



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JANUARY 24, 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

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**

JANUARY 24, 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

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

1. **SV/Z/CA-2011-03176** Title: an Official Zoning Map Amendment application of Iglesia De Cristo Misionera by Land Research Management Inc., Agent. Request: to allow a rezoning from the Multi-family Residential (RM) Zoning District to the Single-family Residential (RS) Zoning District

Title: a Class A Conditional Use of Iglesia De Cristo Misionera by Land Research Management Inc., Agent. Request: to allow a Place of Worship

General Location: East of Military Trail, north of 10th Ave North along the south side of Diamond Road. (**Iglesia De Cristo Misionera**) (Control 2010-00073)

Pages: 1 - 26

Conditions of Approval (8 - 10)

Project Manager: David McGuire

Size: 2.07 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C-1 and 11 Condition 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 Multi-family Residential (RM) Zoning District to the Single-family Residential (RS) Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship subject to Conditions of Approval as indicated in Exhibit C-2.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

H. OTHER ITEMS

2. [First Amendment To Conservation Easement](#)

Pages: 27 - 38

MOTION: To approve the First Amendment To Conservation Easement To Reallocate Preservation Area Acreage.

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

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: 39 - 80

Conditions of Approval (59 - 62)

Project Manager: Carol Glasser

Size: 58.25 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 23 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.

4. **EAC/TDR-2012-00974** Title: an Expedited Application Consideration Request application of Town Commons Acquisition LLC by CMS Engineering LLC, Agent. Request: to reconfigure the Master and Site Plans, to modify the Conditions of Approval (Transfer of Development Rights) and to abandon the Master Declaration of Restrictive Covenants for Workforce Housing
Title: a Transfer of Development Rights of Town Commons Acquisition LLC by CMS Engineering LLC, Agent. Request: to allow Transfer Development Rights (TDRs)
General Location: Approximately 685 feet north of Hypoluxo road on the east side of Lyons Road (**Town Commons PUD**) (Control 2004-00247)

Pages: 81 - 105

Conditions of Approval (86 - 96)

Project Manager: David McGuire

Size: 21.43 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 46 Conditions of Approval as indicated in Exhibit C-1 and 7 in C-2.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master and Site Plans, to modify Conditions of Approval (Transfer of Development Rights) and to abandon the Master Declaration of Restrictive Covenants for Workforce Housing subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a modification to the Conditions of Approval for Transfer Development Rights (TDRs) subject to the Conditions of Approval as indicated in Exhibit C-2.

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: 106 - 182

Conditions of Approval (174 - 176)

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: 183 - 274

Conditions of Approval (223 - 229)

Project Manager: Autumn Sorrow

Size: 57.54 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 34 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****7. TITLE: ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2012-02**

Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

Pages: 275 - 310

MOTION: MOTION: TO ADOPT 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 H, LOT OF RECORD; CHAPTER F, NONCONFORMITIES; 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 B, OVERLAYS; 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 D, EXCAVATION; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER F, LEGAL DOCUMENTS; CHAPTER H, MASS TRANSIT STANDARDS; ARTICLE 6- PARKING; CHAPTER A, PARKING; ARTICLE 11- SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER E, REQUIRED IMPROVEMENTS; ARTICLE 14- ENVIRONMENTAL STANDARDS; CHAPTER B, WELLFIELD PROTECTION; APPENDIX 4, ORGANIC PRIORITY POLLUTANTS; APPENDIX 5, MINIMUM STANDARDS FOR SEWER PIPE FITTINGS; 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.

8. RECESS AS THE BOARD OF COUNTY COMMISSIONERS

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

TITLE: ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS TO ARTICLE 15, HEALTH REGULATIONS

Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, sitting as the Environmental Control Board, amending the Unified Land Development Code, Ordinance 2003-068, as amended.

Pages: 311 - 314

MOTION: MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SITTING AS THE ENVIRONMENTAL CONTROL BOARD, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-068, AS AMENDED, AS FOLLOWS: ARTICLE 15, HEALTH REGULATIONS; CHAPTER A, (ENVIRONMENTAL CONTROL RULE I) ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); CHAPTER B, (PBC ENVIRONMENTAL CONTROL RULE II) DRINKING WATER SUPPLY SYSTEMS; 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.

ADJOURN AS THE ENVIRONMENTAL CONTROL BOARD

RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. OTHER ITEMS

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. EXECUTIVE DIRECTOR

B. COUNTY ATTORNEY

C. PLANNING DIRECTOR

9. [Osprey Oaks, Replacement of Restrictive Covenant for Workforce Housing](#)

Pages: 315 - 326

D. ZONING DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT