



**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
OCTOBER 24, 2019**

**AGENDA**

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

**E. ZONING APPLICATIONS – NEW**

<b>4.</b>	<b>(Agenda Page 6)</b>	<b>ZV/PDD/CA-2019-00508</b>	<b>Fountains East MUPD</b>
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**AMEND** Size to read as follows:

Size: ~~15.99~~ 16.03 acres

**REGULAR AGENDA**

**K. ULDC AMENDMENTS**

<b>6.</b>	<b>(152-165)</b>	<b>FIRST READING OF UNIFIED LAND DEVELOPMENT CODE (ULDC) LANDSCAPE SERVICE</b>
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**Notes:**

Underlined indicates **new** text; Double underline indicates revised added text; ~~Stricken~~ indicates text to be ~~deleted~~; Double stricken indicates revised deleted text; ~~Stricken and italicized~~ means text to be totally or partially relocated; If being relocated destination is noted in bolded brackets [**Relocated to:** ]; *italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ]; .... A series of four bolded ellipses indicates language omitted to save space.

**AMEND Exhibit A, Part 2 page 157, ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses, Definitions and Supplementary Use Standards for Specific Uses** to delete the reference to drainage and street/canal right of way easements from the Common Operations Area description and create a subheading for easements to describe what areas they can be allocated on the plan.

1 **CHAPTER B USE CLASSIFICATION**

2 **Section 2 Commercial Uses**

3 **C. Definitions and Supplementary Use Standards for Specific Uses**

4 ...

5 **21. Landscape Service**

6 ....

18 **d. Common Operations Area**

19 A common area that is shared between the Nursery and the Landscape Service, which  
20 may include, but is not limited to: drive aisles; ~~drainage easements; street or canal right-~~  
21 ~~of way easements;~~ customer parking; and, structures that are commonly shared between  
22 the Nursery and the Landscape Service. It shall not include areas, structures, or facilities  
23 which serve solely the Landscape Service (On-site Activities).

24 **e. Nursery Growing Area**

25 Consists of an area(s) used solely for the propagation, cultivation, growing, storage, and  
26 staging of plants.

27 **f. Easements**

28 [The Applicant may allocate drainage or street/canal right of way easements to the Common](#)  
29 [Operations, Nursery, or Landscape Service Areas based on their proximity to each](#)  
30 [respective area and the purpose and scope of the easement, subject to approval by the](#)  
31 [DRO.](#)

**AMEND Exhibit A, Part 2 page 157, ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses, Definitions and Supplementary Use Standards for Specific Uses** to clarify the roadway requirements for Landscape Service use within the AR/RSA as a Principal Use, delete redundant procedural requirements stated in Use Matrix.

1 **CHAPTER B USE CLASSIFICATION**

2 **Section 2 Commercial Uses**

3 **C. Definitions and Supplementary Use Standards for Specific Uses**

4 ....

26 **gfa. AR District in RSA**

27 ~~A Landscape Service shall be permitted subject to additional, applicable requirements of~~  
28 ~~a Home Occupation pursuant to Art. 4.B.1.E.10; Collocated Use Art. 4.B.2.C.21.e<sub>1</sub>; or, as~~  
29 ~~a Principal use subject to the additional requirements as followsing:~~

- 30 1) ~~Shall be located on a Collector or Arterial street for a Principal Use; and,~~  
31 2) ~~Shall be on a minimum of three acres; and,~~  
32 3) ~~May be allowed as a principal use subject to a Class A Conditional Use.~~

**AMEND Exhibit A, Part 4 page 158 ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses, Definitions and Supplementary Use Standards for Specific Uses** to amend the buffering requirements to allow exemption from the compatibility buffer when it is adjacent to Agricultural Uses as defined in Article 4.B.6.

21 **ie. Landscape Buffer**

22 ~~An Incompatibility-Compatibility Buffer shall not be required if the use is adjacent to a~~  
23 ~~property with an existing farm worker quarters or mobile home accessory to a Bona Fide~~  
24 ~~Agriculture use pursuant to Art. 4.B.6, Agricultural Uses. [Ord. 2018-2018]~~

25 **1) AGR and AP Zoning District**

26 ~~R-O-W and Incompatibility Buffers shall be required in accordance with the~~  
27 ~~requirements for the Wholesale or Retail Nursery.~~

**Amend Exhibit A, Part 5 page 159 ULDC Art. 4.B.6.C.13, Use Regulations, Use Classification, Agricultural Uses, Definitions and Supplementary Use Standards for Specific Uses** to amend the buffering requirements to allow exemption from the compatibility buffer when it is adjacent to Agricultural Uses as defined in Article 4.B.6 rather than Bona Fide Agriculture as monitoring the status of an ag exemption on an adjacent property is difficult and exemption can change at any time. Modify to remove the term container as it is redundant, any plants removed in containers or not must be replaced.

