



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JULY 28, 2016

**9:30 A.M. Ken Rogers 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. Notice
- D. Proof of Publication
- E. Swearing In
- F. Amendments to the Agenda
- G. Motion to Adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

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 28, 2016

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

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. Swearing In - County Attorney
- F. Amendments to the Agenda
- G. Motion to Adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [DOA-2015-01470](#) Title: a Development Order Amendment application of Florida Education Properties Villages of by F.P. Dino Inc., Agent. Request: to reconfigure the site plan, add and delete square footage, increase the number of students for the Private School, decrease the number of children for the Day Care, and amend Conditions of Approval (Engineering).
General Location: Southeast corner of Hypoluxo Road and Lyons Road. **(Villages of Windsor SE Civic)** (Control 1996-00081)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 543.60 acres ±

BCC District: 3

(affected area 12.12 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday September 22, 2016.

Zoning Commission Recommendation: Postponed to 09/01/2016 with a vote of 6-0-0

MOTION: To postpone to Thursday September 22, 2016.

2. [ZV/DOA-2016-00440](#) Title: a Type II Variance application of Florida Power and Light by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the number of parking spaces; to eliminate interior trees and shrubs; to eliminate the Type III Incompatibility buffer along the north property line and associated wall and plant material and, to allow a 6-foot high chain link fence in place of a wall within the Type III Incompatibility buffer along the south property line; to eliminate terminal and interior islands, and divider medians in all parking areas, except the visitor parking area.
Title: a Development Order Amendment of Florida Power and Light by Urban Design Kilday Studios, Agent. Request: to reconfigure site plan, and delete Conditions of Approval (Alternative Landscape Plan, and Engineering).
General Location: Approximately 0.5 miles south of Gateway Boulevard on the west side of Military Trail. **(Florida Power and Light Company-Boynton Beach Service Center)** (Control 1979-00191)

Pages: 2 - 2

Project Manager: Donna Adelsperger

Size: 17.12 acres ±

BCC District: 5

(affected area 8.70 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday August 25, 2016.

Zoning Commission Recommendation: Postponed to 08/04/2016 due to a loss of quorum

MOTION: To postpone to Thursday August 25, 2016.

3. [ZV/PDD-2015-01040](#) Title: an Official Zoning Map Amendment to a Planned Development District application of Meloche Rick J Trust & by Wantman Group Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR), Residential Single Family (RS) and Residential Transitional Urban (RTU) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Approximately 180 feet west of the Haverhill Road on the north side of Lantana Road. (**Able Lawnmower Sales and Service**) (Control 1982-00053)

Pages: 3 - 3

Project Manager: Carrie Rechenmacher

Size: 20.24 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to Thursday August 25, 2016.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 5-0-1

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 5-0-1

MOTION: To postpone to Thursday August 25, 2016 in order for the corresponding application, LGA-2015-010, to be heard concurrently with this application by the BCC on August 25, 2016.

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

- 4. [Z-2016-00432](#) Title: an Official Zoning Map Amendment application of Pasquale Montesano by Land Research Management Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

General Location: Approximately 0.71 miles north of Donald Ross Road on the east side of Palmwood Road. **(Palmwood Rezoning)** (Control 2016-00006)

Pages: 4 - 16

Conditions of Approval (8 - 9)

Project Manager: Diego Penalzoza

Size: 0.49 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 5 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 6-0-0

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

5. [Z/CA-2015-01230](#) Title: an Official Zoning Map Amendment application of SCI Funeral Homes of Florida Inc by Arc Development Global LLC, Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Institutional and Public Facility (IPF) Zoning District.

Title: a Class A Conditional Use of SCI Funeral Homes of Florida Inc by Arc Development Global LLC, Agent. Request: to allow a Cemetery.

General Location: Northlake Boulevard west side of Memorial Road. **(SCI Funeral Services of Florida)** (Control 1981-00205)

Pages: 17 - 41

Conditions of Approval (23 - 25)

Project Manager: Roger Ramdeen

Size: 30.15 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone and 5 Conditions of Approval as indicated in Exhibit C-1, and 12 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 6-0-0

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use with a vote of 6-0-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Institutional and Public Facility (IPF) Zoning District with a Conditional Overlay Zone, subject to the Conditions of Approval as indicated in Exhibit C-1.

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

6. [DOA-2015-01033](#) Title: a Development Order Amendment application of Autonation Imports of Palm Beach Inc by Mark Brenchley Planning Consultants, Agent. Request: to modify Conditions of Approval (Signage).

