



**ZONING COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
JULY 5, 2012**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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POSTPONED TO AUGUST 2, 2012

2.	(22-55)	ABN/Z/DOA/CA-2012-0696 (Control 2005-589)	Franklin Academy-Boynton
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AMENDMENTS

4.	(76-112)	ZV/DOA/R-2011-2915 (Control 1973-116)	Cumberland Farms SR 7
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Amend ALL Petition Condition 1 of Exhibit C-2 to read as follows:

All previous Conditions of Approval applicable to the Planned Commercial Development, as contained in Resolution R-73-431 (Control 1973-00116) and Resolution R-86-845 (Control 1973-00116), have been consolidated as contained herein. ~~All previous Conditions of Approval applicable to Resolution R-96-003 (Control 1973-00116) and Resolution 2007-1035 (Control 1973-00116) have been revoked.~~ The property owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

Add ALL Petition Condition 1 of Exhibit C-3 to read as follows:

All previous Conditions of Approval applicable to Resolution R-96-003 (Control 1973-00116) and Resolution 2007-1035 (Control 1973-00116) have been revoked. The property owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

Amend LANDSCAPE-GENERAL Condition 3 Exhibit C-3 to read as follows:

3. LANDSCAPING ALONG THE SOUTH AND ~~WEST~~ EAST PROPERTY LINES (FRONTAGE OF SANDALFOOT BOULEVARD AND SR 7/US441)

In addition to the code requirements, landscaping along the south and ~~west~~-east property lines shall be upgraded to include:

5.	(113-163)	W/DOA-2012-379 (Control 2005-162)	Amestoy AGR-PUD
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Amend and Replace PLANNING Condition 4, of Exhibit C, to read as follows:

4. Prior to Final Plan approval by the Development Review Officer (DRO), the applicant shall add a "Preservation Area/Proposed Uses" notation the Final Master Plan to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

a. Permitted Uses:

- 1) Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;
- 2) Construction and maintenance of structures essential to the uses listed in subsection a.1), above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;
- 3) Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;
- 4) A Water Preserve Area if designated by the South Florida Water Management District ("SFWMD"), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management ("ERM") and managed for environmental resource values;
- 5) Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and,
- 6) Those activities authorized within a Preservation Area under Table 3.E.1. B-10 of the Code and consistent with applicable provisions of the Comprehensive Plan. (DRO:PLANNING-Planning)

6. (164-217) PDD/DOA-2012-380 Canyon Lakes
(Control 2002-067)

Amend and Replace PLANNING Condition 11, of Exhibit C, to read as follows:

11. Prior to Final Plan approval by the Development Review Officer (DRO), the applicant shall add a "Preservation Area/Proposed Uses" notation the on a Final Master Plan to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

a. Permitted Uses:

- 1) Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;
- 2) Construction and maintenance of structures essential to the uses listed in subsection a.1), above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;
- 3) Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;
- 4) A Water Preserve Area if designated by the South Florida Water Management District ("SFWMD"), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management

purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management (“ERM”) and managed for environmental resource values;

- 5) Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and,
- 6) Those activities authorized within a Preservation Area under Table 3.E.1. B-10 of the Code and consistent with applicable provisions of the Comprehensive Plan.

(DRO:PLANNING-Planning)

**7. (218-270) PDD/DOA-2012-382 Canyon Isles
(Control 2002-068)**

Amend and Replace PLANNING Condition 10 of Exhibit C, to read as follows:

10. Prior to Final Plan approval by the Development Review Officer (DRO), the applicant shall add a “Preservation Area/Proposed Uses” notation the on a Final Master Plan to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

a. Permitted Uses:

- 1) Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;
- 2) Construction and maintenance of structures essential to the uses listed in subsection a.1), above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;
- 3) Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;
- 4) A Water Preserve Area if designated by the South Florida Water Management District (“SFWMD”), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management (“ERM”) and managed for environmental resource values;
- 5) Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and,
- 6) Those activities authorized within a Preservation Area under Table 3.E.1. B-10 of the Code and consistent with applicable provisions of the Comprehensive Plan.

