

1. Owners and operators of facilities generating hazardous, industrial, or toxic wastes shall not deposit or cause to be deposited into the sanitary sewer system any such wastes unless adequate facilities approved by the Florida Department of Environmental Protection (FDEP), the Palm Beach County Health Department, and the agency responsible for sewage works are used. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous Health condition 1 of Resolution R 2008-0474)

2. The Owner, occupant, or tenant of the facility shall participate in an oil recycling program which ensures proper re-use or disposal of waste oil. (Previous condition F.4 of Resolution R-2004-0149 R-2008-0474, Control number 1983-161) (ONGOING: HEALTH DEPARTMENT - Health Department)

DELETE LANDSCAPE – STANDARD Conditions 1 and 2 and renumber accordingly.

ADD PALM TRAN Conditions 1 and 2 to Exhibit C-2 to read as follows:

1. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN-Palm Tran) (Previous Palm Tran condition 1 of Resolution R-2008-0686)

2. Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT: ENGINEERING - Palm-Tran) (Previous Palm Tran condition 2 of Resolution R-2008-0686)

REGULAR AGENDA

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

11. (209-214) DOA/R-2015-01918 Hypoluxo Shoppes
(Control 2008-00243)

DELETE Engineering Condition 1.b of Exhibit C-1 and renumber.

AMEND Engineering Condition 1.c of Exhibit C-1 to read as follows:

1.e-b No Building Permits for “Building B” (the Convenience Store and Type I Restaurant, inclusive of the fueling stations).....makes a payment of ~~\$520,914.13~~ \$545,529.47.....

AMEND Engineering Condition 1.d of Exhibit C-1 to read as follows:

1.d-c No Building Permits for “Building C” (the Standalone Retail Building),makes a payment of ~~\$117,754.53~~ \$119,750.37.....

REPLACE amended Engineering Condition 3 of Exhibit C-1 to read as follows:

3. Within ninety (90) days notice by the County Engineer, the Property Owner shall provide a roadway construction easement to Palm Beach County along Hypoluxo Road and High Ridge Road, a minimum of five (5) feet in width, or as otherwise approved by the County Engineer. This roadway construction easement shall also contain an isosceles trapezoid connecting the Corner Clips across this Property Owner’s entrance. The Property Owner shall not record these required

easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING – Eng)

AMEND Engineering Condition 4.d of Exhibit C-1 to read as follows:

4. The Property Owner shall...

- d. a modification to the median separator on High Ridge Hypoluxo Road to increase the vehicle storage length for east approach left turns at High Ridge Road and/or the west approach left turns at the full median opening, east of this intersection, as approved by the County Engineer.
- e. an extension of the left turn lane north approach on High Ridge Road at the intersection of Hypoluxo Road by re-striping and extending the existing left turn lane. ...

AMEND Engineering Condition 8 of Exhibit C-1 to read as follows:

8. In recognition that construction prices.....following escalator calculation:

~~Adjusted Payment = Original Payment Amount x (BONS Payment Month / BONS Month of Prop Share Execution)~~

- ~~• Original Payment Amount = Proportionate Share Payment amount specified~~
- ~~• BONS payment = Latest Published Value (including preliminary values) at Time of Payment~~
- ~~• BONS Month of Prop Share Execution = Published Value~~

~~The cost adjustment for the total and amount of each payment shall be based on the Bureau of Labor Statistics Producer Price Index (PPI) for Other Non-Residential Construction ((BONS) (Series ID: WPUIP23122301).~~

~~As of the effective date of this Agreement, the PPI index information may be accessed through the following link:
<http://data.bls.gov/timeseries/WPUIP2312301>~~

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor

Where,

Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

Cost Adjustment Factor =
$$\frac{\text{Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment)}}{\text{Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution)}}$$

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.

If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect.

DELETE Engineering Condition 9 of Exhibit C-1 and renumber accordingly.

K. ULDC AMENDMENTS

13. (406) ADOPTION HEARING – UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2016-01

Amend Exhibit F, Article 7 - Landscaping [Alternative Landscape Plan Update], Part 15, lines 50 – 51, as follows:

| |
|--|
| Reason for amendments: |
| 1. Include the Zoning Division as one of the agencies that review applications looking to plant vegetation in dry detention areas. This amendment looks to ensure that there are no site elements or Zoning requirements affected by the proposed location of the vegetative material. |

C. Detention/Retention Areas, Swales, and Drainage Easements

Detention/retention areas, drainage easements, and sloped, directional swales greater than one foot below finished grade, ~~shall not be located in or~~ may overlap required landscape buffers provided a minimum of five feet remains for planting unless otherwise approved in writing by the Land Development Division. [Ord. 2006-004]

1. Planting may be allowed in the dry detention area if approved by ~~the~~ Land Development and Zoning Divisions.

14. (425-428) ADOPTION HEARING – UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS TO ARTICLE 15, HEALTH REGULATIONS

Upon completion of this item the Board will:

ADJOURN AS THE ENVIRONMENTAL CONTROL BOARD

RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY SEPTEMBER 22, 2016

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. 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.

