3 Congregate Living Facility.

E. ZONING APPLICATIONS - NEW

- 2. **DOA-2011-01425** Title: a Development Order Amendment application of Palms West Hospital Limited Partnership by Chen Moore & Associates Gresham Smith & 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 0.25 miles west of Forest Hill/Crestwood Boulevard on the north side of Southern Boulevard (SR 80). **(Palms West Hospital)** (Control 1984-00054)

Pages: 24 - 56

Conditions of Approval (41 - 50)

Project Manager: Joyce Lawrence

Size: 74.32 acres ±

BCC District: 6

(affected area 47.03 acres ±)

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

Zoning Commission Recommendation: Approval: 9-0

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Preliminary Site Plan by deleting land area, adding square footage and beds, and amending a Condition of Approval (Use Limitation) subject to Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

D. PREVIOUSLY POSTPONED STATUS REPORTS

E. STATUS REPORTS - NEW

3. **STR-1991-00030-8** Status Report for Resolution R-1991-1186 (Control No. 1991-0030). Property Owner: Central Baptist Church General Location: SW corner of Loxahatchee River Road & Roebuck Road Current Zoning: RS (**Central Baptist Church**)

Pages: 57 - 60

Size: 4.14 acres \pm

BCC District: 1

DISCLOSURE

MOTION: To approve a three-year time extension, from August 23, 2011 to August 23, 2014, to commence development.

F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

4. **SCA-2011-00001** Title: Stunkel Medical Office application of As Hagen Ranch Llc by Cotleur & Hearing Inc., Agent. Request: From Low Residential 3 units per acre (LR-3) to Commercial Low Office (CLO)
General Location: Southwest corner of Lantana Road & Hagen Ranch Road (**Stunkel Medical Office**) (Control 1986-00027)

Pages: 61 - 101

Project Manager: Bryce Van Horn

Size: 2.30 acres \pm

BCC District: 3

(affected area 2.09 acres \pm)

Staff Recommendation: Denial of the proposed amendment from Low Residential, 3 unit per acre (LR-3) to Commercial Low Office (CL-O).

Planning Commission Recommendation: Denial 11-1.

MOTION: To deny the proposed amendment from Low Residential, 3 unit per acre (LR-3) to Commercial Low Office (CL-O).

- 5. **Z/CA-2011-00404** 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 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 1999-00033)

Pages: 102 - 147

Conditions of Approval (123 - 131)

Project Manager: Carrie Rechenmacher

Size: 2.30 acres ±

BCC District: 3

(affected area 2.09 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends denial of the requests.

Zoning Commission Recommendation: Approval: 6-3, as amended

MOTION: To adopt a resolution denying an Official Zoning Map Amendment to rezone from the Residential Transitional Suburban (RTS) Zoning District to the Commercial Low-Office (CL-O) Zoning District.

OR

To adopt a resolution approving an Official Zoning Map Amendment to rezone from the Residential Transitional Suburban (RTS) Zoning District to the Commercial Low-Office (CL-O) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C-1 or Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend denial of a Class A Conditional Use to allow a Medical or Dental Office.

OR

To adopt a resolution approving a Class A Conditional Use to allow a Medical or Dental Office subject to the Conditions of Approval as indicated in Exhibit C-3.

G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

I. ZONING APPLICATIONS - NEW

6. **Z/CA-2011-00924** 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 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 1995-00034)

Pages: 148 - 177

Conditions of Approval (167 - 168)

Project Manager: Carol Glasser

Size: 5.00 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 12 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 9-0, as amended

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Residential Transitional (RT) Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Daycare, General and a School, Elementary or Secondary subject to the Conditions of Approval as indicated in Exhibit C.

J. ULDC AMENDMENTS**K. COMPREHENSIVE PLAN TEXT AMENDMENTS****L. OTHER ITEMS****END OF REGULAR AGENDA****DIRECTOR COMMENTS****A. EXECUTIVE DIRECTOR****B. COUNTY ATTORNEY****C. PLANNING DIRECTOR**

D. ZONING DIRECTOR

7. [Update on Public Notice Requirement-Under separate attachment](#)

Pages:

COMMISSIONER COMMENTS

ADJOURNMENT

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