

**PRELIMINARY MINUTES  
ZONING COMMISSION  
ZONING MEETING**

**THURSDAY FEBRUARY 7, 2013**

9:00 A.M. Vista Center 1st Floor Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach FL 33411

**CALL TO ORDER**

**A. Roll Call 9:00 A.M.**

Commissioner Sheri Scarborough, Chair  
Commissioner Alex Brumfield, Vice Chair - *Arrived at 9:08 a.m.*  
Commissioner William F. Anderson  
Commissioner Joanne Davis - *Absent*  
Commissioner Sam Caliendo  
Commissioner Mark Beatty  
Commissioner Robert Currie

**B. Opening Prayer and Pledge of Allegiance**

**C. Remarks of the Chair**

**D. Proof of Publication** – Motion to receive and file carried

**E. Adoption of the Minutes** – Motion carried

**F. Swearing In**

**G. Disclosures** – Listed by Agenda Number

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Absent	3	Absent	3	3	None	1,2,3

**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**
- E. CORRECTIVE RESOLUTIONS**
- 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  
 Project Manager: Carol Glasser  
 Size: 507.57 acres ± BCC District: 6  
 (affected area 36.15 acres +)

Staff Recommendation: Staff recommends approval of the rezoning; and, approval of the Development Order Amendment subject to 75 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Carol Glasser, Site Planner II  
 Kevin Ratterree – Agent, In agreement with Conditions of Approval as amended on the record

**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 carries 5-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Absent	Yes	Absent	Yes	Yes	Yes	Yes
			Moved			Seconded

**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.

Motion carries 5-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Absent	Yes	Absent	Yes	Yes	Yes	Yes
			Moved			Seconded

**DECISION: Approved as Amended 5-0**

2. **ZV/PDD/DOA-2012-02436** Title: a Type II Variance - Concurrent application of 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 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 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

Project Manager: Carol Glasser

Size: 823.60 acres ±

(affected area 524.18 acres +)

BCC District: 6

Staff Recommendation: Staff recommends approval of the Type II Variance subject to 4 Conditions of Approval as indicated in Exhibit C-1; approval of the rezoning; and approval of the Development Order Amendment subject to 41 Conditions of Approval as indicated in Exhibit C-2.

**People who spoke on this application:**

Carol Glasser, Site Planner II – gave a brief presentation

Kevin Ratterree – Agent, In agreement with Conditions of Approval

**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 carried 6-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Moved		Seconded	

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR PUD) Zoning District.

Motion carried 6-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Moved		Seconded	

**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.

Motion carried 6-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes
			Moved		Seconded	

**DECISION: Approved as Advertised 6-0**

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

**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 Bch Assocs Ltd 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  
 Project Manager: Carol Glasser  
 Size: 376.98 acres ±  
 (affected area 324.00 acres +)

BCC District: 5

**People who spoke on this application:**

Carol Glasser, Site Planner II – Gave a brief presentation  
 Collene Walter, Agent – Gave a brief presentation

Staff recommended denial of the zoning variance.

**MOTION:** to allow an increase in building coverage for single family units from 40 percent to 44 percent

Motion carried 6-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes
					Seconded	Moved

**DECISION: Approved as amended 6-0**

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**4. Zoning Commission Chair and Vice-Chair Elections**

**MOTION:** To retain Sherri Scarborough as Zoning Commission Chair for the 2013 term.

Motion carried 6-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes
	Seconded				Moved	

**MOTION:** To retain Alex Brumfield as Zoning Commission Vice-Chair for the 2013 term.

Motion carried 6-0

Brumfield	Currie	Davis	Anderson	Scarborough	Caliendo	Beatty
Yes	Yes	Absent	Yes	Yes	Yes	Yes
	Moved				Seconded	

**DECISION: Approved 6-0**

**ADJOURNMENT- 9:38 a.m.**