



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**REVISED  
AMENDMENTS TO THE AGENDA  
JUNE 28, 2012**

**AGENDA ITEM #  
(PAGE #)**

**APPLICATION/CHANGE**

**WITHDRAWN**

- 5.     (79-128)            **SCA-2012-00003**                    **Roan Lane Commercial**  
                                  **(Control 1994-061)**
  
- 6.     (129-165)            **ABN/PDD/R-2011-2637**                **Roan Lane Commercial**  
                                  **(Control 1994-061)**

**AMENDMENTS**

- 7.     (166-199)            **DOA/R/TDR-2012-0387**                **Cobblestone Place CLF**  
                                  **(Control 1975-068)**

**Amend Landcape Condition 2 to read as follows;**

**LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE NORTH PROPERTY LINE  
ADJACENT TO RESIDENTIAL PROPERTIES**

- 2. In addition to Code requirements, the proposed landscaping and buffering along the north property line shall be upgraded to include:
  - a. one (1) palm or pine tree for each thirty (30) linear feet of the property line. Palms or pines shall be clustered and located in areas of the buffer to screen the view of the proposed building. The locations of the palms or pines shall be finalized on the Final Landscape Plan;
  - b. a six (6) foot high hedge. Hedge shall be Areca Palms or similar species approved by the Landscape Section. The hedge shall be installed and maintained at a height of six (6) feet;
  - c. a trellis located within the buffer, and shall measure a minimum of five hundred (500) feet in length. Flowering vines shall be installed to cover the trellis; and,
  - d. the canopy trees to be installed within this landscape buffer shall be of species that do not cause excessive leaves/debris from falling into the adjacent residential properties. Species shall be reviewed and approved by the Landscape Section; and,
  - e. prior to final approval by the Development Review Officer, the site plan shall be revised to indicate the location of the trellis. (DRO:ZONING/LANDSCAPE-Zoning)

**Amend Landcape Condition 2 to read as follows**

**LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY  
LINES ABUTTING COBBLESTONE WAY AND PONDEROSA DRIVE**

3. In addition to Code requirements, the proposed landscaping and buffering along the south and east property lines shall be upgraded to include:
  - a. one pine tree for each twenty (20) linear feet of the property line. Pines shall be planted in clusters of seven (7) to nine (9) pines. Pine height shall be a minimum of twelve (12) feet to sixteen (16) feet at installation;
  - b. credit may be given for existing pines that meet the requirements of the Unified Land Development Code;
  - c. ~~fifty (50)~~ twenty-five (25) percent of the required medium shrubs shall be Saw Palmetto, and shall be planted in the pine clusters; and,
  - d. all other required shrubs shall be of native species. (BLDG PERMIT: LANDSCAPE Zoning)

**ADD Site Plan Condition 1 to read as follows;**

SITE PLAN

1. Prior to final approval by the Development Review Officer (DRO) the site plan shall be revised to reduce the paved area of the northern turn around as allowed to comply with applicable emergency services and engineering regulations. (DRO:FIRE/ENG-Zoning)

**Amend ULDC as follows:**

- J8. Request for Permission to Advertise – Unified Land Development Code (ULDC) – Amendment Round 2012-01

- (274) Amend Exhibit T, Livestock Keeping - line 5, Part 1 as follows\*:

118. Cross Fencing – for the purposes of Article 5.B.1.A.20 shall mean fencing installed inside of a perimeter fence to divide the property into two or more areas for the purposes of separating or containing livestock.

- (274) Amend Exhibit T, Livestock Keeping- lines 6 - 8, Part 1 as follows\*:

47. Domesticated Livestock – for the purposes of Article 5.B.1.A.20, shall include all animals of the equine (excluding horses), (horses, mules), bovine (cattle), porcine (swine), caprine (goats), ovine (sheep), and camelid (llamas, alpacas) families as well as domesticated poultry (chickens, ducks).

- (274) Amend Exhibit T, Livestock Keeping – line 21, Part 2 as follows\*:

**a. Standards of Approval**

Horses are permitted pursuant to the supplementary use standards indicated in Article 4.B.1.A.126 – Stable, Private. All other Domesticated livestock, not including horses, may be permitted accessory to a single family residential use subject to the following standards:

- (274) Amend Exhibit T, Livestock Keeping - lines 26 - 30, Part 2 as follows\*:

**2) Accessory Structures**

- a) Permanent accessory structures shall comply with the setback standards indicated in Article 5.B.1.A.1.d.2) – AR District and AGE Rural Transect not be located in the required front or side street yards, and shall be setback a minimum of 25 feet from the side interior and rear property lines.
- b) Temporary/Portable structures that do not require building permits, 400 square feet or less in size and 12 feet or less in height may be located in the front or side street yards.

- (274) Amend Exhibit T, Livestock Keeping - lines 34 - 36, Part 2 as follows\*:

**3) Vaccinations and Licensing Cross Fencing**

~~All animals shall be vaccinated and licensed pursuant to the requirements of PBCACC.~~  
Cross fencing may be permitted for the purpose of separating livestock. It shall not be utilized in a manner that creates a nuisance for adjacent property owners such as containing animals in a limited area next to the property line.