The Board of County Commissioner's (BCC) will convene at 1:30 p.m. for a time certain Comprehensive Plan Amendment for Indian Trail Groves. In the event all Zoning applications scheduled for this Hearing are not completed prior to this time, the BCC may reconvene the Zoning Hearing following the Comprehensive Plan Amendment or continue to a backup date of Wednesday, September 28, 2016 at 9:30 a.m. in the Jane M. Thompson Memorial Chambers.



**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

SEPTEMBER 22, 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 Wednesday December 7, 2016.

Zoning Commission Recommendation: Postponed to November 3, 2016 with a vote of 8-0-0

MOTION: To postpone to Wednesday December 7, 2016.

2. [ZV/ABN/CA-2016-00444](#) Title: a Type II Variance application of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to allow a reduction in the width of Right of Way and Compatibility buffers, to allow easements overlap in perimeter buffers and foundation planting, a reduction in setbacks; an increase in wall signage, and reduction of lot depth.

Title: a Development Order Abandonment of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to abandon resolution R-1984-1843.

Title: a Class A Conditional Use of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to allow General Repair and Maintenance.

General Location: Northeast corner of Northlake Boulevard and Silverthorne Drive. **(Tire Kingdom)** (Control 1984-00048)

Pages: 2 - 2

Project Manager: Carlos Torres

Size: 1.05 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Thursday October 27, 2016.

Zoning Commission Recommendation: Postponed to October 6, 2016 with a vote of 8-0-0

MOTION: To postpone to Thursday October 27, 2016.

3. [DOA-2016-00435](#) Title: a Development Order Amendment application of Standard Pacific Of South Florida, Standard Pacific Of Florida, Homes Westbrooke by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan, modify Conditions of Approval (Engineering, Landscaping, Parks, Planned Development, Planning and Site Design), relocate access point, modify unit type, and add units. General Location: East side of Lyons Road approximately 3,325 feet south of Lake Worth Road. (**Andalucia PUD**) (Control 2008-00129)

Pages: 3 - 3

Project Manager: Carlos Torres

Size: 67.76 acres ±

BCC District: 6

Staff Recommendation: Staff recommends a postponement to Thursday October 27, 2016.

Zoning Commission Recommendation: Postponed to October 6, 2016 with a vote of 8-0-0

MOTION: To postpone to Thursday October 27, 2016.

B. REMANDS

4. [DOA-2015-01724](#) Title: a Development Order Amendment application of Target Corporation, EIP Boynton, LLC by Dunay Miskel Backman and Blattner LLP, Agent. Request: to reconfigure the Site Plan, add square footage, and to modify and delete Conditions of Approval (Architectural, Signs and Use Limitation). General Location: Southwest corner of Boynton Beach Boulevard and Hagen Ranch Road. (**Monterey Square**) (Control 1998-00073)

Pages: 4 - 4

Project Manager: Carlos Torres

Size: 23.87 acres ±

BCC District: 5

(affected area 3.31 acres ±)

Staff Recommendation: Staff recommends a remand to November 9, 2016 Development Review Officer meeting.

Zoning Commission Recommendation: Postponed to October 6, 2016 with a vote of 8-0-0

MOTION: To remand to November 9, 2016 Development Review Officer meeting.

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

- 5. [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: 5 - 27

Conditions of Approval (10 - 14)

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.

E. ZONING APPLICATIONS - NEW

- 6. **Z-2016-00663** Title: an Official Zoning Map Amendment application of Dayna2 LLC by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Approximately 0.16 miles north of Belvedere Road, and on the east side of Marine Drive. **(Autism School)** (Control 2014-00133)

Pages: 28 - 41

Conditions of Approval (33 - 33)

Project Manager: Carolina Valera

Size: 1.31 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request with a Conditional Overlay Zone (COZ) subject to the 4 Conditions of Approval as Indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) with a vote of 8-0-0

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 Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

- 7. **DOA-2016-00445** Title: a Development Order Amendment application of Gods Church Of Faith Inc by Jose C. Huertas P.E., Agent. Request: to reconfigure the Site Plan, relocate an access point, add square footage and seats, and modify and delete Conditions of Approval (Architectural Control, Building and Site Design, Concurrency, Landscaping, Signs, Lighting and Use Limitations).

General Location: East side of Haverhill Road between Dryden Road and Sunny Lane Avenue. **(Eternal Gospel Church)** (Control 1997-00062)

Pages: 42 - 65

Conditions of Approval (47 - 52)

Project Manager: Dan Greenberg

Size: 1.77 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 16 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 9-0-0

MOTION: To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan, relocate an access point, add square footage, add seats and modify and delete Conditions of Approval (Architectural Control, Building and Site Design, Concurrency, Landscaping, Signs, Lighting and Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C.

- 8. [ZV/DOA-2016-00658](#) Title: a Development Order Amendment application of Country New by Brandenburg & Associates P.A., Agent. Request: to modify the Site Plan, to add and delete square footage, and modify Conditions of Approval (Signs).

General Location: South side of Okeechobee Boulevard, approximately 580 feet west of Palm Beach Lakes Boulevard. **(Ferrari-Maserati-Mercedes Benz MUPD)** (Control 1983-00161)

Pages: 66 - 104

Conditions of Approval (73 - 88)

Project Manager: Diego Penalzoa

Size: 13.96 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 84 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 9-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment to modify Condition of Approval (Signage) with a vote of 8-1-0

Zoning Commission Recommendation: Approved a Type II Variance with a vote of 8-1-0

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Site Plan, to add and delete square footage, and modify Conditions of Approval (Signage) 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

- 9. [STR-2003-00087-2](#) Status Report for Resolution R-2004-0733 (Control # 2003-087)
Property Owner: 7-Eleven General Location: Northeast corner of Lake Worth Road and Nassau Road. Current Zoning: Multiple Use Planned Development (MUPD) **(Lake Worth and Nassau MUPD)**

Pages: 105 - 108

Project Manager: Bruce Thomson

Size: 8.41 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval the revocation of the Requested Use for General Repair and Maintenance granted under Resolution R-2004-0733.

MOTION: To adopt a resolution approving the revocation of the Requested Use for General Repair and Maintenance granted under Resolution R-2004-0733.

F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

10. [SCA-2016-00002](#) Title: Hypoluxo Shoppes, Small Scale Land Use Amendment application of Hypoluxo & I 95 Holdings Llc by Wantman Group Inc., Agent. Request: To change a future land use designation from Commercial Low with underlying Low Residential, 3 units per acre (CL/3) to Commercial High (CH).

General Location: Northeast corner of Hypoluxo Road and High Ridge Road. **(Hypoluxo Shoppes)** (Control 2008-00243)

Pages: 109 - 197

Project Manager: Missy Michael

Size: 4.20 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request to change a future land use designation from Commercial Low with underlying Low Residential, 3 units per acre (CL/3) to Commercial High (CH).

Planning Commission Recommendation: Planning Commission recommended approval, with a vote of 7-3

MOTION: To adopt an Ordinance approving a Future Land Use Amendment to change the designation from Commercial Low with underlying Low Residential, 3 units per acre (CL/3) to Commercial High (CH).

11. [DOA/R-2015-01918](#) Title: a Development Order Amendment application of Hypoluxo & I 95 Holdings LLC by Atlantic Land Management, Agent. Request: to reconfigure the Site Plan, delete square footage, add a Requested Use, and modify or delete Conditions of Approval (All Conditions).

Title: a Requested Use of Hypoluxo & I 95 Holdings LLC by Atlantic Land Management, Agent. Request: to allow a Convenience Store with Gas Sales.

General Location: Northeast corner of Hypoluxo Road and High Ridge Road. **(Hypoluxo Shoppes)** (Control 2008-00243)

Pages: 198 - 246

Conditions of Approval (208 - 220)

Project Manager: Joyce Lawrence

Size: 4.20 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 37 Conditions of Approval as indicated in Exhibit C-1 and 7 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 7-2-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 8-1-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, delete square footage, add a Requested Use, and modify or delete Conditions of Approval (All Conditions) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow a Convenience Store with Gas Sales 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**

12. [ZV/PDD/DOA-2016-00269](#) Title: an Official Zoning Map Amendment to a Planned Development District application of 441 Acquisition, 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 of 441 Acquisition, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add land area, add units and add an access point.

General Location: Approximately 740 feet south of West Atlantic Avenue on the east side of State Road 7. (**Sussman AGR-PUD**) (Control 2000-00032)

Pages: 247 - 369

Conditions of Approval (255 - 275)

Project Manager: Roger Ramdeen

Size: 743.00 acres ±

BCC District: 5,6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the Rezoning subject to 4 Conditions of Approval as indicated in Exhibit C-2 and approval of the Development Order Amendment subject to 36 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Type II Variance Type 3 Incompatible Buffer (with conditions) with a vote of 5-3-1

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 7-1-1

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 7-1-1

Zoning Commission Recommendation: Approved a Type II Variance front setback for front loading garages for SFR and ZZL (with conditions) with a vote of 5-3-1

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 subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan, add land area, add units and add an access point. subject to the Conditions of Approval as indicated in Exhibit C-3.

K. ULDC AMENDMENTS

13. Title: TITLE: ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2016-01:

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: 370 - 424

Project Manager: Monica Cantor

Staff Recommendation: Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-67. as amended.

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 ADOPT 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.

14. Title: TITLE: ADOPTION HEARING, UNIFIED LAND DEVELOPMENT CODE (ULDC), AMENDMENTS TO ARTICLE 15, HEALTH REGULATIONS

RECESS AS THE BOARD OF COUNTY COMMISSIONERS

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

SUMMARY AND REASON FOR AMENDMENT: The proposed ordinance will account for amendments in Article 15,

Pages: 425 - 428

Staff Recommendation: Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-068, as amended.

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: MOTION: TO ADOPT 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.

RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT

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