



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JANUARY 9, 2014

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

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**

JANUARY 9, 2014

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. **SV/Z/CA-2012-03112** Title: a Subdivison Variance application of Scott Freeland by Charles Putman & Associates, Agent. Request: to allow access to a non-residential property from a 60-foot wide ultimate Right-of-Way for Ranches Road, which is 20 feet less than the required 80 feet in width.

Title: an Official Zoning Map Amendment of Scott Freeland by Charles Putman & Associates, Agent. Request: to allow the rezoning from the Single Family Residential (RS) Zoning District to the Residential Transitional (RT) Zoning District.

Title: a Class A Conditional Use of Scott Freeland by Charles Putman & Associates, Agent. Request: to allow a General Day Care Center.

General Location: South of Hypoluxo Road on the northeast side of Jog Road and Ranches Road. (**Learning Place Academy**) (Control 1975-00145)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 1.06 acres ±

BCC District: 3

Staff Recommendation: Staff recommends postponement to February 27, 2014.

MOTION: To postpone to February 27, 2014.

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

- 2. **STR-2007-00346-1** Status Report for Resolution R-2008-0930. Property Owner: Bergeron Sand, Rock & Aggregates, Inc General Location: Approximately 6.56 miles south of CR-827 on the west side of US Highway 27. Current Zoning: AP **(Bergeron Sand Rock and Aggregate (Control No. 2007-346))**

Pages: 2 - 11

Size: 552.97 acres ±

BCC District: 6

MOTION: To adopt a resolution approving the revocation of a Class A Conditional Use to allow a Type IIIB excavation in the Agricultural Production (AP) District granted under Resolution R-2008-0930.

- 3. **STR-2007-00054-1** Status Report for Resolution R-2008-0708. Property Owner: U S Sugar Corp, Florida Rock Industries, Inc General Location: Approximately 4 miles south of Lake Okeechobee and 3 miles west of US Highway 27. Current Zoning: AP **(Lake Harbor Quarry (Control No. 2007-054))**

Pages: 12 - 17

Size: 640.00 acres ±

BCC District: 6

MOTION: To adopt a resolution approving the revocation of a Class A Conditional Use to allow a Type IIIB excavation in the Agricultural Production (AP) District granted under Resolution R-2008-0708.

- 4. **STR-2006-00554-1** Status Report for Resolution R-2008-0707. Property Owner: Rinker Materials Corporation. General Location: Approximately 10 miles south of Belle Glade on the east side of SR 827. Current Zoning: AP. **(South Bay Quarry (Control No. 2006-554).)**

Pages: 18 - 25

Size: 3,773.42 acres ±

BCC District: 6

MOTION: To approve adoption of a resolution approving the revocation of a Class A Conditional Use to allow a Type IIIB excavation in the Agricultural Production (AP) District granted under Resolution R-2008-0707.

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

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

I. ULDC AMENDMENTS

5. [TITLE: FIRST READING AND REQUEST TO ADVERTISE](#) FOR ADOPTION HEARING UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2013-02

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for Adoption on January 30, 2014.

Pages: 26 - 45

MOTION: To approve on First Reading and advertise for Adoption Hearing on January 30, 2014: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: ARTICLE 1- GENERAL PROVISIONS; CHAPTER C, RULES OF CONSTRUCTION; CHAPTER G, EMINENT DOMAIN; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4- USE REGULATIONS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; ARTICLE 14- ENVIROMENTAL STANDARDS; CHAPTER C, VEGETATION PRESERVATION AND PROTECTION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

J. ZONING APPLICATIONS - NEW

6. **Z/DOA-2013-01849** Title: an Official Zoning Map Amendment application of Lennar Homes LLC by Urban Design Kilday Studios, Agent. Request: to allow a Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.

Title: a Development Order Amendment of Lennar Homes LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Subdivision Plan, to add land area and units; and to modify Conditions of Approval (Engineering, Planning, Workforce Housing).

General Location: Located on the west side of Hypoluxo Farms Road approximately 685 feet south of Hypoluxo Road. **(Marquez-Jones)** (Control 2005-00414)

Pages: 46 - 77

Conditions of Approval (52 - 54)

Project Manager: Roger Ramdeen

Size: 41.38 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) and approval of the Development Order Amendment each subject to the 12 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended approval 9-0.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Subdivision Plan, to add land area and units; and to modify Conditions of Approval (Engineering, Planning, Workforce Housing) subject to the Conditions of Approval as indicated in Exhibit C.

- 7. **DOA-2013-01057** Title: a Development Order Amendment application of Mizner Trail Golf Club Ltd by Land Design South Inc., Agent. Request: to modify the Master Plan to re-designate land uses, add units, add 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 sides of Camino Del Mar; and northwest and southwest of Palm D'Oro Drive. **(Boca Del Mar PUD)** (Control 1984-00152)

Pages: 78 - 223

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.

Zoning Commission Recommendation: Recommended approval as amended 5-4.

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

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

8. [AGR Conservation Easement Modification](#) of Valencia Assemblage AGR-PUD (Control 2004-00369) for GL Homes.

Staff Recommendation: Staff recommends approval of the Conservation Easement modification.

Pages: 224 - 235

MOTION: To approve a modification to the Conservation Easement for Valencia Assemblage AGR-PUD.

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT