



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
OCTOBER 25, 2012**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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CONSENT AGENDA

1.	(1-6)	STR-1999-0090-5 (Control 1999-0090)	Congress Plaza
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DELETE Landscaping Condition 1 of Exhibit C

REGULAR AGENDA

Moved to the Regular Agenda

3.	(34-76)	PDD-2012-01257 (Control 2008-0297)	Gulfstream PUD
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Amend Engineering Conditions 8 of Exhibit C to read as follows:

8. The property owner shall provide for alternative access for the adjacent parcels with Parcel Control Numbers 00424327050280261, 00424327050280262, 00424327050280272 and 00424327050280273. This alternative access shall minimize conflict with the existing offsite wetland and be shown on the Final Master Plan prior to DRO approval.
(ONGOING/DRO: ENGINEERING - Eng)

AMENDMENTS AND ADDITIONS

5. (79-153) ABN/DOA-2011-00632 South Hampton PUD
(Control 1973-00215)

AMEND Engineering Conditions 2 of Exhibit C-1 to read as follows:

2. Access to Fairway Street... upong...

6. (194-199) ZV/TDD/R-2011-01203 Reflection Bay
(Control 2011-00245)

ADD Engineering Conditions 7 of Exhibit C-2 to read as follows:

7. The property owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The property owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING-Eng)

b. Any required drainage easements shall be dedicated prior to issuance of the first building permit, whichever shall occur first. (BLDG PERMIT: MONITORING-Eng)

ADD Airports Conditions 1 of Exhibit C-2 to read as follows:

1. The Property Owner shall include in the homeowners' documents, as well as written sales brochures, sales contracts, Master Plans and related Plans, a disclosure statement identifying and notifying prospective residents that the community is within the flight path of the Palm Beach International Airport. The disclosure to all prospective purchasers or tenants of such building or structures shall include sound insulation techniques such as acoustical doors, windows and insulation be included as part of the construction. The Property Owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building Department beginning on October 25, 2013 and shall continue on an annual basis until all units within the development have been sold or the property owner relinquishes control to the homeowners association. (DATE: MONITORING - Airports)

Amend Site Design Conditions 3 of Exhibit C-2 to read as follows:

3. Prior to final approval by the Development Review Officer (DRO), the applicant shall revise the site plan to provide for an ~~eight (8)~~ six (6) foot high decorative fence along the entire western property line. Height of the fence shall be measured from the highest grade of the two adjoining properties or from the nearest adjacent finished floor of the proposed structure. Method of measuring height shall be finalized subject to the approval by the Landscape Section to ensure screening is achieved for the adjacent property.



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY OCTOBER 25, 2012

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**

OCTOBER 25, 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

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. PREVIOUSLY POSTPONED STATUS REPORT

1. **STR-1999-00090-5** Status Report for Resolution R-2000-0572 (Control 1999-0090)
Property Owner: Congress Plaza LLC General Location: Approximately 600 feet south of Okeechobee Blvd, on the east side of Congress Ave Current Zoning: General Commercial (CG) **(E & H Self Storage)**

Pages: 1 - 6

Size: 1.46 acres ±

BCC District: 2

MOTION: To adopt a resolution revoking the Self-Service Storage Facility use granted by Resolution R-2000-0572.

MOTION: To adopt a resolution adding a Conditional Overlay Zone (COZ) to the existing General Commercial (CG) Zoning District subject to the Conditions of Approval as indicated in the Status Report.

D. STATUS REPORTS - NEW

E. PREVIOUSLY POSTPONED ZONING APPLICATIONS

F. ZONING APPLICATIONS - NEW

2. **ZV/DOA-2012-01249** Title: a Development Order Amendment application of Packer Family Ltd by Johnston Group Land Development Consultants Inc., Agent. Request: to reconfigure the site plan and to add square footage
General Location: Approximately 700 feet south of the intersection of Military Trail and Westgate Avenue. **(AI Packer Ford)** (Control 1973-00098)

Pages: 7 - 33

Conditions of Approval (28 - 29)

Project Manager: David McGuire

Size: 9.18 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests 12 Conditions of Approval as indicated in Exhibit C-1.

Zoning Commission Recommendation: Approved 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan and to modify square footage subject to the Conditions of Approval as indicated in Exhibit C-2.

3. **PDD-2012-01257** Title: an Official Zoning Map Amendment to a Planned Development District application of Jules Romfh, Elizabeth Romfh by Land Design South Inc., Atlantic Land Management, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District

General Location: South of Lake Worth Road on the east side of Lyons Road **(Gulfstream PUD)** (Control 2008-00297)

Pages: 34 - 76

Conditions of Approval (54 - 58)

Project Manager: Carol Glasser

Size: 58.25 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 22 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 7-1

MOTION: To adopt a resolution approving an Official Zoning Map amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

G. CORRECTIVE RESOLUTIONS

4. [Resolution correcting Resolution R-2012-0603](#) for Application DOA-2011-02905, adopted by the BCC on April 26, 2012, which inadvertently contained an error in Exhibit C - USE LIMITATIONS - DAYCARE CENTER Condition-1. (Control No. 1992-00017)

Pages: 77 - 78

MOTION: To adopt a Resolution correcting Resolution R-2012-0603 for Application DOA-2011-02905, which corrects an error in Exhibit C - USE LIMITATIONS - DAYCARE CENTER Condition-1.

H. 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

5. [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: 79 - 153

Conditions of Approval (147 - 149)

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.

6. **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: 154 - 242

Conditions of Approval (194 - 199)

Project Manager: Autumn Sorrow

Size: 57.54 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 31 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

7. [Hours of Operation - Golf Course](#)

Pages: 243 - 254

8. [ATM as Principal Use](#) without Financial Institution on site

Pages: 255 - 258

COMMISSIONER COMMENTS

ADJOURNMENT