



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
FEBRUARY 23, 2012**

**AGENDA ITEM #
(PAGE #)**

APPLICATION/CHANGE

AMENDMENTS

- | | | | |
|----|---------|---|------------------------|
| 5. | (28-48) | ABN/EAC-2011-2626 (Control 1989-130) | Country Day of Jupiter |
|----|---------|---|------------------------|

Amend All Petitions Condition 2. to read as follows:

2. The approved Preliminary Site plan is dated December 19, ~~2012~~2011.

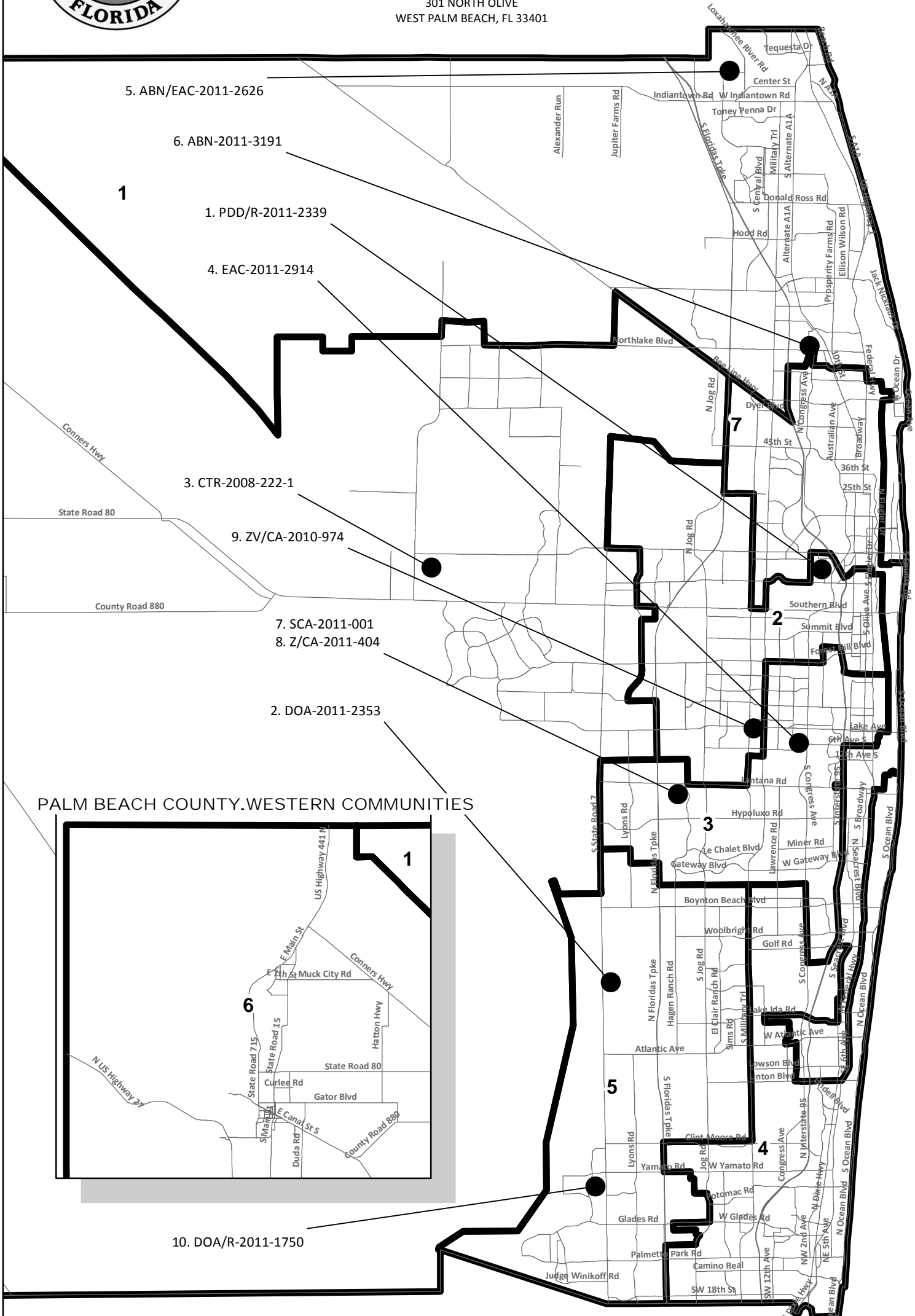
Add Engineering Condition 6. to read as follows:

6. Prior to February 23, 2013, the property owner shall submit an acceptable application for Drainage Review confirming that no stormwater discharge leaves the property except through approved control structures. (DATE: MONITORING – Eng)



PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

THURSDAY, February 23, 2012
9:30 A.M. in the 6 FLOOR CHAMBERS
JANE M. THOMPSON MEMORIAL CHAMBERS
301 NORTH OLIVE
WEST PALM BEACH, FL 33401



