



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
JANUARY 5, 2012**

**AGENDA ITEM #  
(PAGE #)D**

**APPLICATION/CHANGE**

**POSTPONEMENTS ( January 26, 2012)**

Requested by Applicant – Land Use amendment hearing must be opened and then BCC can postpone.

- |    |          |                                     |                        |
|----|----------|-------------------------------------|------------------------|
| 6. | (14-54)  | SCA-2011-001<br>(Control 1986-027)  | Stunkel Medical Office |
| 7. | (55-101) | Z/CA-2011-404<br>(Control 1999-033) | Stunkel Medical Office |

**AMENDMENTS**

- |    |           |  |           |
|----|-----------|--|-----------|
| 9. | (128-153) | ZV/ABN/DOA-2011-1169<br>(Control 1993-032) | Music Man |
|----|-----------|--|-----------|

**Replace All Petitions 2 in Exhibit C with the following:**

The approved Preliminary Site Plan is dated September 26, 2011. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)



---

**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY JANUARY 5, 2012**

**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**

**JANUARY 5, 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. **ABN/DOA-2011-00632** Title: a Development Order Abandonment application of Fairways LLC by Urban Design Kilday Studios, Agent. Request: to abandon Resolution R-1993-333

Title: a Development Order Amendment of Fairways LLC by Urban Design Kilday Studios, Agent. Request: to delete land area and conditions of approval relating to the golf course use.

General Location: Southwest corner of Century Boulevard and Haverhill Road **(South Hampton PUD (AKA Century Village))** (Control 1973-00215)

Pages: 1 - 1

Project Manager: Autumn Sorrow

Size: 23.66 acres ±

BCC District: 2

Staff Recommendation: To postpone to Thursday, January 26, 2012.

Zoning Commission Recommendation: Approved, 6-1

**MOTION:** To postpone to Thursday, January 26, 2012.

- 2. **ZV/TDD/R-2011-01203** Title: an Official Zoning Map Amendment application of Fairways Llc by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential High (RH) Zoning District to the Traditional Neighborhood Development (TND) Zoning District

Title: a Requested Use of Fairways Llc by Urban Design Kilday Studios, Agent. Request: to allow a Type III, Congregate Living Facility

General Location: Southwest corner of Century Boulevard and Haverhill Road **(Reflection Bay)** (Control 2011-00245)

Pages: 2 - 2

Project Manager: Autumn Sorrow

Size: 57.54 acres ±

BCC District: 2

Staff Recommendation: To postpone to Thursday, January 26, 2012.

Zoning Commission Recommendation: Approved, 6-1

**MOTION:** To postpone to Thursday, January 26, 2012.

**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**

- 3. [STR-1985-00089-1](#) Status Report for Resolutions R-1990-1440 and R-1990-1441 (Control No. 1985-0089) Property Owner: Judy A. Hartsell; St. Andrews Palm Beach, LTD; and Palm Beach Apartments, LTD. General Location: between Okeechobee Boulevard and Belvedere Road, along Golden Lakes Boulevard and Benoist Farms Road Current Zoning: PUD (**Golden Lakes**)

Pages: 3 - 6

Size: 3.22 acres ±

BCC District: 2

**MOTION:** To direct the Code Enforcement Division to cite the property owners for failure to plat.

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**E. ZONING APPLICATIONS - NEW**

**F. CORRECTIVE RESOLUTIONS**

- 4. [A corrective resolution to correct the Findings of Facts and correct the effective date language for Resolution R-2008-275. \(Control 2007-284 \(Fitzgerald Subdivision\)\)](#)

Pages: 7 - 9

**MOTION:** To adopt a resolution correcting the Findings of Facts and correct the effective date language for Resolution R-2008-275.

**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

5. [STR-1980-00188-5](#) Status Report for Resolution R-1996-1957 (Control No. 1980-0188) Property Owner: 7th Day Adventist Church General Location: south side of Summit, east of Jog Road Current Zoning: RTU (**7th Day Adventist Church**)

Pages: 10 - 13

Size: 7.42 acres ±

BCC District: 6

## DISCLOSURE

**MOTION:** To approve a three year time extension, from October 24, 2011 to October 24, 2014, to commence development of the second phase.

## F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

6. [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: 14 - 54

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).

7. **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: 55 - 101

Conditions of Approval (77 - 85)

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

**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.

8. **SCA-2011-00003** Title: 179 N. Jog Road, Small Scale Land Use Amendment application of John Jarvis and Son LLC by Jon E Schmidt & Associates, Agent. Request: from Commercial High/Industrial (0.55 acre southern portion), and Industrial (0.73 acre north portion) to Commercial High/Industrial (CH/IND)

General Location: West Side of Jog Road, approximately 300 feet north of Southern Boulevard **(Music Man)** (Control 1973-00032)

Pages: 102 - 127

Project Manager: Bryce Van Horn

Size: 1.28 acres ±

BCC District: 6

Staff Recommendation: Approval of the proposed amendment from Commercial High/Industrial (0.55 acre southern portion), and Industrial (0.73 acre north portion) to Commercial High/Industrial (CH/IND)

Planning Commission Recommendation: Approval 8-0.

**MOTION:** To adopt an ordinance approving the proposed amendment from Commercial High/Industrial (0.55 acre southern portion), and Industrial (0.73 acre north portion) to Commercial High/Industrial (CH/IND)

9. **ZV/ABN/DOA-2011-01169** Title: a Development Order Abandonment application of John Jarvis & Son LLC by Jon E Schmidt & Associates, Agent. Request: to abandon the Special Exception approved under Resolution R-83-0133  
Title: a Development Order Amendment of John Jarvis & Son LLC by Jon E Schmidt & Associates, Agent. Request: to modify uses  
General Location: West side of Jog Road north of Southern Boulevard (**Music Man**) (Control 1973-00032)

Pages: 128 - 153

Conditions of Approval (147 - 149)

Project Manager: Carol Glasser

Size: 7.97 acres  $\pm$

BCC District: 6

(affected area 1.28 acres  $\pm$ )

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the Development Order Abandonment; and, approval of the Development Order Amendment subject to 13 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved as Amended 7-0

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception approved under Resolution R-83-0133.

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify uses subject to the Conditions of Approval as indicated in Exhibit C.

#### G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

#### H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

#### I. ZONING APPLICATIONS - NEW

#### J. ULDC AMENDMENTS

10. **FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2011-02**

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for an Adoption Hearing on January 26, 2012.

Pages: 154 - 180



**MOTION:** To approve on First Reading and advertise for an Adoption Hearing on January 26, 2012: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067 AND 03-070 AS AMENDED, AS FOLLOWS: ARTICLE 1- DEFINITIONS AND ACRONYMS; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER A, GENERAL; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS; ARTICLE 4- USE REGULATIONS; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 9- ARCHAEOLOGICAL AND HISTORIC PRESERVATION; CHAPTER B, HISTORIC PRESERVATION PROCEDURES; ARTICLE 11- SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS; CHAPTER A, GENERAL REQUIREMENTS; ARTICLE 13- IMPACT FEES; CHAPTER A, GENERAL; ARTICLE 14- ENVIRONMENTAL STANDARDS; CHAPTER B, WELLFIELD PROTECTION; APPENDIX 4, ORGANIC PRIORITY POLLUTANTS; APPENDIX 5, MINIMUM STANDARDS FOR SEWER PIPE FITTINGS; 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**

11. [Memorandum to the BCC on Zoning in Progress for Internet Cafes.](#)

Pages: 181 - 182

**C. PLANNING DIRECTOR**

**D. ZONING DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**