(DRO:PLANNING-Planning)

**8. (271-339) PDD/DOA-2012-383 Canyon Springs
(Control 2002-069)**

Amend and Replace PLANNING Condition 10, of Exhibit C, to read as follows:

10. Prior to Final Plan approval by the Development Review Officer (DRO), the applicant shall add a “Preservation Area/Proposed Uses” notation the on a Final Master Plan to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

a. Permitted Uses:

- 1) Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;

- 2) Construction and maintenance of structures essential to the uses listed in subsection a.1), above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;
 - 3) Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;
 - 4) A Water Preserve Area if designated by the South Florida Water Management District ("SFWMD"), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management ("ERM") and managed for environmental resource values;
 - 5) Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and,
 - 6) Those activities authorized within a Preservation Area under Table 3.E.1. B-10 of the Code and consistent with applicable provisions of the Comprehensive Plan.
- (DRO:PLANNING-Planning)

9. (340-409) ZV/PDD/DOA-2012-384 Valencia Assemblage
(Control 2004-369)

Amend Engineering Condition 13 to read as follows:

13. Prior to final approval of the Subdivision Site Plan by the DRO...

Amend PLANNING Condition 2, of Exhibit C-2, to read as follows:

2. Prior to final approval of the Preliminary Development Plan (PDP) by the Development Review Officer (DRO), the applicant shall provide submit a Rural Parkway Conceptual Landscape Plan and cross-sections, indicating the 100 foot Lyons Road Rural Parkway Sketch with cross section details for both the Parkway adjacent to the Development area, and the Parkway adjacent to the preserve parcel at Atlantic Avenue and Lyons Road. All of these items shall be subject to approval by the Planning Division and Engineering Department. The Rural Parkway Conceptual Landscape Plan shall include, but not be limited to, the following landscape materials:
 - a. Flowering trees;
 - b. Undulating berms with a maximum height of five (5) feet, and landscaped with native vegetation;
 - c. Benches/pedestrian gathering area with a water fountain to be consistent with the design layout of the existing portion of the Rural Parkway. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along the Development Area project frontage.
 - d. The amount of landscape material in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area, without a water fountain, shall be required in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway. (DRO: PLANNING/ ENGINEERING-Planning)

Amend and Replace PLANNING Condition 4, of Exhibit C-2, to read as follows:

4. Prior to Final Plan approval by the Development Review Officer (DRO), the applicant shall add a "Preservation Area/Proposed Uses" notation the on a Final Master Plan to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

a. Permitted Uses:

- 1) Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;
- 2) Construction and maintenance of structures essential to the uses listed in subsection a.1), above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;
- 3) Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;
- 4) A Water Preserve Area if designated by the South Florida Water Management District ("SFWMD"), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management ("ERM") and managed for environmental resource values;
- 5) Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and,
- 6) Those activities authorized within a Preservation Area under Table 3.E.1. B-10 of the Code and consistent with applicable provisions of the Comprehensive Plan.

(DRO:PLANNING-Planning)

Amend and Renumber accordingly PLANNING Condition 6, of Exhibit C-2, to read as follows:

6. Prior to the approval of the first ~~concurrent with the~~ plat for the Valencia Assemblage development area, ~~the conservation easement for the 100-foot Lyons Road Rural Parkway Preserve Area easement adjacent to the development area and within the preserve area~~ at the Atlantic and Lyons intersection, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. ~~The conservation easement for the 100-foot Lyons Road Rural Parkway Preserve Area shall contain:~~

~~a. A Rural Parkway Conceptual Landscape Plan to include, but not be limited to, the following items:~~

- ~~i. Flowering trees;~~
- ~~ii. Undulating berms, no taller than five feet and landscaped with native vegetation; and~~
- ~~iii. Benches/pedestrian gathering area with a water fountain as previously depicted. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.~~
- ~~iv. The amount of landscape material in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area will still be required in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway.~~

~~b. a. The Rural Parkway eEasement shall not include:~~

- ~~1) Walls;~~
- ~~2) NoOther structures, shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, benches/pedestrian gathering area, and a water fountain.~~

~~c. b. ...~~

12. (437-460)
Somerset Academy Charter School
(Control 2012-00090)

CA-2012-389

Delete LIGHTING Conditions 1 and 2 of Exhibit C.



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY JULY 5, 2012

9:00 A.M.

**Vista Center 1st Floor 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. Remarks of the Chair
- D. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. Disclosures

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 ZONING COMMISSION

JULY 5, 2012

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center 1st Floor Hearing Room VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, July 26, 2012 to take final action on the applications listed below.

NOTICE

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - Motion to receive and file.
- E. [Adoption of the Minutes](#)
- F. Swearing In - County Attorney
- G. Disclosures

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. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

1. **CB-2012-00692** Title: a Class B Conditional Use application of Community Land Trust Of Palm Bch Cnty by Zabik and Associates Inc, Colome & Associates Inc, Agent. Request: to allow 24 Multi-family units within the Residential Multi-family (RM) Zoning District

General Location: Approximately 0.20 mile south of Melaleuca Lane on the west side of Davis Road. **(Davis Landings West)** (Control 2011-00450)

Pages 1 - 21

Conditions of Approval Pages (14 - 16)

Project Manager: Donna Adelsperger

Size: 4.29 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 14 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow 24 multi-family units within the Residential Multi-family (RM) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

2. **ABN/Z/DOA/CA-2012-00696** Title: a Development Order Abandonment application of Florida Charter Foundation Inc, Precious Property Management Llc, Capstone Resdev LLC by Urban Design Kilday Studios, Agent. Request: to abandon Resolution R-2007-1620 for a Class A Conditional Use to allow Townhouses
- Title: an Official Zoning Map Amendment application of Florida Charter Foundation Inc, Precious Property Management Llc, Capstone Resdev LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District
- Title: a Development Order Amendment application of Florida Charter Foundation Inc, Precious Property Management Llc, Capstone Resdev LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan, to add land area, add an access point and to delete the Conditional Overlay Zone (COZ) all Conditions of Approval for Resolution R-2007-1619
- Title: a Class A Conditional Use application of Florida Charter Foundation Inc, Precious Property Management Llc, Capstone Resdev LLC by Urban Design Kilday Studios, Agent. Request: to allow a School, Elementary or Secondary School (Charter)
- General Location: 0.75 miles north of Gateway Boulevard on the northeast corner of Knollwood Road and Old Military Trail (**Franklin Academy - Boynton**) (Control 2005-00589)

Pages 22 - 52

Conditions of Approval Pages (37 - 40)

Project Manager: Joyce Lawrence

Size: 9.93 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Development Order Abandonment; approval of the Official Zoning Map Amendment; approval of the Development Order Amendment subject to 19 Conditions of Approval as indicated in Exhibit C-1; approval of the Class A Conditional Use subject to 4 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Abandonment to abandon Resolution R-2007-1620 for a Class A Conditional Use to allow a Townhouses.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan to add land area and add an access point subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a School, Elementary or Secondary (Charter School) subject to Conditions of Approval as indicated in Exhibit C-2.

3. **ZV-2012-00690** Title: a Type II variance application of Curtis Lewis by Land Research Management Inc., Agent. Request: to allow a reduction in the side street setback; to allow a reduction in the Right-of-Way setback for a fence; and to eliminate the required trees and shrubs on both sides of a fence along the west property line.

General Location: Southeast corner of the intersection of Wabasso Drive and Okeechobee Blvd. (**Okeechobee Steakhouse**) (Control 1994-00067)

Pages 53 - 75

Conditions of Approval Pages (61 - 61)

Project Manager: Autumn Sorrow

Size: 1.74 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the side street setback; to allow a reduction in the Right-of-Way setback for a fence; and to eliminate the required trees and shrubs on both sides of a fence along the west property line subject to the Conditions of Approval as indicated in Exhibit C.

4. **ZV/DOA/R-2011-02915** Title: a Type II Zoning Variance application of Cumberland Farms Inc. by Lewis Longman and Walker PA, Agent. Request: to allow encroachment of utility easement; to allow reduction in width of a landscape buffer and reduced number of plant materials; to allow elimination of a 6-foot high wall in a Type III Incompatibility Buffer; to allow elimination of queuing spaces and reduced number of parking spaces

Title: a Development Order Amendment application of Cumberland Farms Inc. by Lewis Longman and Walker PA, Agent. Request: to reconfigure the Site Plan

Title: a Requested Use application of Cumberland Farms Inc. by Lewis Longman and Walker PA, Agent. Request: to allow a Convenience Store with Gas Sales