- \* Double underlined indicates new text or previously stricken text to remain.  
~~Double Stricken~~ indicates text to be ~~deleted~~.  
... Indicates language omitted to save space.



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY JUNE 28, 2012**

**9:30 A.M. 6<sup>TH</sup> 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/](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**

**JUNE 28, 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**

1. **DOA-2012-00116** Title: a Development Order Amendment application of Ansca Acquisition LLC by CMS Engineering LLC, Agent. Request: to reconfigure the Master and Subdivision Plans and to amend Conditions of Approval (Arch Review, Engineering, Planning, PUD, School Board).  
General Location: Northwest corner of Hagen Ranch Road and Atlantic Ave. (Villaggio Isles PUD) (Control 2004-00456)

Pages:

Project Manager: David McGuire

Size: 92.07 acres ±

BCC District: 5

Staff Recommendation: Staff recommends postponement to Thursday August 23, 2012.

**MOTION:** To postpone to Thursday August 23, 2012.

**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**

- 2. [Z/CA-2011-01995](#) Title: an Official Zoning Map Amendment application of Tri County Humane Society Inc. by Miller Land Planning, Agent. Request: to allow a rezoning from the Public Ownership (PO) and the Agriculture Residential (AR) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District  
Title: a Class A Conditional Use of Tri County Humane Society Inc. by Miller Land Planning, Agent. Request: to allow a Type IV (Animal Shelter) Kennel  
General Location: Southwest corner of Boca Rio Road and Via Ancho Road (**Tri County Humane Society, Inc**) (Control 1976-00152)

Pages: 1 - 25

Conditions of Approval (17 - 20)

Project Manager: Carol Glasser

Size: 14.05 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the rezoning with a Conditional Overlay Zoning (COZ) subject to 7 Conditions of Approval as indicated in Exhibit C-1; and approval of the Conditional Use subject to 10 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved, as amended: 8-0

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Public Ownership (PO) and the Agriculture Residential (AR) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Type IV (Animal Shelter) Kennel subject to the Conditions of Approval as indicated in Exhibit C-2.

**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

3. [SCA-2012-00006](#) Title: Allegro at Boynton Beach, Small Scale Land Use Amendment application of The Allegro at Boynton Beach LLC, Gardens Park Assisted Living Llc by Cotleur & Hearing Inc., Agent. Request: Institutional, with an underlying 8 units per acre (INST/8), Changing CONDITION ONLY  
General Location: East side of Hagen Ranch Road, 0.5 miles south of Woolbright Road (**Allegro at Boynton Beach**) (Control 1997-00075)

Pages: 26 - 51

Project Manager: Bryce Van Horn

Size: 7.50 acres  $\pm$

BCC District: 5

Staff Recommendation: Approval of the proposed amendment for a condition change to allow additional beds.

Planning Commission Recommendation: Approval 9-0.

**MOTION:** To adopt an ordinance approving the proposed amendment for a condition change to allow additional beds.

4. **DOA-2011-03183** Title: a Development Order Amendment application of Allegro Development Company LLC by Cotleur & Hearing Inc., Agent. Request: to modify the Preliminary Site Plan to reconfigure the site, add beds, add square footage and modify Conditions of Approval (Planning).

General Location: Approximately 0.5 mile south of Woolbright Road on the east side of Hagen Ranch Road. **(Allegro at Boynton Beach)** (Control 1997-00075)

Pages: 52 - 78

Conditions of Approval (65 - 68)

Project Manager: Joyce Lawrence

Size: 7.50 acres  $\pm$

BCC District: 5

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 18 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved: 8-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Preliminary Site Plan to reconfigure the site, add beds, add square footage and modify Conditions of Approval (Planning) subject to Conditions of Approval as indicated in Exhibit C.

5. **SCA-2012-00003** Title: Roan Lane Commercial, Small Scale Land Use Amendment application of North Lake 95 LLC by Land Design South Inc., Agent. Request: From High Residential, 12 units per acre (HR-12) and Commercial High (CH) to Commercial Low (CL)

General Location: West side of Roan Lane, north of Northlake Boulevard **(Roan Lane Commercial)** (Control 1994-00061)

Pages: 79 - 128

Project Manager: Stephanie Gregory

Size: 4.05 acres  $\pm$

BCC District: 1

(affected area 2.80 acres  $\pm$ )

Staff Recommendation: Approval of the proposed amendment from High Residential, 12 units per acre (HR-12) on 2.38 acres (north site) and Commercial High (CH) on 0.42 acres (south site) to Commercial Low (CL)

Planning Commission Recommendation: Approval 11-0

**MOTION:** To adopt an ordinance approving the proposed amendment from High Residential, 12 units per acre (HR-12) on 2.38 acres (north site) and Commercial High (CH) on 0.42 acres (south site) to Commercial Low (CL).