5. ABN/EAC-2011-2626

6. ABN-2011-3191

1

1. PDD/R-2011-2339

4. EAC-2011-2914

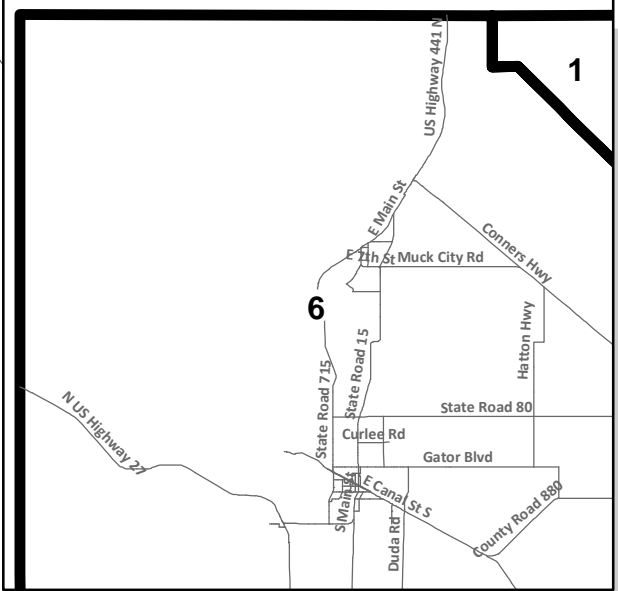
3. CTR-2008-222-1

9. ZV/CA-2010-974

7. SCA-2011-001
8. Z/CA-2011-404

2. DOA-2011-2353

PALM BEACH COUNTY. WESTERN COMMUNITIES



10. DOA/R-2011-1750

- | | | | |
|---|---|---|--|
| Karen Marcus Commissioner, District 1 | Shelley Vana Chair, District 3 | Burt Aaronson Commissioner, District 5 | Priscilla A. Taylor Commissioner, District 7 |
| Paulette Burdick Commissioner, District 2 | Steven L. Abrams Vice Chair, District 4 | Jeff R. Santamaria Commissioner, District 6 | |



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY FEBRUARY 23, 2012

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**

FEBRUARY 23, 2012

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

- 1. **PDD/R-2011-02339** Title: an Official Zoning Map Amendment to a Planned Development District application of 1310 Congress Partners LLC Lessor by David L. Carpenter & Assoc., Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Requested Use of 1310 Congress Partners LLC Lessor by David L. Carpenter & Assoc., Agent. Request: to allow a Charter School for more than 200 students

General Location: East side of Old Congress Avenue north of Belvedere Road **(Congress Business Center MUPD)** (Control 1983-00118)

Pages:

Project Manager: Carol Glasser

Size: 4.21 acres ±

BCC District: 2

Staff Recommendation: To Postpone to Thursday, March 22, 2012.

MOTION: To Postpone to Thursday, March 22, 2012.

B. REMANDS

- 2. **DOA-2011-02353** Title: a Development Order Amendment application of Delray 282 LLC by CMS Engineering LLC, Agent. Request: to reconfigure the Master Plan, modify and delete Conditions of Approval (Engineering, ERM, Landscaping, Planning, PREM, PUD) and to restart the commencement clock

General Location: Approximately 2.25 miles north of Atlantic Avenue on the east side of US 441 **(Monticello AGR-PUD)** (Control 2005-00014)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 282.68 acres ±

BCC District: 5

Staff Recommendation: To remand to the February 8, 2012 DRO meeting.

Zoning Commission Recommendation: Remanded: 6-0

MOTION: To remand to the February 8, 2012 DRO meeting.

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

- 3. **CTR-2008-00222-1** Status Report for Resolution 2009-0899 (Control No. 2008-222). Property Owner: Palm Beach Hindu Mandir. General Location: Approximately 1200 feet east of Seminole Pratt Whitney Road on the south side of Okeechobee Blvd Current Zoning: AR (**King of Kings**)

Pages: 2 - 6

Size: 1.00 acres ±

BCC District: 6

MOTION: To approve a 60-day time extension to comply with Condition Numbers ENG.2, ENG.4.a, and ENG.4.b of Resolution 2009-0899.

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

- 4. **EAC-2011-02914** Title: an Expedited Application Consideration application of Columbia JFK Medical Center LP by Urban Design Kilday Studios, Agent. Request: to delete a Condition of Approval (Signs) General Location: Northwest corner of Congress Avenue and Roberts Lane. (**JFK Comprehensive Radiation Oncology**) (Control 1996-00113)

Pages: 7 - 27

Conditions of Approval (18 - 23)

Project Manager: Douglas Robinson

Size: 4.51 acres ±

BCC District: 3

(affected area 2.41 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 36 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Expedited Application Consideration to delete a Condition of Approval (Signs) subject to the Conditions of Approval as indicated in Exhibit C.

