



---

**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY JANUARY 9, 2014**

**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**

**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**

**JANUARY 9, 2014**

**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. **SV/Z/CA-2012-03112** Title: a Subdivision Variance application of Scott Freeland by Charles Putman & Associates, Agent. Request: to allow access to a non-residential property from a 60-foot wide ultimate Right-of-Way for Ranches Road, which is 20 feet less than the required 80 feet in width.

Title: an Official Zoning Map Amendment of Scott Freeland by Charles Putman & Associates, Agent. Request: to allow the rezoning from the Single Family Residential (RS) Zoning District to the Residential Transitional (RT) Zoning District.

Title: a Class A Conditional Use of Scott Freeland by Charles Putman & Associates, Agent. Request: to allow a General Day Care Center.

General Location: South of Hypoluxo Road on the northeast side of Jog Road and Ranches Road. (**Learning Place Academy**) (Control 1975-00145)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 1.06 acres ±

BCC District: 3

Staff Recommendation: Staff recommends postponement to February 27, 2014.

**MOTION:** To postpone to February 27, 2014.

**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**

- 2. **STR-2007-00346-1** Status Report for Resolution R-2008-0930. Property Owner: Bergeron Sand, Rock & Aggregates, Inc General Location: Approximately 6.56 miles south of CR-827 on the west side of US Highway 27. Current Zoning: AP **(Bergeron Sand Rock and Aggregate (Control No. 2007-346))**

Pages: 2 - 11

Size: 552.97 acres ±

BCC District: 6

**MOTION:** To adopt a resolution approving the revocation of a Class A Conditional Use to allow a Type IIIB excavation in the Agricultural Production (AP) District granted under Resolution R-2008-0930.

- 3. **STR-2007-00054-1** Status Report for Resolution R-2008-0708. Property Owner: U S Sugar Corp, Florida Rock Industries, Inc General Location: Approximately 4 miles south of Lake Okeechobee and 3 miles west of US Highway 27. Current Zoning: AP **(Lake Harbor Quarry (Control No. 2007-054))**

Pages: 12 - 17

Size: 640.00 acres ±

BCC District: 6

**MOTION:** To adopt a resolution approving the revocation of a Class A Conditional Use to allow a Type IIIB excavation in the Agricultural Production (AP) District granted under Resolution R-2008-0708.

- 4. **STR-2006-00554-1** Status Report for Resolution R-2008-0707. Property Owner: Rinker Materials Corporation. General Location: Approximately 10 miles south of Belle Glade on the east side of SR 827. Current Zoning: AP. **(South Bay Quarry (Control No. 2006-554).)**

Pages: 18 - 25

Size: 3,773.42 acres ±

BCC District: 6

**MOTION:** To approve adoption of a resolution approving the revocation of a Class A Conditional Use to allow a Type IIIB excavation in the Agricultural Production (AP) District granted under Resolution R-2008-0707.

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**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**

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

**H. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**I. ULDC AMENDMENTS**

5. [TITLE: FIRST READING AND REQUEST TO ADVERTISE](#) FOR ADOPTION HEARING UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2013-02

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for Adoption on January 30, 2014.

Pages: 26 - 45

**MOTION:** To approve on First Reading and advertise for Adoption Hearing on January 30, 2014: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: ARTICLE 1- GENERAL PROVISIONS; CHAPTER C, RULES OF CONSTRUCTION; CHAPTER G, EMINENT DOMAIN; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4- USE REGULATIONS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; ARTICLE 14- ENVIROMENTAL STANDARDS; CHAPTER C, VEGETATION PRESERVATION AND PROTECTION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

## J. ZONING APPLICATIONS - NEW

6. **Z/DOA-2013-01849** Title: an Official Zoning Map Amendment application of Lennar Homes LLC by Urban Design Kilday Studios, Agent. Request: to allow a Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.

Title: a Development Order Amendment of Lennar Homes LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Subdivision Plan, to add land area and units; and to modify Conditions of Approval (Engineering, Planning, Workforce Housing).

General Location: Located on the west side of Hypoluxo Farms Road approximately 685 feet south of Hypoluxo Road. **(Marquez-Jones)** (Control 2005-00414)

Pages: 46 - 77

Conditions of Approval (52 - 54)

Project Manager: Roger Ramdeen

Size: 41.38 acres ±

BCC District: 3

### DISCLOSURE

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) and approval of the Development Order Amendment each subject to the 12 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended approval 9-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Subdivision Plan, to add land area and units; and to modify Conditions of Approval (Engineering, Planning, Workforce Housing) subject to the Conditions of Approval as indicated in Exhibit C.

- 7. **DOA-2013-01057** Title: a Development Order Amendment application of Mizner Trail Golf Club Ltd by Land Design South Inc., Agent. Request: to modify the Master Plan to re-designate land uses, add units, add access points and reconfigure the recreation area.

General Location: Generally located south of Camino Real; east of Powerline Road; west of Military Trail; and, north of SW 18th Street. More specifically, north and east sides of Canary Palm Drive; the east and west sides of Camino Del Mar; and northwest and southwest of Palm D'Oro Drive. **(Boca Del Mar PUD)** (Control 1984-00152)

Pages: 78 - 223

Project Manager: Wendy Hernandez

Size: 1,945.96 acres ±

BCC District: 4

(affected area 129.89 acres ±)

**DISCLOSURE**

Staff Recommendation: Staff recommends denial of the request.

Zoning Commission Recommendation: Recommended approval as amended 5-4.

**MOTION:** To adopt a resolution denying a Development Order Amendment to modify the Master Plan to re-designate land uses, add units, add access points and reconfigure the recreation area.

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**



**C. PLANNING DIRECTOR**

8. [AGR Conservation Easement Modification](#) of Valencia Assemblage AGR-PUD (Control 2004-00369) for GL Homes.

Staff Recommendation: Staff recommends approval of the Conservation Easement modification.

Pages: 224 - 235

**MOTION:** To approve a modification to the Conservation Easement for Valencia Assemblage AGR-PUD.

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**