General Location: On the south side of Okeechobee Boulevard; east of North Jog Road. **(Lexus of Palm Beach)** (Control 1975-00072)

Pages: 42 - 64

Conditions of Approval (47 - 51)

Project Manager: Roger Ramdeen

Size: 18.22 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 25 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 6-0-0

MOTION: To adopt a resolution approving a Development Order Amendment to modify Conditions of Approval (Signage) subject to the Conditions of Approval as indicated in Exhibit C.

7. [ZV/DOA/R-2015-01223](#) Title: Development Order Amendment application of Colors Flying by Land Research Management Inc., Agent. Request: to reconfigure the site plan, amend Conditions of Approval (Engineering, Airports), and add a Requested Use. Title: a Requested Use of Colors Flying by Land Research Management Inc., Agent. Request: to allow an Indoor Entertainment Use. General Location: Southeast corner of Cherry Road and Military Trail. **(Palm Beach Commons)** (Control 1975-00164)

Pages: 65 - 87

Conditions of Approval (71 - 75)

Project Manager: Carrie Rechenmacher

Size: 6.60 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C-2 and 5 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 6-0-0

Zoning Commission Recommendation: Recommended Approval of Development Order Amendment with a vote of 6-0-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 6-0-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, amend Conditions of Approval (Engineering, Airports), and add a Requested Use subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow an Indoor Entertainment Use subject to the Conditions of Approval as indicated in Exhibit C-3.

- 8. [Z/CA-2015-02534](#) Title: an Official Zoning Map Amendment application of Law Firm of Shutts and Bowen LLP by Shutts and Bowen LLP, Agent. Request: to allow a rezoning from the Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District.

Title: a Class A Conditional Use of Law Firm of Shutts and Bowen LLP by Shutts and Bowen LLP, Agent. Request: to allow a Convenience Store with Gas Sales.

General Location: Southeast corner of Okeechobee Boulevard and Seminole Boulevard. (**Cumberland Farms Westgate**) (Control 2012-00374)

Pages: 88 - 117

Conditions of Approval (96 - 99)

Project Manager: Carlos Torres

Size: 2.65 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, and 16 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use with a vote of 6-0-0

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 6-0-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Convenience Store with Gas Sales subject to the Conditions of Approval as indicated in Exhibit C-2.

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. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

9. [SCA-2016-00027](#) Title: Matthew Mini Storage, Small Scale Future Land Use Amendment application of Howell Garolsky by Jon E Schmidt & Associates, Agent. Request: To change a future land use designation from Commercial High with underlying 8 units per acre (CH/8) to Urban Institute (UI). General Location: West side of Military Trail, south of Kelly Drive. **(Matthews Mini Storage)** (Control 1986-00062)

Pages: 118 - 144

Project Manager: Jorge Perez-Gutierrez

Size: 3.94 acres ±

BCC District: 2

Staff Recommendation: Approval of the proposed amendment from Commercial High with an underlying 8 units per acre (CH/8) to Urban Infill with an underlying CH/8 (UI/CH8).

Planning Commission Recommendation: Recommend adoption, with a vote of 10-0

MOTION: To adopt an ordinance approving the proposed amendment from Commercial High with an underlying 8 units per acre (CH/8) to Urban Infill with an underlying CH/8 (UI/CH8).

10. [Z/W-2016-00094](#) Title: an Official Zoning Map Amendment application of Trico Investments - Michael Rolfes by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Urban Infill (UI) Zoning District.

Title: a Type II Waiver of Trico Investments - Michael Rolfes by Jon E Schmidt & Associates, Agent. Request: to reduce the setback for outdoor uses from a non-Priority Redevelopment Area (PRA) residential use; to allow a shorter side of the building fronting on a street; to increase the building placement along a primary frontage; to reduce the percentage of building frontage and to eliminate the requirement for Civic and usable open space.

General Location: West side of Military Trail south of Kelly Drive. **(Matthews Mini Storage)** (Control 1986-00062)

Pages: 145 - 175

Conditions of Approval (151 - 152)

Project Manager: Carlos Torres

Size: 3.94 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Type II Waiver with a vote of 6-0-0

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 6-0-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow rezoning from the General Commercial (CG) Zoning District to the Urban Infill (UI) Zoning District subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Type II Waiver to reduce the setback for outdoor uses from a non-Priority Redevelopment Area (PRA) residential use; to allow a shorter side of the building fronting on a street; to increase the building placement along a primary frontage; to reduce the percentage of building frontage and to eliminate the requirement for Civic and usable open space subject to the Conditions of Approval as indicated in Exhibit C-2.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

11. **Z-2016-00336** Title: an Official Zoning Map Amendment application of Palm Beach County by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: Northeast corner of Lyons Road and Atlantic Avenue. **(Fina Service Station)** (Control 1977-00147)

Pages: 176 - 184

Conditions of Approval (180 - 180)

Project Manager: Roger Ramdeen

Size: 1.50 acres \pm

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 5-0-1

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

12. **Z-2016-00335** Title: an Official Zoning Map Amendment application of Palm Beach County BCC by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: North side of Atlantic Avenue, approximately 250 ft east of Lyons Road. **(Dells Suburban Market)** (Control 1980-00039)

Pages: 185 - 193

Conditions of Approval (189 - 189)

Project Manager: Roger Ramdeen

Size: 1.69 acres \pm

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 5-0-1

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

13. **Z-2016-00338** Title: an Official Zoning Map Amendment application of Palm Beach County BCC by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: South side of Boynton Beach Boulevard, approximately 950 feet east of State Road 7. **(Three Amigos)** (Control 2014-00152)

Pages: 194 - 202

Conditions of Approval (198 - 198)

Project Manager: Roger Ramdeen

Size: 1.00 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 5-0-1

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

14. **Z-2016-00337** Title: an Official Zoning Map Amendment application of Palm Beach County by Planning Zoning & Building, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: Approximately 1,900 ft east of State Road 7 on the south side of Boynton Beach Boulevard. **(PF at West Boynton)** (Control 1978-00098)

Pages: 203 - 211

Conditions of Approval (207 - 207)

Project Manager: Roger Ramdeen

Size: 4.57 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 5-0-1

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

15. [ZV/ABN/PDD/R-2015-02512](#) Title: a Development Order Abandonment application of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to abandon Resolutions R-2005-1625 and R-2007-232 that allowed a General Daycare, Single Tenants exceeding 25,000 square feet (sq. ft.), and three Type I Restaurants.
Title: an Official Zoning Map Amendment of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Traditional Market Place Development (TMD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and to allow an Alternative Landscape Buffer adjacent to Pod B (Civic Pod).
Title: a Requested Use of Boynton Beach Assoc XVIII LLLP by G.L. Homes, Agent. Request: to allow a General Daycare; a Type I Restaurant; and two Type II Restaurants.
General Location: Southeast corner of Boynton Beach Boulevard and Lyons Road. **(Canyon Town Center MUPD)** (Control 2004-00471)

Pages: 212 - 263

Conditions of Approval (222 - 232)

Project Manager: Roger Ramdeen

Size: 125.82 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 60 Conditions of Approval as indicated in Exhibit C-2 and 10 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 5-0-1

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 5-0-1

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 5-0-1

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment with a vote of 5-0-1

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Resolutions R-2005-1625 and R-2007-232 that allowed a General Daycare, Single Tenants exceeding 25,000 square feet (sq. ft.), and three Type I Restaurants.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Traditional Market Place Development (TMD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and to allow an Alternative Landscape Buffer adjacent to Pod B (Civic Pod) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving Requested Uses to allow a General Daycare; a Type I Restaurant; and two Type II Restaurants subject to the Conditions of Approval as indicated in Exhibit C-3.

K. ULDC AMENDMENTS

16. [Title: Initiation of Unified Land Development Code](#) (ULDC) Amendment Round 2016-02.

Pages: 264 - 267

Staff Recommendation: Staff recommends approval of Initiation of ULDC Amendment Round 2016-02.

MOTION: To approve Initiation of ULDC Amendment Round 2016-02.

17. [Title: UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT](#) ROUND 2016-01:
FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING

SUMMARY: The proposed ordinance will account for consistency with the Comprehensive Plan, correction of glitches and clarifications to the Unified Land Development Code (ULDC), as well as several specific amendments, as follows:

- Ordinance Title
- Exhibit A - Art. 1.E, Prior Approvals [F.S. 723.041, Mobile Home Parks]
- Exhibit B - Art. 1.F.2.C, Residential Development Regulations [AR District]
- Exhibit C - Art. 2.B.2.H.2, EAC [Expedited Application Consideration]
- Exhibit D - Art. 6.A.1.D.14, Design and Construction Standards [Parking]
- Exhibit E - Art. 6, Parking [Loading Space Reduction]
- Exhibit F - Art. 7, Landscaping [Alternative Landscape Plan Update]
- Exhibit G - Article 14, Environmental Standards
- Exhibit H - Design Standards Alternative
- Exhibit I - Zoning District Consistency with Future Land Use Atlas
- Exhibit J - Overlay Updates
- Exhibit K - Parks and Recreation
- Exhibit L - Height Measurement for Fences, Walls and Hedges

Pages: 268 - 322

Staff Recommendation: Staff recommends approval of First Reading and to Advertise for Adoption Hearing on August 25, 2016.

Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Recommended approval of the proposed amendments by multiple votes on March 23, 2016, April 27, 2016, and May 25, 2016; and, sitting as the LDRC on May 25, 2016, found all proposed amendments consistent with the Comprehensive Plan.

MOTION: To approve on First Reading and Advertise for Adoption Hearing on August 25, 2016: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS: CHAPTER E, PRIOR APPROVALS; CHAPTER F, NONCONFORMITIES; CHAPTER I; DEFINITIONS & ACRONYMS; ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; 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); ARTICLE 4 - USE REGULATIONS: CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; ARTICLE 5 - SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER D, PARKS & RECREATION RULES AND RECREATION STANDARDS; ARTICLE 6 - PARKING: CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; ARTICLE 7 - LANDSCAPING: CHAPTER B, TYPES OF PLANS; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; CHAPTER G, OFF-STREET PARKING REQUIREMENTS; ARTICLE 14 - ENVIRONMENTAL STANDARDS: APPENDIX 9, NATURAL AREAS; APPENDIX 10; PROHIBITED VEGETATION REMOVAL SCHEDULE; 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.

18. [Title: RECESS AS THE BOARD OF COUNTY COMMISSIONERS](#)

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2016-01 - HEALTH REGULATIONS: FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING

REASON FOR AMENDMENT: The proposed ordinance will make the ULDC more consistent with other agency regulations related to water wells.

Pages: 323 - 326

Staff Recommendation: Staff recommends approval of First Reading and to Advertise for Adoption Hearing on August 25, 2016.

Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Recommended approval of the proposed amendment on March 23, 2016; and, sitting as the LDRC on May 25, 2016, found the proposed amendment consistent with the Comprehensive Plan.

MOTION: To approve on First Reading and Advertise for Adoption Hearing on August 25, 2016: 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, AS FOLLOWS: ARTICLE 15 - HEALTH REGULATIONS: 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.

RECESS AS THE ENVIRONMENTAL CONTROL BOARD

AND

RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

19. [Title: Unified Land Development Code \(ULDC\) Amendments](#) to Establish the Western Communities Residential Overlay (WCRO) - Request for Permission to Advertise

This Phase 2 Privately Initiated Application (PIA-2015-1473) to amend the Unified Land Development Code (ULDC) has been submitted by GL Homes concurrent with related privately initiated text and map series amendments to the Comprehensive Plan. These amendments include establishing the Western Communities Residential (WCR) future land use (FLU) designation and related Policies, which will be implemented as the WCR Planned Unit Development (PUD). These new provisions further allow for concurrent or future Rezoning applications within the Overlay, including the project known as the Indian Trails Grove (ITG) PUD.

Pages: 327 - 335

Staff Recommendation: Staff recommends approval of the Request for Permission to Advertise for the August 25, 2016 First Reading of ULDC Amendments to establish the Western Communities Residential Overlay (WCRO).

Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: The proposed ULDC amendments were presented to the LDRAB and LDRC on April 27, 2016. LDRAB Recommendation, approval by Ms. Vinikoor, seconded by Ms. Katz, passed 13 - 1. The LDRAB convened as the LDRC to determine consistency with the Comprehensive Plan. Motion to approve by Ms. Vinikoor, seconded by Ms. Katz, passed 13 - 1. Ms. Brinkman abstained on both motions, citing a voting conflict and presented Form 8B.

MOTION: To approve the Request for Permission to Advertise for First Reading on August 25, 2016: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, TO ESTABLISH THE WESTERN COMMUNITIES RESIDENTIAL OVERLAY (WCRO), TO FURTHER ALLOW FOR CONCURRENT OR FUTURE REZONINGS WITHIN THE OVERLAY, INCLUDING THE INDIAN TRAILS GROVE PLANNED UNIT DEVELOPMENT, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); 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.

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

20. [PCN-2016-00941](#) Title: application of U S Sugar Corp by Carlton Fields P.A., Agent.
Request: Administrative Inquiry (AI) 5-year Monitoring Report for a Type III B Excavation
General Location: North of Highway 98, approximately 18 miles Southeast of Lake Okeechobee. (**Stewart Mining Industries**) (Control 2005-00450)

Pages: 336 - 337

Project Manager: Carrie Rechenmacher

Size: 8,170.90 acres ±

BCC District: 6

Staff Recommendation: .

MOTION: None required.

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

21. [Title: Presentation by the Zoning Division](#) on the ULDC Timeline to Adopt the Use Regulations Project

Pages: 338 - 340

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT

This page left blank intentionally