



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

REVISED
AMENDMENTS TO THE AGENDA
SEPTEMBER 26, 2011

AGENDA ITEM #
(PAGE #)D

APPLICATION/CHANGE

POSTPONEMENT (October 27, 2011)

10.	(225-247)	ZV/PDD/R-2011-0422 (Control 2007-064)	Gulfstream ACLF
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AMENDMENTS

9.	(149-224)	ZV/CA-2010-0974 (Control 1977-190)	Military Trail Commercial
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Delete Engineering Condition 7 and renumber accordingly.

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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

MONDAY SEPTEMBER 26, 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**

SEPTEMBER 26, 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

1. **DOA/R-2011-00939** Title: a Development Order Amendment application of Mission Lakes II LLC, Mission Lakes I LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan and increase square footage; modify Conditions of Approval (Architectural Review, Landscape, Signs); and, re-start the Commencement of Development clock
Title: a Requested Use of Mission Lakes II LLC, Mission Lakes I LLC by Urban Design Kilday Studios, Agent. Request: to allow a Type I Restaurant
General Location: Northeast corner of Lantana Road and SR7/US441 (**Mission Lakes MUPD**) (Control 2003-00007)

Pages: 1 - 1

Project Manager: Carol Glasser

Size: 37.85 acres \pm

BCC District: 2

(affected area 7.24 acres \pm)

Staff Recommendation: To postpone to Thursday, December 1, 2011.

Zoning Commission Recommendation: Postponed 8-0

MOTION: To postpone to Thursday, December 1, 2011.

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

E. ZONING APPLICATIONS - NEW

- 2. **Z/COZ-2010-02800** Title: an Official Zoning Map Amendment application of Sues Herta G Tr by Land Research Management Inc., Agent. Request: to rezone from Agricultural Residential (AR) Zoning District to Institutional and Public Facilities (IPF) Zoning District.

General Location: Approximately 0.1 mi. east of Seminole Pratt Whitney Road, on the North side of Southern Blvd. (**Suess Medical**) (Control 2010-00501)

Pages: 2 - 22

Conditions of Approval (13 - 14)

Project Manager: Douglas Robinson

Size: 4.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request with a Conditional Overlay Zone (COZ) subject to 6 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C.

3. **DOA-2011-00155** Title: a Development Order Amendment application of Delray Lakes Estate Homeowners Associate by Land Design South Inc., Agent. Request: to delete a Condition of Approval (Engineering)
General Location: Southwest corner of Atlantic Ave and Floridas Turnpike (**Delray Lakes Estates**) (Control 1979-00031)

Pages: 23 - 39

Conditions of Approval (33 - 35)

Project Manager: Douglas Robinson

Size: 130.40 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 16 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

MOTION: To adopt a resolution approving a Development Order Amendment to delete a Condition of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C.

4. **ABN/EAC-2011-01173** Title: an Expedited Application Consideration application of Florida Power & Light Company by Gunster Yoakley & Stewart PA, Agent. Request: to delete (Signs and Use Limitations) conditions of approval
General Location: Blackbird MUPD/Pod-A 0.5 mile from the intersection of SR 710 & Pratt Whitney Road (**Pratt Whitney Business Park-Blackbird**) (Control 2001-00009)

Pages: 40 - 64

Conditions of Approval (52 - 56)

Project Manager: Douglas Robinson

Size: 15.27 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 25 Conditions of Approval as indicated in Exhibit C.

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

5. **DOA/R-2011-00921** Title: a Development Order Amendment application of Bellino Equities Boca LLC by David L. Carpenter & Assoc., Agent. Request: to modify the site plan

Title: a Requested Use of Bellino Equities Boca LLC by David L. Carpenter & Assoc., Agent. Request: to allow an Indoor Entertainment

General Location: South of Yamato Road at the southwest corner of Kimberly Boulevard and Lyons Road (**Hamptons at Boca Raton PUD**) (Control 1978-00005)

Pages: 65 - 88

Conditions of Approval (77 - 82)

Project Manager: Joyce Lawrence

Size: 12.15 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 40 Conditions of Approval as indicated in Exhibit C-1 and 4 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 8-0

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Site/Master Plan subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use approval to allow an Indoor Entertainment use subject to Conditions of Approval as indicated in Exhibit C-2.