1 **g. Landscaping**

2 A buffer, pursuant to Article 7, shall be provided along all property lines ~~that are not~~  
3 ~~screened by plant material except when the Growing Area is located adjacent to the~~  
4 ~~property line of the site, as follows:-~~

5 ....

45 **2) Compatibility Buffer**

46 ~~A compatibility buffer shall be provided around all growing areas less than 50 feet in~~  
47 ~~width. The buffer requirements may be satisfied by plant material for sale provided that~~  
48 ~~the plant material is grown in the ground, ten feet on center, six feet high and the~~  
49 ~~growing area is a minimum of five feet wide. Is exempt where the growing area is~~  
50 ~~adjacent to a parcel of land that has an existing Bona Fide Agriculture uses pursuant~~  
51 ~~to Art. 4.B.6, Agricultural Uses.~~

52 **3) R-O-W Buffer Alternative Buffer**

53 ~~A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads~~  
54 ~~and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be~~  
55 ~~required adjacent to all growing areas unless the growing area is at least 50 feet in~~  
56 ~~width, and contains plant materials providing a six-foot high visual buffer equivalent in~~  
57 ~~opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be~~  
58 ~~preserved.~~

59 a) ~~A six-foot high Landscape Barrier shall be installed within a buffer with a minimum~~  
60 ~~width of ten feet;~~

61 b) ~~The Landscape Barrier shall be satisfied by plant material for sale provided that~~  
62 ~~the plant material is grown in the ground, and spaced at least five feet on center.~~  
1 ~~Plants in container may be used in lieu of the in-ground planting. Any removed~~  
2 ~~containers plants shall be replaced, and shall be maintained to ensure there is a~~  
3 ~~continuous visual screen being provided at all times.~~

4 ....

Amend Exhibit A, Part 6 page 161 ULDC Art. 4.B.6.C.14, Use Regulations, Use Classification, Agricultural Uses, Definitions and Supplementary Use Standards for Specific Uses to amend the buffering requirements to allow exemption from the compatibility buffer when it is adjacent to Agricultural Uses as defined in Article 4.B.6 rather than Bona Fide Agriculture as monitoring the status of an ag exemption on an adjacent property is difficult and exemption can change at any time. Modify to remove the term container as it is redundant, any plants removed in containers or not must be replaced.

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- g. Landscaping**

A buffer, pursuant to Article 7, shall be provided along all property lines ~~that are not screened by plant material~~ except when the growing area is located adjacent to the property line of the site, as follows:-

....

    - 2) Compatibility Buffer**

~~A compatibility buffer shall be provided around all growing areas less than 50 feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high and the growing area is a minimum of five feet wide. Is exempt where the growing area is adjacent to a parcel of land that has an existing Bona Fide Agriculture uses pursuant to Art. 4.B.6, Agricultural Uses.~~
    - 3) R-O-W Buffer Alternative Buffer**

~~A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads, and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be required adjacent to all growing areas unless the growing area is at least 50 feet in width and contains plant materials providing a six-foot high visual buffer equivalent in opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be preserved.~~

      - a) A six-foot high Landscape Barrier shall be installed within a buffer with a minimum width of ten feet.
      - b) The Landscape Barrier shall be satisfied by plant material for sale provided that the plant material is grown in the ground, and spaced at least five feet on center. Plants in container may be used in lieu of the in-ground planting. Any removed ~~container~~ plants shall be replaced, and shall be maintained to ensure there is a continuous visual screen being provided at all times

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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**THURSDAY OCTOBER 24, 2019**

**9:30 A.M.**

**BCC Chambers 6th Floor, Jane Thompson Memorial Chambers  
301 N Olive Ave, West Palm Beach, 33401**

**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**

**OTHER DEPARTMENT ITEMS**

**COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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



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

**OCTOBER 24, 2019**

**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**

**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**

- 1. [CA-2018-02131](#) Title: a Class A Conditional Use application of WayJohn, Inc. by Insite Studio, Agent. Request: to allow a Type 1 Restaurant with a Drive-through.

General Location: West side of SR-7, approximately 170 feet south of SW 18th Street. (KFC/Pizza Hut Boca) (Control 2018-00130)

Pages: 1 - 17

Conditions of Approval (6 - 7)

Project Manager: Carolina Valera

Size: 1.02 acres ±

BCC District: 5

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

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 8-0-0.

**MOTION:** To adopt a Resolution approving a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-through subject to the Conditions of Approval as indicated in Exhibit C.

2. [ZV/DOA-2018-00995](#) Title: a Development Order Amendment application of Public Storage, Inc. by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reconfigure the Site Plan, to eliminate an accessory use and add a new building and square footage; and, to modify Conditions of Approval. General Location: On the east side of South Military Trail, approximately 0.40 miles south of Hypoluxo Road. (**Southern Self Storage**) (Control 1987-00152)

Pages: 18 - 40

Conditions of Approval (25 - 29)

Project Manager: Carolina Valera

Size: 8.44 acres ±

BCC District: 3

(affected area 3.76 acres ±)

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) by a vote of 8-0-0.

Zoning Commission Recommendation: Approved a Type 2 Variance to increase building coverage (with conditions) by a vote of 8-0-0.

**MOTION:** To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan, to eliminate an accessory use and add a new building and square footage; and, to modify Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2.

3. [DOA/W-2019-01125](#) Title: a Development Order Amendment application of Glades 95th Owner, LLC by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Master Plan, and Site Plan; and, to add square footage.  
Title: a Type 2 Waiver of Glades 95th Owner, LLC by Dunay Miskel and Backman LLP, Agent. Request: to extend hours of operation for a Non-Residential Use located within 250 feet of a Residential Use or Future Land Use designation.  
General Location: Southwest corner of Glades Road and 95th Avenue South, approximately 1,500 feet east of State Road 7. (**Johns Glades West MXP**) (Control 2004-00459)

Pages: 41 - 78

Conditions of Approval (47 - 54)

Project Manager: Travis Goodson

Size: 37.99 acres ±

BCC District: 5

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of a Type 2 Waiver (with conditions) by a vote of 8-0-0.

**MOTION:** To adopt a Resolution approving a Development Order Amendment to reconfigure the Master Plan and Site Plan; and, to add square footage, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a Resolution approving a Type 2 Waiver to extend hours of operation for a Non-Residential Use located within 250 feet of a Residential Use or Future Land Use designation, subject to the Conditions of Approval as indicated in Exhibit C-2.

4. [ZV/PDD/CA-2019-00508](#) Title: an Official Zoning Map Amendment application of SFD Boynton, LLC, PEBB Boynton, LLC by Dunay Miskel and Backman LLP, Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Class A Conditional Use of SFD Boynton, LLC, PEBB Boynton, LLC by Dunay Miskel and Backman LLP, Urban Design Kilday Studios, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store; a Type 1 Restaurant over 5,000 square feet; a Type 1 Restaurant with a Drive-through; and, a Type 3 Congregate Living Facility.

General Location: Northeast corner of Boynton Beach Boulevard and Jog Road. **(Fountains East MUPD)** (Control 1997-00004)

Pages: 79 - 122

Conditions of Approval (93 - 101)

Project Manager: Meredith Leigh

Size: 15.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-2 through C-6.

Zoning Commission Recommendation: Approved a Type 2 Variance, to eliminate a portion of the Right-of-Way Landscape Buffer; and to eliminate or reduce foundation planting requirements (with conditions), by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of four Class A Conditional Uses (with conditions) by a vote of 8-0-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Retail Gas and Fuel Sales with a Convenience Store subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Type 1 Restaurant over 5,000 square feet subject to the Conditions of Approval as indicated in Exhibit C-4.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-through subject to the Conditions of Approval as indicated in Exhibit C-5.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Type 3 Congregate Living Facility subject to the Conditions of Approval as indicated in Exhibit C-6.