General Location: Northwest corner of State Road 7 and Sandalfoot Boulevard (**Cumberland Farms SR 7**) (Control 1973-00116)

Pages 76 - 112

Conditions of Approval Pages (96 - 102)

Project Manager: Joyce Lawrence

Size: 1.05 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Type II Variance subject to 5 Conditions of Approval as indicated in Exhibit C-1; and approval of the Development Order Amendment subject to 25 Conditions of Approval as indicated in Exhibit C-2; and approval of the Requested Use subject to 12 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving the Type II Variances to allow encroachment of utility easement; to allow reduction in width of a landscape buffer width and reduced number of plant materials; to allow elimination of a 6-foot high wall in a Type III Incompatibility Buffer; to allow elimination of queuing spaces and reduced number of parking spaces subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Requested Use to allow a Convenience Store with Gas Sales subject to Conditions of Approval as indicated in Exhibit C-3.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

5. [W/DOA-2012-00379](#) Title: Waiver application of Boynton Beach Associates XXII LLLP by G.L. Homes, Agent. Request: to allow an increase in the number of streets terminating in a cul-de-sac
Title: a Development Order Amendment application of Boynton Beach Associates XXII LLLP by G.L. Homes, Agent. Request: to reconfigure the Master Plan, delete land area, decrease the number of units, redesignate the Model Row, modify/delete Conditions of Approval (Engineering, Landscaping, Planning), and re-start the commencement clock
General Location: Northwest corner of Boynton Beach Boulevard and Lyons Road (**Amestoy AGR-PUD**) (Control 2005-00162)

Pages 113 - 163

Conditions of Approval Pages (138 - 149)

Project Manager: Carol Glasser

Size: 636.42 acres +

BCC District: 5, 6

(affected area 414.62 acres ±)

Staff Recommendation: Staff recommends approval of the Waiver; and, approval of the Development Order Amendment subject to 37 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Waiver to allow an increase in the number of streets terminating in a cul-de-sac.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan, delete land area, decrease the number of units, redesignate the Model Row, modify/delete Conditions of Approval (Engineering, Landscaping, Planning), and re-start the commencement clock subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Partial Release of Conservation Easement as indicated in Exhibit E.

6. **PDD/DOA-2012-00380** Title: an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV LLLP 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 application of Boynton Beach Associates XXIV LLLP by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add land area, delete land area, and modify/delete Conditions of Approval (Planning)

General Location: South of Boynton Beach Blvd. between Acme Dairy and Lyons Roads (**Canyon Lakes**) (Control 2002-00067)

Pages 164 - 217

Conditions of Approval Pages (187 - 202)

Project Manager: Carol Glasser

Size: 517.00 acres +

BCC District: 5, 6

(affected area 127.86 acres ±)

Staff Recommendation: Staff recommends approval of the rezoning; and, approval of the Development Order Amendment subject to 79 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of 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 recommend approval of a Development Order Amendment to reconfigure the Master Plan, add land area, and delete land area, and modify/delete Conditions of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of the Termination and Release of Conservation Easement as Indicated in Exhibit E.

7. **PDD/DOA-2012-00382** Title: an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV LLLP 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 application of Boynton Beach Associates XXIV LLLP by G.L. Homes, Agent. Request: to add and delete land area and reconfigure the master plan

General Location: South of Boynton Beach Blvd. between Acme Dairy and Lyons Roads (**Canyon Isles**) (Control 2002-00068)

Pages 218 - 270

Conditions of Approval Pages (239 - 253)

Project Manager: Carol Glasser

Size: 511.48 acres+

BCC District: 5, 6

(affected area 23.42 acres ±)

Staff Recommendation: Staff recommends approval of the rezoning; and, approval of the Development Order Amendment subject to 73 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of 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 recommend approval of 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.

MOTION: To recommend approval of the Partial Release of Conservation Easement as indicated in Exhibit E.

8. **PDD/DOA-2012-00383** Title: an Official Zoning Map Amendment to a Planned Development District application of G L Homes Of Palm Beach Assocs. Ltd 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 application of G L Homes Of Palm Beach Assocs. Ltd by G.L. Homes, Agent. Request: to add and delete land area and reconfigure the Master Plan

General Location: South of Boynton Beach Blvd. between Acme Dairy and Lyons Roads (**Canyon Springs**) (Control 2002-00069)

Pages 271 - 339

Conditions of Approval Pages (294 - 309)

Project Manager: Carol Glasser

Size: 507.57 acres+

BCC District: 5, 6

(affected area 162.69 acres ±)

Staff Recommendation: Staff recommends approval of the rezoning; and, approval of the Development Order Amendment subject to 74 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of 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 recommend approval of 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.

MOTION: To recommend approval of a Full Release of Conservation Easement as indicated in Exhibit E: and, a Partial Release of Conservation Easement as indicated in Exhibit F.

9. **ZV/PDD/DOA-2012-00384** Title: a Type II Zoning Variance application of G L Homes of Palm Beach Assocs. Ltd by G.L. Homes, Agent. Request: to allow a reduction in the AGR-PUD perimeter buffer width

Title: an Official Zoning Map amendment to a Planned Development District application of G L Homes of Palm Beach Assocs. Ltd 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 application of G L Homes of Palm Beach Assocs. Ltd by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add and delete land area, increase the number of units; designate the Model Row, delete Conditions of Approval in Resolution R-2009-707, and re-start the commencement clock

General Location: Between Lyons Road and Florida's Turnpike north of future Flavor Pict Road (**Valencia Assemblage**) (Control 2004-00369)

Pages 340 - 409

Conditions of Approval Pages (370 - 379)

Project Manager: Carol Glasser

Size: 698.75 acres+

BCC District: 5, 6

(affected area 476.57 acres ±)

Staff Recommendation: Staff recommends approval of the Type II Variance subject to 4 Conditions of Approval as indicated in Exhibit C-1; approval of the rezoning; and, approval of the Development Order Amendment subject to 36 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the AGR-PUD perimeter buffer width subject to the Conditions of Approval in Exhibit C-1.

MOTION: To recommend approval of 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 recommend approval of a Development Order Amendment to reconfigure the Master Plan, add and delete land area, increase the number of units; designate the Model Row, delete Conditions of Approval in Resolution R-2009-707, and re-start the commencement clock subject to the Conditions of Approval as indicated in Exhibit C-2.

10. **Z-2012-00385** Title: an Official Zoning Map Amendment application of Boynton Beach Associates XXII LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District

General Location: Boynton Beach Blvd and west of Lyons Road (**Charter School**) (Control 2012-00090)

Pages 410 - 422

Project Manager: David McGuire

Size: 105.45 acres ±

BCC District: 5

(affected area 14.00 acres ±)

Staff Recommendation: Staff recommends approval of the request

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District

- 11. **Z-2012-00622** Title: an Official Zoning Map Amendment application of Delray Beach Associates I LLC, Boynton Beach Associates XXII LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District subject to a Conditional Overlay Zone (COZ)
General Location: Approximately 1/2 mile north of Atlantic Avenue on the west side of Starkey Road (**Gray Farm**) (Control 2012-00147)

Pages 423 - 436

Conditions of Approval Pages (432 - 432)

Project Manager: David McGuire

Size: 149.76 acres ±

BCC District: 5

(affected area 15.00 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 3 Conditions of Approval as exhibited in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District subject to a Conditional Overlay Zone (COZ) and the Conditions of Approval as indicated in Exhibit C

- 12. **CA-2012-00389** Title: a Class A Conditional Use application of School Development HC LLC by Urban Design Kilday Studios, Agent. Request: to allow a School, Elementary or Secondary
General Location: Bounded by Boynton Beach Blvd to the south and the future development of the Amestoy AGR-PUD is to the north and east of the site. (**Somerset Academy Charter School**) (Control 2012-00090)

Pages 437 - 460

Conditions of Approval Pages (454 - 456)

Project Manager: David McGuire

Size: 105.45 acres ±

BCC District: 5

(affected area 14.00 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 15 Conditions of Approval as exhibited in Exhibit C.

MOTION: To recommend approval of a Class A Conditional Use to allow a School, Elementary or Secondary subject to the Conditions of Approval as indicated in Exhibit C.

E. SUBDIVISION VARIANCE

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. EXECUTIVE DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT