



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY FEBRUARY 28, 2013

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
- F. Purchasing Department Contracts List

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 28, 2013

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
- F. [Purchasing Department Contracts List](#)

Summary: The appropriate County staff has executed each contract for the attached list and each contract will be effective upon Board approval unless a later effective date is referenced in the contract. Countywide

Pages: 1-4

Staff recommends motion to approve the contracts list as submitted to the Clerk & Comptroller's Office, cumulatively totaling \$77,535.

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. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS - NEW

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

- 1. **PDD/DOA-2012-02438** Title: PDD-Residential Planned Development District application of G.L Homes of Palm Beach Associates 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 of G.L Homes of Palm Beach Associates by G.L. Homes, Agent. Request: to add and delete land area and reconfigure the Master Plan
General Location: Approximately 1.5 miles south of Boynton Beach Boulevard on the east side of Lyons Road (**Canyon Springs**) (Control 2002-00069)

Pages: 5 - 58

Conditions of Approval (11 - 25)

Project Manager: Carol Glasser

Size: 720.64 acres ±

BCC District: 5, 6

(affected area 507.57 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 74 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 5-0

MOTION: To adopt a resolution approving an 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.

MOTION: To adopt a resolution approving a Development Order Amendment to add and delete land area and reconfigure the Master Plan subject to the Conditions of Approval as indicated in Exhibit C.

2. **ZV/PDD/DOA-2012-02436** Title: PDD-Residential Planned Development District Request application of GL Homes of Palm Beach Assoc. Ltd., 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 of GL Homes of Palm Beach Assoc. Ltd., Delray Beach Associates I LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add land area, add units, relocate the Model Row, and modify Condition of Approval (Planning)
General Location: Approximately 2 miles south of Boynton Beach Boulevard on the east side of Lyons Road (**Valencia Assemblage**) (Control 2004-00369)

Pages: 59 - 158

Conditions of Approval (67 - 79)

Project Manager: Carol Glasser

Size: 823.60 acres ±

BCC District: 5, 6

Staff Recommendation: Staff recommends approval of the rezoning; and approval of the Development Order Amendment subject to 41 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 6-0

MOTION: To adopt a resolution approving an 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.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan, add land area, add units, relocate the Model Row, and modify Condition of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C-2.

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

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

3. [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: 159 - 236

Conditions of Approval (228 - 230)

Project Manager: Autumn Sorrow

Size: 23.66 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 13 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved, 6-1

MOTION: To adopt a resolution approving of a Development Order Abandonment to abandon Resolution R-1993-333.

MOTION: To adopt a resolution approving of a Development Order Amendment to delete land area and Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C.

- 4. **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: 237 - 329

Conditions of Approval (278 - 284)

Project Manager: Autumn Sorrow

Size: 57.54 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 34 Conditions of Approval as indicated in Exhibit C-2, and 4 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved, 6-1

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Traditional Neighborhood Development (TND) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt resolution approving a Requested Use to allow a Type III, Congregate Living Facility subject to the Conditions of Approval as indicated in Exhibit C-3.

I. ZONING APPLICATIONS - NEW

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