6. **ABN/PDD/R-2011-02637** Title: an Official Zoning Map Amendment to a Planned Development District application of GGSK 1 Inc., Cherry Road Plaza LLC, Roan Lane LLC by Land Design South Inc., Agent. Request: to allow a rezoning from the Multifamily Residential (RM) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Requested Use of GGSK 1 Inc., Cherry Road Plaza LLC, Roan Lane LLC by Land Design South Inc., Agent. Request: to allow a Convenience Store with Gas Sales

General Location: Northeast corner of Northlake Boulevard and I-95 (**Roan Lane Commercial**) (Control 1994-00061)

Pages: 129 - 165

Conditions of Approval (153 - 157)

Project Manager: Carrie Rechenmacher

Size: 4.52 acres ±

BCC District: 1

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 23 Conditions of Approval as indicated in Exhibit C-1 and 4 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved: 9-0

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential (RM) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use to allow a Convenience Store with Gas Sales subject to the Conditions of Approval as indicated in Exhibit C-2.

#### G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

#### H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

**I. ZONING APPLICATIONS - NEW**

7. [DOA/R/TDR-2012-00387](#) Title: a Development Order Amendment application of Cobblestone Place LLC by Miller Land Planning, Agent. Request: to reconfigure the Master Plan; to add beds and add an access point

Title: a Requested Use of Cobblestone Place LLC by Miller Land Planning, Agent. Request: to allow a Type 3 Congregate Living Facility (CLF) and Transfer of Development Rights (TDR)

Title: a Transfer of Development Rights (TDR) of Cobblestone Place LLC by Miller Land Planning, Agent. Request: to allow 6 Transfer of Development Rights (TDR) units

General Location: Northwest corner of Ponderosa Drive and Cobblestone Way. **(Cobblestone Place CLF)** (Control 1975-00068)

Pages: 166 - 199

Conditions of Approval (185 - 195)

Project Manager: Joyce Lawrence

Size: 1,814.00 acres ±

BCC District: 5

(affected area 6.00 acres ±)

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the requests subject to 52 Conditions of Approval as indicated in Exhibit C-1, 15 Conditions of Approval as indicated in Exhibit C-2 and 7 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved: 8-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; to add beds and add an access point subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving Requested Uses to allow a Type 3 Congregate Living Facility (CLF) and Transfer of Development Rights (TDR) subject to Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Transfer of Development Rights (TDR) to allow 6 Transfer of Development Rights (TDR) units subject to Conditions of Approval as indicated in exhibit C-3.

**J. ULDC AMENDMENTS**

8. [TITLE: REQUEST FOR PERMISSION TO ADVERTISE UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2012-01](#)

Staff Recommendation: Staff recommends a motion to approve on preliminary reading and advertise for First Reading on July 26, 2012.

Pages: 200 - 274

**MOTION:** To approve on preliminary reading and advertise for First Reading on July 26, 2012: 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- DEFINITIONS AND ACRONYMS; CHAPTER C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER C, FLU PLAN AMENDMENTS; CHAPTER D, ADMINISTRATIVE PROCESS, CHAPTER G, DECISION MAKING BODIES; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs), CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4- USE REGULATIONS; CHAPTER A: USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER A, GENERAL; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6- PARKING; CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; ARTICLE 7- LANDSCAPING; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; ARTICLE 8- SIGNAGE; CHAPTER A, GENERAL; CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; CHAPTER H, OFF-SITE SIGNS; ARTICLE 14- ENVIRONMENTAL STANDARDS; CHAPTER C, VEGETATION PRESERVATION AND PROTECTION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

#### **K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. OTHER ITEMS**

9. RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING RESOLUTION R-2008-1754 AS AMENDED, THE OFFICIAL SCHEDULE OF FEES TO BE CHARGED FOR PLANNING, ZONING AND ADMINISTRATION APPLICATIONS, ADMINISTRATIVE REVIEWS, SPECIAL PERMITS, LEGAL ADVERTISING, DOCUMENTS AND REPRODUCTION OF RECORDS, ADDING NEW FEES FOR AMENDMENT TO THE UNIFIED LAND DEVELOPMENT CODE REQUESTED BY APPLICANT TO THE ZONING DIVISION FEE SCHEDULE, AMENDING, AND ADDING NEW FEES FOR COMPREHENSIVE PLAN TEXT AMENDMENTS, TO THE PLANNING DIVISION FEE SCHEDULE, AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Recommendation: Staff recommends a motion to adopt a resolution of the Board of County Commissioners of Palm Beach County, Florida, amending R-2008-1754, the Official Schedules of Fees to be charged by Planning, Zoning and Administration to amend previous Schedule of Fees and add new fees.

Pages: 275 - 278

**MOTION:** To adopt a resolution of the Board of county Commissioners of Palm Beach County, Florida, amending R-2008-1754, the Official Schedules of Fees to be charged by Planning, Zoning and Administration to amend previous Schedule of Fees and add new fees.

**END OF REGULAR AGENDA****DIRECTOR COMMENTS**

**A. EXECUTIVE DIRECTOR**

**B. COUNTY ATTORNEY**

**C. PLANNING DIRECTOR**

**D. ZONING DIRECTOR**

**COMMISSIONER COMMENTS****ADJOURNMENT**