



**AMEND** Planning – Condition 2 of Exhibit C-3 to read as follows:

...(omitted for brevity)

f. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the AGR Preserve P9B at Atlantic and Lyons:

1. One canopy tree per 2,000 square feet.
2. Undulating berms, where possible, no taller than five (5) feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.
3. Sod or seed remaining area.
4. Minimum 90 percent native trees, 60 percent native shrubs.

**AMEND** Planning – Condition 6 of Exhibit C-3 to read as follows:

Prior to or concurrent with the plat for the Valencia ~~Assemblage~~ Cove North and Valencia Cove South development areas, the conservation easement for the 100' Lyons Road Rural Parkway Preserve Area ~~adjacent to the Valencia Cove North, Valencia Cove South development areas~~, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. ...(omitted for brevity)

**AMEND** Planning – Condition 7 of Exhibit C-3 to read as follows:

Prior to recordation of a Plat for the Development area for Valencia Cove South...(omitted for brevity)

**AMEND** Planning – Condition 13 of Exhibit C-3 to read as follows:

Prior to the ~~approval~~ recordation of the Plat for Valencia Cove South development area, the property owner shall remove all non-farm related debris and/or illegal dumping on P25 Blanca with all associated permits.

**AMEND** Planning – Condition 14 of Exhibit C-3 to read as follows:

The Single Family structure located on Preserve P28 Carter Botanicals shall either be converted to an allowable use with applicable permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition permits prior to the ~~approval~~ recordation of the Plat for Valencia Cove South development area.

**AMEND** Planning – Condition 15 of Exhibit C-3 to read as follows:

The Single Family structure located on Preserve P35 Korbelt/GL, shall either be converted to an allowable use with applicable permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition permits prior to the ~~approval~~ recordation of the Plat for Valencia Cove South development area.



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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**FRIDAY DECEMBER 5, 2014**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**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 ZONING COMMISSION**

**DECEMBER 5, 2014**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, January 8, 2015 to take final action on the applications listed below.

**NOTICE**

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - Motion to receive and file.
- E. Adoption of the Minutes
- F. Swearing In - County Attorney
- G. Disclosures

**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. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

1. [Z-2014-01627](#) Title: an Official Zoning Map Amendment application of 4730 Hypoluxo LLC by CMS Engineering LLC, Agent. Request: to allow a rezoning from the Commercial High Office (CHO) and the Agricultural Residential (AR) Zoning Districts to the Community Commercial (CC) Zoning District.  
General Location: South side of Hypoluxo Road, approximately 1300 feet west of Military Trail. **(Dazco Center)** (Control 2003-00040)

Pages 1 - 14

Conditions of Approval Pages (6 - 6)

Project Manager: Osniel Leon

Size: 3.04 acres ±

BCC District: 3

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Commercial High Office (CHO) and the Agricultural Residential (AR) Zoning Districts to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

- E. CORRECTIVE RESOLUTIONS**
- F. SUBDIVISION VARIANCE**

**END OF CONSENT AGENDA**

## REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. STATUS REPORTS

## C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

2. [Z/COZ-2014-00938](#) Title: an Official Zoning Map Amendment application of Boynton Beach Associates XXII, LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District with a Conditional Overlay Zone (COZ).

General Location: Northwest corner of Lyons Road and Boynton Beach Boulevard. (Amestoy AGR) (Control 2005-00162)

Pages 15 - 36

Conditions of Approval Pages (20 - 22)

Project Manager: Joyce Lawrence

Size: 183.83 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request with a Conditional Overlay Zone (COZ) subject to 9 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

3. [PDD/DOA-2014-00939](#) Title: an Official Zoning Map Amendment to a Planned Development District. application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan to swap, add, and delete land area (preserve); re-allocate, and release recorded Conservation Easement; and amend Conditions of Approval (Planning).

General Location: South of Boynton Beach Boulevard and east of and adjacent to Lyons Road. (Canyon Isles AGR PUD) (Control 2002-00068)

Pages 37 - 103

Conditions of Approval Pages (46 - 61)

Project Manager: Joyce Lawrence

Size: 264.00 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 68 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District subject to 1 Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of the Development Order Amendment to reconfigure the Master Plan to swap, add, and delete land area (preserve), re-allocate, and release recorded Conservation Easement; and amend Conditions of Approval (Planning) subject to 68 Conditions of Approval as indicated in Exhibit C-2.

4. [ZV/PDD/DOA-2014-00940](#) Title: a Type II Variance application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow an increase in the building coverage for single-family units from 40 percent to 44 percent.

Title: an Official Zoning Map Amendment to a Planned Development District application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan; add land area (Development and Preserve); add a model row; add an access point to release and amend Conservation Easements; add units; amend Conditions of Approval (Planning); and re-allocate land area.

General Location: - South of Boynton Beach Boulevard at the terminus of Acme Dairy Road.

- North of Boynton Beach Boulevard and west of and adjacent to Lyons Road. **(Valencia Cove AGR-PUD)** (Control 2004-00369)

Pages 104 - 229

Conditions of Approval Pages (116 - 137)

Project Manager: Joyce Lawrence

Size: 2,070.59 acres ±

BCC District: 5,6

(affected area 1,408.00 acres ±)

Staff Recommendation: Staff recommends denial of the Type II Variance to allow an increase in the building coverage for single-family units from 40 percent to 44 percent, and approval of the Official Zoning Map Amendment subject to 1 Condition of Approval as indicated in Exhibit C-2, and approval of the Development Order Amendment subject to 57 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution denying a Type II Variance to allow an increase in the building coverage for single-family units from 40 percent to 44 percent.

**MOTION:** To recommend approval of the Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of the Development Order Amendment to reconfigure the Master Plan; add land area (Development and Preserve); add a model row; add an access point to release and amend Conservation Easements; add units; amend Conditions of Approval (Planning); and re-allocate land area subject to the Conditions of Approval as indicated in Exhibit C-3.

**D. ZONING APPLICATIONS - NEW**

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT**