



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
JULY 26, 2012**

<u>AGENDA ITEM #</u>	<u>APPLICATION/CHANGE</u>
<u>(PAGE #)</u>	

POSTPONEMENTS/REMANDS/WITHDRAWALS

CONSENT AGENDA

REGULAR AGENDA

AMENDMENTS AND ADDITIONS

- | | | | |
|-----------|----------------|---|--------------------------|
| 4. | (56-97) | ABN/DOA/R/TDR-2011-3177
(Control 2002-067) | Toscana Isles PUD |
|-----------|----------------|---|--------------------------|

Amend ALL PETITIONS Condition 2 of Exhibit C-1 to read as follows:

Is hereby amended to read:

2. ~~Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved Preliminary Master Plan is dated March 15, 2012. All modifications to the Development Order must be approved by the Board of County Commissioners or Zoning Commission, unless the proposed changes are required to meet Conditions of Approval. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code must be approved by the Board of County Commissioners.~~ (DRO: ZONING - Zoning)

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

3. Prior to final approval by the Development Review Officer, the plan(s) shall be amended to indicate a maximum of 414 units, which includes a maximum of 206 multi-family units. (DRO:ZONING-Zoning)

Amend LANDSCAPING ALONG THE NORTH PROPERTY LINE Condition 7 of Exhibit C-1 to read as follows:

7. In addition to code requirements, the proposed landscaping along the north property line shall be upgraded to include:
 - a. a minimum of ~~thirty (30)~~ twenty-five (25) feet in buffer width;
 - b. a continuous berm with a minimum height of ~~four (4)~~ three and one half (3.5) feet;
 - c. a six (6) foot high ~~opaque concrete panel or block wall~~ decorative metal fence shall be installed at the plateau top of the berm. ~~Both sides of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structures;~~ Concrete columns shall be installed with a minimum spacing of thirty (30)

- feet on center. Columns shall be provided with an architectural treatment that is compatible with the multi-family buildings; and,
- d. a minimum of fifty (50) percent of the required canopy trees shall be installed at a minimum height of sixteen (16) feet at time of planting;
 - e. one (1) palm or pine for each for each thirty (30) linear feet of the property line; and,
 - f. a six (6) foot high hedge to be placed adjacent to the fence. The Code required large shrubs may be counted towards the hedge.
- (BLDG PERMIT: LANDSCAPE – Zoning)

Amend LANDSCAPING ALONG THE SOUTH, EAST AND WEST PROPERTY LINES Condition 8 of Exhibit C-1 to read as follows:

- 8. In addition to code requirements, the proposed landscaping along the south, east and west property lines shall be upgraded to include:
 - a. a minimum of twenty (20) feet in buffer width along the property lines adjacent to the site's zero lot line units;
 - b. a minimum six (6) foot high opaque vinyl-coated chain link fence shall be installed, except in areas where the site abuts Agricultural uses.
 - c. a minimum six (6) foot high opaque wall shall be installed in those areas adjacent to Agricultural uses. The property owner may seek for variance relief for the wall requirement if the intent is to preserve existing vegetation;
 - d. one (1) palm or pine for each for each thirty (30) linear feet of the property line; and,
 - e. a six (6) foot high hedge to be placed adjacent to the fence. (BLDG PERMIT: LANDSCAPE – Zoning)

Add SITE DESIGN Condition 1 of Exhibit C-1 to read as follows:

- 1. Prior to final approval by the Development Review Officer, the Subdivision Plan shall include the following for those three (3) multi-family buildings that front on Hypoluxo Road:
 - a. Eliminate two (2) end units that are located closest to Hypoluxo Road for the third story of each building;
 - b. Provide minimum setback of eighty-five (85) feet for the two northwest multi-family buildings and seventy-two (72) feet for the northeast multi-family building; and,
 - c. These setbacks shall apply to the 3rd story of each building. Setback shall be measured from the internal edge of the right-of-way landscape buffer. (DRO: ZONING-Zoning).

6. (152-206) PDD/DOA-2012-380 Canyon Lakes
(Control 2002-067)

Amend PLANNING Condition 7 of Exhibit C to read as follows:

- 7.
 - a...
 - 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 Tree Warehouse 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 Tree Warehouse Preserve parcel portion of the Lyons Road Rural Parkway.~~
 - b. The Rural Parkway easement shall not include:
 - i...
 - ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area, and a water fountain.

7. (207-261) PDD/DOA-2012-382 Canyon Isles
(Control 2002-068)

Amend PLANNING Condition 6 of Exhibit C to read as follows:

- 6. ...
 - a...
 - iv. Benches/ pedestrian gathering area ~~with a water fountain as previously depicted.~~ One pedestrian gathering area shall be provided within the 100' Lyons Road Rural Parkway along this projects frontage.
 - b...
 - ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches /pedestrian gathering area, ~~and a water fountain;~~

**8. (262-333) PDD/DOA-2012-383 Canyon Springs
(Control 2002-069)**

Add and Amend PLANNING Condition 6 of Exhibit C to read as follows:

- 6. ...
 - a...
 - iii. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.
 - b. ...
 - ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area, ~~and a water fountain;~~

**9. (334-398) ZV/DOA-2012-384 Valencia Assemblage
(Control 2002-067)**

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

- 2....
 - f....
 - 2. Undulating berms, where possible, no taller than five (5) feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.

Amend PLANNING Condition 6 of Exhibit C-2 to read as follows:

- 6. ..
 - a. ...
 - iii. Benches/pedestrian gathering area ~~with a water fountain as previously depicted.~~ ...
 - b. ...
 - ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area, ~~and a water fountain.~~

**13. (451-527) First Reading – Unified Land Development Code (ULDC) –
Amendment Round 2012-01**

**(458) Amend Exhibit A, Article 2.C. Future Land Use (FLU) Plan
Amendments – line 59 - 62, Part 1 as follows*:**

d. Other Courtesy Notice

~~A courtesy notice of all public hearings may be sent upon request to all organizations, associations, and other interested persons or groups known to the Planning Director. An annual fee may be assessed to defray the cost. [Ord. 2009-040] Prior to the initiation of a County site specific FLUA amendment, property owners shall receive a courtesy notice provided by the County of the proposed FLUA amendment for their property. This shall occur only for amendments presented to the BCC at time of formal round initiation. Those amendments not included during a formal round initiation shall be provided notice within~~

15 business days following BCC initiation. When the notice requirements would result in an extraordinary number of courtesy notices, staff will utilize an alternate means to provide notification to property owners.

(458) Amend Exhibit A, Article 2.C. Future Land Use (FLU) Plan Amendments – line 65, Part 1 as follows*:

de. **Exceptions to Mailing and Posting**

The mailing and posting notice requirements shall not apply to actions by the BCC initiating a site specific FLUA amendment any of the following: for a land use change to a Conservation (CON) designation following acquisition by a public agency.

(526) Amend Exhibit T, Livestock Keeping – line 27, Part 2 as follows*:

Domesticated livestock ~~may~~ shall be permitted accessory to a single family residential use

* Double underlined indicates new text or previously stricken text to remain.

Double Stricken indicates text to be deleted.

... Indicates language omitted to save space.



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JULY 26, 2012

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**

JULY 26, 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. **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 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 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 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: 1 - 1

Project Manager: Joyce Lawrence

Size: 9.93 acres ±

BCC District: 3

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

E. ZONING APPLICATIONS - NEW

- 2. **ZV/DOA/R-2011-02915** 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 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: 2 - 29

Conditions of Approval (19 - 24)

Project Manager: Joyce Lawrence

Size: 1.05 acres ±

BCC District: 5

Staff Recommendation: Staff recommends 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 14 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved 5-1

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

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

3. **EAC-2011-02923** Title: an Expedite Application Consideration application of Deerhurst Lakes Partnership by Seminole Bay Land Company Inc., Agent. Request: to delete Conditions of Approval (Building, Site Design and Use Limitations)

General Location: Northeast corner of Southwest 18th Street and Palm D'Oro Road (**Village Corner Stores**) (Control 1986-00011)

Pages: 30 - 55

Conditions of Approval (44 - 48)

Project Manager: Douglas Robinson

Size: 2.50 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Expedited Application Consideration to delete a Conditions of Approval (Building and Site Design and Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C.

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

4. **ABN/DOA/R/TDR-2011-03177** Title: a Development Order Abandonment Request application of Hypoluxo Acquisition LLC, Trinacria Acquisition LLC by CMS Engineering LLC, Agent. Request: to abandon Resolutions R-2005-1048, R-2005-1049, and R-2010-0310

Title: a Development Order Amendment of Hypoluxo Acquisition LLC, Trinacria Acquisition LLC by CMS Engineering LLC, Agent. Request: to reconfigure the Master and Subdivision Plans; to modify and delete Conditions of Approval (Engineering, Planned Development, and Site Design); and to add units

Title: a Transfer of Development Rights of Hypoluxo Acquisition LLC, Trinacria Acquisition LLC by CMS Engineering LLC, Agent. Request: to allow the Transfer of Development Rights (TDR's)

Title: a Transfer of Development Rights of Hypoluxo Acquisition LLC, Trinacria Acquisition LLC by CMS Engineering LLC, Agent. Request: to allow the purchase of 185 Transfer of Development Rights (TDR's) units and designate the site as a receiving area

General Location: Site is located along the south side of Hypoluxo Road east of Haverhill Road and approximately 1,560 feet west of Military Trail. **(Toscana Isles PUD)** (Control 2004-00458)

Pages: 56 - 97

Conditions of Approval (84 - 93)

Project Manager: David McGuire

Size: 70.61 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the Development Order Abandonment; approval of the Development Order Amendment subject to 35 Conditions of Approval as indicated in Exhibit C-1; and, approval of the Requested Use subject to 7 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 8-1

MOTION: To adopt a resolution approving a Development Order Abandonment of Resolutions R-2005-1048, R-2005-1049, and R-2010-0310.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master and Subdivision Plans and to delete and modify Conditions of Approval (Engineering, Planned Development, and Site Design) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving the purchase of Transfer of Development Rights (TDR's).

MOTION: To adopt a resolution approving the purchase of 140 Transfer of Development Rights (TDR's) units and designate the site as a receiving area subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To amend the Workforce Housing Restrictive Covenants, subject to the review and approval of the County Attorney.

I. 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 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: 98 - 151

Conditions of Approval (125 - 137)

Project Manager: Carol Glasser

Size: 636.42 acres \pm

BCC District: 6

(affected area 414.62 acres \pm)

DISCLOSURE

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.

Zoning Commission Recommendation: Approved 5-1

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

MOTION: To adopt a resolution approving 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 approve a Partial Release of Conservation Easement as indicated in Exhibit E subject to review and approval by the County Attorney.

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 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: 152 - 206

Conditions of Approval (176 - 191)

Project Manager: Carol Glasser

Size: 517.00 acres \pm

BCC District: 6

(affected area 127.86 acres \pm)

DISCLOSURE

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.

Zoning Commission Recommendation: Approved 5-1

MOTION: To adopt a resolution approving 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 adopt a resolution approving 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 approve the Termination and Release of Conservation Easement as Indicated in Exhibit E subject to review and approval by the County Attorney.

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 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: 207 - 261

Conditions of Approval (229 - 244)

Project Manager: Carol Glasser

Size: 511.48 acres ±

BCC District: 6

(affected area 23.42 acres ±)

DISCLOSURE

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.

Zoning Commission Recommendation: Approved 5-1

MOTION: To adopt a resolution approving 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 adopt a resolution approving 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 approve the Partial Release of Conservation Easement as indicated in Exhibit E subject to review and approval by the County Attorney.

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 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: 262 - 333

Conditions of Approval (287 - 303)

Project Manager: Carol Glasser

Size: 507.57 acres \pm

BCC District: 6

(affected area 162.69 acres \pm)

DISCLOSURE

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.

Zoning Commission Recommendation: Approved 5-1

MOTION: To adopt a resolution approving 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 adopt a resolution approving 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 approve a Full Release of Conservation Easement as indicated in Exhibit E and a Partial Release of Conservation Easement as indicated in Exhibit F subject to review and approval by the County Attorney.

9. **ZV/PDD/DOA-2012-00384** 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 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: 334 - 398

Conditions of Approval (365 - 374)

Project Manager: Carol Glasser

Size: 698.75 acres \pm

BCC District: 6

(affected area 476.57 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the rezoning; and, approval of the Development Order Amendment subject to 38 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 5-1

MOTION: To adopt a resolution approving 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 adopt a resolution approving 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-2012-00622** 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: 399 - 412

Conditions of Approval (408 - 408)

Project Manager: David McGuire

Size: 149.76 acres ±

BCC District: 5

(affected area 15.00 acres ±)

DISCLOSURE

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.

Zoning Commission Recommendation: Approved 5-1

MOTION: To adopt a resolution approving 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.

11. **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 (**Somerset Academy Charter School Rezoning**) (Control 2012-00090)

Pages: 413 - 425

Project Manager: David McGuire

Size: 105.45 acres ±

BCC District: 5

(affected area 14.00 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request

Zoning Commission Recommendation: Approved 5-1

MOTION: To adopt a resolution approving 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.

- 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: 426 - 450

Conditions of Approval (444 - 446)

Project Manager: David McGuire

Size: 105.45 acres ±

BCC District: 5

(affected area 14.00 acres ±)

DISCLOSURE

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

Zoning Commission Recommendation: Approved 5-1

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

J. ULDC AMENDMENTS

- 13. **TITLE: FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2012-01**

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for an Adoption Hearing on August 23, 2012.

Pages: 451 - 527

MOTION: MOTION: To approve on First Reading and advertise for an Adoption Hearing on August 23, 2012: 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 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

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. EXECUTIVE DIRECTOR

B. COUNTY ATTORNEY

C. PLANNING DIRECTOR

D. ZONING DIRECTOR

14. [Unified Land Development Code Amendment Round 2012-02](#)

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COMMISSIONER COMMENTS

ADJOURNMENT