6. **ZV/PDD-2011-00934** Title: an Official Zoning Map Amendment to a Planned Development District application of Weingarten Nostat Inc by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District with an auto service station

General Location: Located on the southwest corner of Glades Road and Lyons Road. (**Boca Lyons Shopping Plaza**) (Control 1978-00220)

Pages: 89 - 109

Conditions of Approval (104 - 105)

Project Manager: Carrie Rechenmacher

Size: 12.52 acres ±

BCC District: 5

(affected area 1.39 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 10 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 8-0

MOTION: To adopt a resolution approving a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District with an auto service station 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

7. **STR-2000-00006-4** Status Report for Resolution R-2000-1082 (Control Number 2000-0006). Property Owner: FJB Enterprises, LLC General Location: 1 mile west of Military Trail on the south side of West Atlantic Ave. Current Zoning: General Commercial (CG) with a Conditional Overlay Zone (COZ) **(Hahn Property)**

Pages: 110 - 113

Size: 2.30 acres ±

BCC District: 5

MOTION: To approve a a three-year time extension to commence development from July 27, 2011, to July 27, 2014.

E. STATUS REPORTS - NEW

F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

8. **ZV/DOA/R-2011-00413** Title: a Development Order Amendment application of Woolbright Jog LLC by Land Design South Inc., Agent. Request: to reconfigure the site plan, modify uses and modify Use Limitation Conditions of Approval and delete Engineering Conditions of Approval

Title: a Requested Use of Woolbright Jog LLC by Land Design South Inc., Agent.
Request: to allow a Medical Center

General Location: Northwest corner of Woolbright Road and Jog Road (**Valencia Square MUPD**) (Control 1998-00078)

Pages: 114 - 148

Conditions of Approval (129 - 139)

Project Manager: Joyce Lawrence

Size: 23.85 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 64 Conditions of Approval as indicated in Exhibit C-2 and approval of the Requested Use.

Zoning Commission Recommendation: Approved 8-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, modify uses and modify Condition of Approval (Use Limitation) and to delete Condition of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Medical Center.

9. **ZV/CA-2010-00974** Title: A Class A Conditional Use application of Race Trac Petroleum Inc by Gary M. Brandenburg and Associates, 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: 149 - 224

Conditions of Approval (176 - 184)

Project Manager: Joyce Lawrence

Size: 3.29 acres ±

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. **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: 225 - 247

Conditions of Approval (242 - 243)

Project Manager: Carol Glasser

Size: 6.49 acres \pm

BCC District: 3

DISCLOSURE

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

Zoning Commission Recommendation: Approved 8-0

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 Residential 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.

11. **EAC-2011-01426** Title: an Expedited Application Consideration application of Florida Power & Light Company by Jon E Schmidt & Associates, Florida Power and Light, Agent. Request: to reconfigure the site plan to allow additional square footage

General Location: North side of State Road 80, approximately 3 miles west of Seminole Pratt Whitney Road. (**West County Energy Center**) (Control 1989-00052)

Pages: 248 - 295

Conditions of Approval (269 - 291)

Project Manager: Carol Glasser

Size: 219.18 acres \pm

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 80 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Expedited Application Consideration to reconfigure the site plan to allow additional square footage subject to the Conditions of Approval as indicated in Exhibit C.

- 12. **DOA-2011-01165** Title: a Development Order Amendment application of Siemens Group Inc by Urban Design Kilday Studios, Agent. Request: to re-designate land uses and to modify the Master Plan to add units, access points and reconfigure the recreation area

General Location: Generally located south of Camino Real; east of Powerline Road; west of Military Trail; and, north of SW 18th Street. More specifically, north and east sides of Canary Palm Drive; the east and west side of Camino Del Mar; and northwest and southwest of Palm D'Oro Drive (**Boca Del Mar PUD**) (Control 1984-00152)

Pages: 296 - 485

Conditions of Approval (350 - 356)

Project Manager: Wendy Hernandez

Size: 1,945.96 acres ±

BCC District: 4

(affected area 129.89 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends denial of the request to re-designate land uses and to modify the Master Plan to add units, access points and reconfigure the recreation area.

Zoning Commission Recommendation: Deny 4-3

MOTION: To adopt a resolution denying a Development Order Amendment to re-designate land uses and to modify the Master Plan to add units, access points and reconfigure the recreation area.

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

COMMISSIONER COMMENTS

ADJOURNMENT