BOARD OF COUNTY COMMISSIONERS
ZONING MEETING

THURSDAY MARCH 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

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.
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. **DOA/R-2012-01264**  
   **Title:** a Development Order Amendment application of Reef America Reit li Corp J by Dunay Miskel Backman and Blattner LLP, Agent.  
   **Request:** to reconfigure the Site Plan, modify Conditions of Approval (Parking) and add square footage  
   **General Location:** Southeast corner of Glades Road and SR 7 (Festival Shoppes of Boca PCD) (Control 1990-00024)

   Pages: 1 - 1  
   Project Manager: David McGuire  
   Size: 36.96 acres +  
   (affected area 2.63 acres +)

   **Staff Recommendation:** Staff recommends a postponement to April 25, 2013.  
   **MOTION:** To postpone to April 25, 2013.

2. **Z-2012-02793**  
   **Title:** an Official Zoning Amendment application of Cory Hopkins by Land Design South Inc., Agent.  
   **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District  
   **General Location:** Approximately 350 feet north of Lantana Road at the southwest corner of Nash Trail and Haverhill Road (Rasmussen Residential) (Control 2012-00580)

   Pages: 2 - 2  
   Project Manager: David McGuire  
   Size: 6.88 acres +  
   (affected area 5.10 acres +)

   **Staff Recommendation:** Staff recommends a postponement to April 25, 2013.  
   **MOTION:** To postpone to April 25, 2013.
3. **ZV/Z/CA-2012-02085**  
   Title: a Type II Variance application of Race Trac by Land Design South Inc., Agent.  
   Request: to allow 24 hour operation within 250 feet of a residential district and to allow a reduction in the required side setback.  
   Title: an Official Zoning Map Amendment of Race Trac by Land Design South Inc., Agent.  
   Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District  
   Title: a Class A Conditional Use of Race Trac by Land Design South Inc., Agent.  
   Request: to allow a Convenience Store with Gas Sales  
   General Location: Northwest corner of Lantana Road and Haverhill Road (Raceway Market) (Control 2012-00253)  
   
   Pages: 2 - 2  
   Project Manager: David McGuire  
   Size: 6.88 acres +  
   BCC District: 2  
   (affected area 1.78 acres +)  
   
   Staff Recommendation: Staff recommends a postponement to April 25, 2013.  
   
   **MOTION:** To postpone to April 25, 2013.

4. **ZV/DOA/R-2012-00979**  
   Title: a Type II Variance application of SE Petro One LLC by Core States Group, Agent.  
   Request: to allow easement overlap in a right-of-way buffer, to allow a reduction of right-of-way buffer width, divider median width, dumpster setback, and a reduction in the number of feet of queuing  
   Title: a Development Order Amendment of SE Petro One LLC by Core States Group, Agent.  
   Request: to reconfigure the Site Plan; add square footage and pumps; and, modify Condition of Approval (Site Design)  
   Title: a Requested Use Request of SE Petro One LLC by Core States Group, Agent.  
   Request: to allow a Convenience Store with Gas Sales  
   General Location: South side of Glades Road east of Florida's Turnpike (Arvida Parkway Center) (Control 1980-00161)  
   
   Pages:  
   Project Manager: Carol Glasser  
   Size: 23.84 acres +  
   BCC District: 5  
   (affected area 1.46 acres +)  
   
   Staff Recommendation: Staff recommends a postponement to April 25, 2013.  
   
   **MOTION:** To postpone to April 25, 2013.

**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

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

H. OTHER ITEMS

5. TERMINATION AND RELEASE OF CONSERVATION EASEMENT

Pages: 3 - 5

MOTION: To approve a Termination and Release of Conservation Easement subject to review and approval by the County Attorney

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. ZONING APPLICATIONS - NEW

J. ULDC AMENDMENTS

6. PRIVATELY INITIATED AMENDMENT - TYPE I KENNEL

   Pages: 6 - 13

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS
A. COUNTY ATTORNEY
B. ZONING DIRECTOR

7. **UNIFIED LAND DEVELOPMENT CODE INITIATION OF AMENDMENT ROUND 2013-01**

   Pages: 14 - 21

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT