CALL TO ORDER

A. Roll Call 9:00 A.M.
Commissioner Sherry Hyman, Chair  Present
Commissioner Sheri Scarborough, Vice Chair  Present
Commissioner Jennifer Bakcsi  Present
Commissioner William F. Anderson  Present
Commissioner Joanne Davis  Present
Commissioner Alex Brumfield  Present
Commissioner Sam Caliendo  Present
Commissioner Mark Beatty  Present
Commissioner Robert Currie  Present

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

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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.

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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 Condition of Approval (Use Limitation) subject to Conditions of Approval as indicated in Exhibit C.  Motion carried 9-0.

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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 Kutch 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.

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.

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 $\div$ BCC District: 3
(affected area 2.09 acres$\div$)

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 Hershorn, 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.

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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.

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DECISION: APPROVED AS AMENDED

D. ZONING APPLICATIONS - NEW

E. SUBDIVISION VARIANCE

ZONING COMMISSION HEARING
October 6, 2011
END OF REGULAR AGENDA

DIRECTOR COMMENTS
A. COUNTY ATTORNEY
B. ZONING DIRECTOR
C. EXECUTIVE DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT - 10:55 a.m.