



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
FEBRUARY 7, 2013**

**AGENDA**

<b><u>ITEM #</u></b>	<b><u>PAGE #</u></b>	<b><u>APPLICATION AND CONTROL #S</u></b>	<b><u>APPLICATION NAME</u></b>
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**REGULAR AGENDA**

**ZONING APPLICATIONS – NEW**

<b>3.</b>	<b>(169)</b>	<b>ZV -2012-3383</b> <b>(Control 2004-00369)</b>	<b>Valencia Assemblage</b>
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**AMEND VARIANCE** Condition 4 of Exhibit C to read as follows:

- 4. ...one (1) tree per each one thousand (1,000) ~~eight hundred (800)~~ square feet of gross lot area.



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

**THURSDAY FEBRUARY 7, 2013**

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

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

**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**FEBRUARY 7, 2013**

**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, February 28, 2013 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. [PDD/DOA-2012-02438](#) Title: PDD-Residential Planned Development District application of G.L Homes of Palm Beach Associates 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 Associates by G.L. Homes, Agent. Request: to add and delete land area and reconfigure the Master Plan

General Location: Approximately 1.5 miles south of Boynton Beach Boulevard on the east side of Lyons Road (**Canyon Springs**) (Control 2002-00069)

Pages 1 - 54

Conditions of Approval Pages (7 - 21)

Project Manager: Carol Glasser

Size: 720.64 acres ±

BCC District: 5, 6

(affected area 507.57 acres ±)

Staff Recommendation: Staff recommends approval of the requests 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.

2. [ZV/PDD/DOA-2012-02436](#) Title: a Type II Variance - Concurrent application of GL Homes of Palm Beach Assoc. Ltd., Delray Beach Associates I LLC by G.L. Homes, Agent. Request: to allow a reduction in the AGR PUD perimeter buffer width  
Title: PDD-Residential Planned Development District Request application of GL Homes of Palm Beach Assoc. Ltd., Delray Beach Associates I LLC 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 GL Homes of Palm Beach Assoc. Ltd., Delray Beach Associates I LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add land area, add units, relocate the Model Row, and modify Condition of Approval (Planning)  
General Location: Approximately 2 miles south of Boynton Beach Boulevard on the east side of Lyons Road (**Valencia Assemblage**) (Control 2004-00369)

Pages 55 - 163

Conditions of Approval Pages (64 - 77)

Project Manager: Carol Glasser

Size: 823.60 acres ±

BCC District: 5, 6

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1 and 41 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 as indicated 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 land area, add units, relocate the Model Row, and modify Condition of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C-2.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

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

3. **ZV-2012-03383** Title: a Type II Variance application of G L Homes of Palm Beach Assocs Ltd, Delray Beach Associates I LLC by Urban Design Kilday Studios, Agent. Request: to allow an increase in building coverage for Single Family dwelling units

General Location: Approximately 2 miles south of Boynton Beach Boulevard on the east side of Lyons Road (**Valencia Assemblage**) (Control 2004-00369)

Pages 164 - 191

Conditions of Approval Pages (169 - 169)

Project Manager: Carol Glasser

Size: 823.60 acres ±

BCC District: 5

(affected area 324.00 acres ±)

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a Type II Variance to allow an increase in building coverage for Single Family dwelling units.

- E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

- A. ELECTION OF CHAIR AND VICE CHAIR**

4. Annual Election of Chair and Vice Chair

Pages

**MOTION:**

**ADJOURNMENT**