



6.c. In order to request the release of surety for the signal identified in 6.i above, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for the portion of the development lying between the LWDD L-36 and L-38 canals (Hyder North) and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Eng)

6.d. In order to request the release of surety for the signal identified in 6.ii above, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for the portion of the development lying between the LWDD L-38 and L-39 canals (Hyder South) and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Eng)

6.e. In order to request the release of surety for the signal identified in 6.iii above, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for the project (both Hyder North and Hyder South) and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Eng)

9.a. Prior to the issuance of the first five hundred twenty ninth (529) building permit, permits required by FDOT for this construction shall be obtained. (BLDG PERMIT: MONITORING-Eng)

9.b. Prior to the issuance of the first five hundred twenty ninth (529) Certificate of Occupancy Construction, these improvements shall be completed. (CO: MONITORING-Eng)

**AMEND PALM TRAN Conditions 1 of Exhibit C to read as follows:**

1. Prior to Plat Recordation, within the Hyder North portion of the project (lying between the LWDD L-36 and L-38 canals), the Property Owner...approved by Palm Tran. Prior to Plat Recordation within the Hyder South portion of the project (lying between the LWDD L-38 and L-39 canals), the Property Owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area (Lyons Road at Entrance) in a form with terms and conditions approved by Palm Tran. Supporting documentation, including...shall be required. (PLAT:MONITORING -Palm Tran)

**5. (98-174)                      DOA/W-2012-03373                      BRIDGES AGR PUD**  
(Control 2004-00250)

**AMEND ENGINEERING Conditions 2, 3, and 8 of Exhibit C to read as follows:**

2. No Building Permits for the site... Unified Land Development Code. Note that this condition will not apply to development of a public civic pod if ownership of that pod has been transferred to a governmental agency for public use. ...

3.a. Building Permits for more than 200 dwelling units for Bridges North (lying between the LWDD L-36 and L-38 canals) shall not be issued...

3.b. Building Permits for more than 200 dwelling units for Bridges South (lying between the LWDD L-38 and L-39 canals) shall not be issued...

3.c. In order to request release... the LWDD ~~L-37~~ L-36 and L-38 canals (Bridges North)...

8. The Property Owner shall construct...
  - ii. Left turn lane north approach and a right turn lane south approach on Lyons Road at ~~both~~ the south Project Entrance...

**AMEND** PALM TRAN Conditions 1 of Exhibit C to read as follows:

1. Prior to Plat Recordation, the Property Owner Bridges South (lying between the LWDD L-38 and L-39 canals), shall convey...shall be required. (PLAT:MONITORING -Palm Tran)  
[NOTE: the Bus Stop Board and Alighting Area easement adjacent to Bridges North is COMPLETED.]



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY JULY 25, 2013**

**9:30 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. 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/](http://www.pbcgov.com/pzb/)

*Disclaimer: Agenda subject to changes at or prior to the public hearing.*

**AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**JULY 25, 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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. **ZV/DOA-2012-01580** Title: a Type II Variance application of Hertz Corp by Fishbeck Thompson Carr & Huber, Agent. Request: to allow an increase for the build to line

Title: a Development Order Amendment of Hertz Corp by Fishbeck Thompson Carr & Huber, Agent. Request: to reconfigure the site plan to add square footage for a car wash

General Location: Belvedere Road and 5th Street (**Hertz Rent A Car**) (Control 1986-00080)

Pages: 1 - 1

Project Manager: David McGuire

Size: 6.75 acres ±

BCC District: 7

(affected area 0.12 acres ±)

Staff Recommendation: Staff recommends a postponement to August 22, 2013 for failure to post the site pursuant to Article 2.A.1.J.3.

**MOTION:** To postpone to August 22, 2013.

- 2. **DOA/R-2012-01264** Title: a Development Order Amendment application of Rreef 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: 2 - 3

Project Manager: David McGuire

Size: 36.96 acres ±

BCC District: 5

(affected area 2.63 acres ±)

Staff Recommendation: Staff recommends postponement to August 22, 2013.

**MOTION:** To postpone to August 22, 2013.

**B. REMANDS**

**C. WITHDRAWALS**

**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**

- 3. **ABN/DOA/R-2013-00497** Title: a Development Order Abandonment application of Asia Pacific Sovereign Fund LLC, WellTreat - Robert A Moran by Urban Design Kilday Studios, Agent. Request: to abandon Resolution R-1975-463, which approved a Special Exception to allow a Motel  
Title: a Development Order Amendment of Asia Pacific Sovereign Fund LLC, WellTreat - Robert A Moran by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan  
Title: a Requested Use of Asia Pacific Sovereign Fund LLC, WellTreat - Robert A Moran by Urban Design Kilday Studios, Agent. Request: to allow a Type III, Congregate Living Facility  
General Location: Southwest corner of Hypoluxo Road and Seacrest Boulevard (**WellTreat at Sam's Wholesale Club Plaza**) (Control 1975-00069)

Pages: 4 - 26

Conditions of Approval (9 - 15)

Project Manager: David McGuire

Size: 20.47 acres ±

BCC District: 7

(affected area 1.34 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 44 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon Resolution R-1975-463.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan subject to Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Type III, Congregate Living Facility.

4. **ABN/DOA/W-2012-03372** Title: a Development Order Abandonment application of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates XVII, LLLP by G.L. Homes, Agent. Request: to abandon Resolution R-2007-01873  
Title: a Development Order Amendment of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates XVII, LLLP by G.L. Homes, Agent. Request: to reconfigure the Preliminary Master Plan to add land area (Development and Preserve); to reconfigure the Civic Pod; to establish access points and delete Collector Road; to increase the number of dwelling units; establish model rows; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South Florida Water Management District (SFWMD) Preserve Parcel  
Title: a Type II Waiver of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates XVII, LLLP by G.L. Homes, Agent. Request: to allow a percentage (64%) of the streets to terminate in a cul-de-sac  
General Location: West of and adjacent to Lyons Road; east of and adjacent to State Road 7 between L-36 Canal and L-39 Canal (**Hyder AGR-PUD**) (Control 2005-00455)

Pages: 27 - 97

Conditions of Approval (35 - 53)

Project Manager: Joyce Lawrence

Size: 1,079.53 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends approval of the requests subject to 43 Conditions of Approval as indicated in Exhibit C-1 and 4 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 7-1

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon Resolution R-2007-01873.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Preliminary Master Plan to add land area (Development and Preserve); to reconfigure the Civic Pod; to establish access points and delete Collector Road; to increase the number of dwelling units; establish model rows; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South Florida Water Management District (SFWMD) Preserve Parcel subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Type II Waiver to allow an increase in the number of streets that terminate in a cul-de-sac subject to the Conditions of Approval as indicated in Exhibit C-2.

5. **DOA/W-2012-03373** Title: a Development Order Amendment application of Boca Raton Associates VI, LLLP, Boca Raton Associates VIII, LLLP by G.L. Homes, Agent. Request: to reconfigure the Preliminary Master Plan to add land area (Development and Preserve Areas); add an access point; increase the number of dwelling units; to restart the Commencement date of the Development; add an additional model row; reconfigure the Civic Pod; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South Florida Water Management District (SFWMD) Preserve Parcel

Title: a Type II Waiver of Boca Raton Associates VI, LLLP, Boca Raton Associates VIII, LLLP by G.L. Homes, Agent. Request: to allow 62% of the streets to terminate in a cul-de-sac

General Location: East of and adjacent to Lyons Road; west of and adjacent to the Florida Turnpike and South of Atlantic Avenue (**Bridges AGR PUD**) (Control 2004-00250)

Pages: 98 - 174

Conditions of Approval (106 - 119)

Project Manager: Joyce Lawrence

Size: 1,815.84 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends approval of the requests subject to 45 Conditions of Approval as indicated in Exhibit C-1 and 4 Conditions of Approval as indicated in Exhibit C-2 .

Zoning Commission Recommendation: Approved 7-1

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Preliminary Master Plan to add land area (Development and Preserve Areas); add an access point; increase the number of dwelling units; to restart the Commencement date of the Development; add an additional model row; reconfigure the Civic Pod; and amend the recorded Conservation Easement (ORB 18768, Page 1681) for South Florida Water Management District (SFWMD) Preserve Parcel subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Type II Waiver to allow an increase in the number of streets that terminate in a cul-de-sac subject to Conditions of Approval as indicated in Exhibit C-2.

6. **EAC/ABN-2013-01735** Title: an Expedited Application Consideration application of Marina Clinton Associates Ltd by Miller Land Planning, Agent. Request: to modify/delete Conditions of Approval (Affordable Housing) and to release the Declaration of Restrictive Covenants

Title: a Development Order Abandonment of Marina Clinton Associates Ltd by Miller Land Planning, Agent. Request: to abandon the request granted under Resolution R-2000-0892

General Location: Approximately 0.6 miles east of Congress Avenue on the south side of Lantana Road (**Olympus Village PUD**) (Control 1976-00165)

Pages: 175 - 192

Conditions of Approval (179 - 181)

Project Manager: Wendy Hernandez

Size: 16.24 acres ±

BCC District: 3

(affected area 11.98 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 20 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application to modify/delete Conditions of Approval (Affordable Housing) subject to the Conditions of Approval in Exhibit C.

MOTION: To approve a release of the Declaration of Restrictive Covenants.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the request granted under Resolution R-2000-0892.

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

**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**

**7. TITLE: FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING**

UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2013-01

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for Adoption on August 22, 2013.

Pages: 193 - 216

**MOTION:** MOTION: To approve on First Reading and advertise for Adoption Hearing on August 22, 2013: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 03-067, AS AMENDED, AS FOLLOWS: ARTICLE 1- GENERAL PROVISIONS; CHAPTER B; INTERPRETATION OF THE CODE; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER A, GENERAL; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4- USE REGULATIONS; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER D, EXCAVATION; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER C, DESIGN STANDARDS; NEW CHAPTER I, MURALS; NEW CHAPTER J, BEST MANAGEMENT PRACTICES FOR LIVESTOCK WASTE; ARTICLE 6- PARKING; CHAPTER A, PARKING; ARTICLE 7- LANDSCAPING; CHAPTER D, GENERAL STANDARDS; ARTICLE 8-SIGNAGE; CHAPTER B, EXEMPTIONS; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; ARTICLE 10- ENFORCEMENT; CHAPTER C, GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. OTHER ITEMS**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**