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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY OCTOBER 27, 2011**

**9:30 A.M. 6<sup>TH</sup> 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/](http://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 ±

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 ±

BCC District: 3

(affected area 2.09 acres ±)

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  $\pm$

BCC District: 3

(affected area 2.09 acres  $\pm$ )

#### 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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