5. **ABN/EAC-2011-02626** Title: a Development Order Abandonment application of Ridge LLC by H & L Planning & Development, Agent. Request: to revoke the Class A Conditional Use for a School, Elementary or Secondary granted under R-1995-110

Title: an Expedited Application Consideration of Ridge LLC by H & L Planning & Development, Agent. Request: to modify a Condition of Approval (Building and Site Design) and delete a Condition of Approval (Use)

General Location: Approximately 0.10 miles north of Loxahatchee River Road on the north side of Roebuck Road (**Country Day of Jupiter**) (Control 1989-00130)

Pages: 28 - 48

Conditions of Approval (41 - 44)

Project Manager: Douglas Robinson

Size: 2.03 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 24 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Abandonment to revoke the Class A Conditional Use for a School, Elementary or Secondary granted under R-1995-110.

MOTION: To adopt a resolution approving an Expedited Application Consideration to modify a Condition of Approval (Building and Site Design) and delete a Condition of Approval (Use) subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

6. **ABN-2011-03191** Title: a Development Order Abandonment application of Rocker Real Estate Inc by Land Design South Inc., Agent. Request: to abandon Resolution 1989-592 that granted a Special Exception for a Commercial, New and Used, Automobile, Truck, Boat, Motorcycle, Mobile Home, Recreational Vehicle Sale and Rental and Repair Facilities and Lots.

General Location: Approximately 800 feet west of the intersection of Northlake Blvd and Congress Ave, on the north side of Northlake Blvd (**Auto Sales Facility**) (Control 1985-00027)

Pages: 49 - 51

Project Manager: Donna Adelsperger

Size: 0.60 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Resolution 1989-592 that granted a Special Exception for a Commercial, New and Used, Automobile, Truck, Boat, Motorcycle, Mobile Home, Recreational Vehicle Sale and Rental and Repair Facilities and Lots.

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

F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

- 7. **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: 52 - 95

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).

8. **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: 96 - 144

Conditions of Approval (124 - 128)

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: Approved as amended: 4-3

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.

MOTION: To adopt a resolution denying a Class A Conditional Use to allow a Medical or Dental Office.

G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

9. **ZV/CA-2010-00974** Title: A Class A Conditional Use application of Race Trac Petroleum Inc by Brandenburg & Associates P.A., Agent. Request: to allow a Convenience Store with Gas Sales

General Location: Northwest corner of Military Trail and Landar Road within 1,000 feet of Lake Worth Road **(Military Trail Commercial)** (Control 1977-00190)

Pages: 145 - 227

Conditions of Approval (178 - 187)

Project Manager: Joyce Lawrence

Size: 3.29 acres \pm

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends denial of the request based on the findings in the staff report.

Zoning Commission Recommendation: Approval, as amended 7-1

MOTION: To adopt a resolution denying a Class A Conditional Use allowing a Convenience Store with Gas Sales.

I. ZONING APPLICATIONS - NEW

10. **DOA/R-2011-01750** Title: a Development Order Amendment application of Friends of Chabad of Boca Raton Inc. by Siegel Lipman Dunay Shepard & Miskel LLP, Agent. Request: to reconfigure the Site Plan and modify Conditions of Approval (Commercial Pod - Use Limitation and Landscape)

Title: a Requested Use of Friends of Chabad of Boca Raton Inc. by Siegel Lipman Dunay Shepard & Miskel LLP, Agent. Request: to allow a Place of Worship

General Location: Northwest corner of Kimberly Boulevard and State Road 7 (Boca Greens) (Control 1977-00013)

Pages: 228 - 265

Conditions of Approval (247 - 257)

Project Manager: Joyce Lawrence

Size: 22.35 acres ±

BCC District: 5

(affected area 1.00 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 70 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved as Amended: 6-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan and modify Conditions of Approval (Commercial Pod - Use Limitation and Landscape) subject to Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Requested Use to allow a Place of Worship.

J. ULDC AMENDMENTS**11. INTERNET CAFÉ MORATORIUM**

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for Adoption on March 22, 2012 at 9:30 a.m.

Pages: 266 - 274

MOTION: To approve on First Reading and to advertise for Adoption on March 22, 2012 at 9:30 a.m. AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ENACTING A ONE YEAR MORATORIUM UPON THE ACCEPTANCE OF ZONING APPLICATIONS AND ALL APPLICABLE REQUESTS FOR ZONING APPROVAL FOR INTERNET CAFÉS, BY AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: ARTICLE 1- DEFINITIONS AND ACRONYMS; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER B, OVERLAYS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS; CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS; ARTICLE 4- USE REGULATIONS; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; ARTICLE 6- PARKING; CHAPTER A, PARKING; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. OTHER ITEMS

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. EXECUTIVE DIRECTOR

B. COUNTY ATTORNEY

C. PLANNING DIRECTOR

12. [Comprehensive Plan Text Amendments - to be delivered by Planning Staff under separate attachment](#)

Pages:

D. ZONING DIRECTOR

13. [Initiating Amendments to the ULDC from Industry - Memo](#)

Pages: 275 - 277

COMMISSIONER COMMENTS

ADJOURNMENT