**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**

**H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

**I. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**J. ZONING APPLICATIONS - NEW**

5. [ZV/DOA-2017-02426](#) Title: a Development Order Amendment application of Racetrac Petroleum, Inc. by WGINC, Agent. Request: to reconfigure the Site Plan; add building square footage and pump/fueling position; and, modify Conditions of Approval.

General Location: Northwest corner of Haverhill Road and Lantana Road. (**RaceTrac Market**) (Control 2012-00253)

Pages: 123 - 151

Conditions of Approval (130 - 134)

Project Manager: Ryan Vandenburg

Size: 1.71 acres  $\pm$

BCC District: 2

**DISCLOSURE**

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) by a vote of 8-0-0.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add building square footage and pump/fueling position; and, modify Conditions of Approval, subject to Conditions of Approval as indicated in Exhibit C.

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS****L. ULDC AMENDMENTS**

6. [Title: FIRST READING - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT LANDSCAPE SERVICE](#)

The proposed Ordinance will account for consistency with the Comprehensive Plan and a specific amendment as follows:

Ordinance Title

Exhibit A Landscape Service

Pages: 152 - 165

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends approval of the First Reading and to Advertise for the Adoption Hearing on November 25, 2019.

Land Development Regulation Advisory Board (LDRAB) Recommendation: On May 22, 2019, the LDRAB recommended approval of the proposed amendment by a vote of 10-4-1.

Land Development Regulation Commission (LDRC) Determination: On May 22, 2019, the LDRC found the proposed ULDC amendment to be consistent with the Comprehensive Plan by a vote of 14-0-1.

BCC Public Hearing: On June 27, 2019, the BCC approved the Request for Permission to Advertise for July 25, 2019, with a vote of 7-0. On August 22, 2019, the BCC approved a Postponement of the 1st Reading to October 24, 2019 with a vote of 6-0.

**MOTION:** To approve on First Reading and Advertise for Adoption Hearing on November 25, 2019: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 4 - USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; ARTICLE 5 - SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY USES AND STRUCTURES; ARTICLE 6 - PARKING: CHAPTER A PARKING; 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.

7. [Title: Review of Ordinance 2019-034 Exhibits D, H and L.](#)

Board Discussion and review of the 2019-01 Round of Amendments, Ordinance 2019-034, related to Exhibit D Cottage Homes; Exhibit H Electric Vehicle Charging Station Facility; and, Exhibit L Environmental Standards.

Pages: 166 - 185

Project Manager: Wendy Hernandez

**M. OTHER ITEMS**

8. [Title: Environmental Resources Management - Release and Replace Conservation Easements within the Palm Beach Park of Commerce \(Previously Postponed\)](#)

A Conservation Easement over a 3.48 - acre area known as Preserve Area 8 was established in 2010 in accordance with Resolution No. 2005-1419.1 that required a total of 31.90 acres of preserve area within the Park. The property owner has requested that a 0.065 acre portion of Preserve Area 8 be relocated adjacent to Preserve Area 6 to construct a second point of connection for the water distribution system within the Park. The original Conservation Easements for the two preserve areas are replaced with new Conservation Easements that define the new preserve area dimensions. Preserve Area 6 is increased from 0.9656 acres to 1.03 acres. The added area fulfills the preserve criteria for the Park and is compliant with ULDC, Article 14, Chapter C, Vegetation Preservation and Protection, Section 7.B.4. The new preserve area is more environmentally advantageous

because it is comprised of a more mature tree canopy and greater diversity of understory species. The proposed Conservation Easements provide language that replace and release the original easements and ensure that the new location.

Pages: 186 - 234

**MOTION:** Motion and Title: Staff recommends motion to approve: release and replace two conservation easements - "Preserve #8," which is a portion of the conservation easement recorded in Official Records Book 24145, Page 660, and "Preserve #6," recorded in Official

Records Book 30240, Page 126, within the Palm Beach Park of Commerce Planned Industrial Park (Park) -in order to relocate a 0.065 acre portion of preserve from "Preserve #8" to "Preserve #6."

**END OF REGULAR AGENDA**

## OTHER DEPARTMENT ITEMS

### A. PURCHASING CONTRACT

### B. PLANNING ITEM

9. [Title: Amendment to Settlement Agreement and Restrictive Covenant for Workforce Housing \(Gulfstream Preserve\)](#)

Pages: 235 - 257

Project Manager: Sussan Gash

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To approve and authorize Mayor to execute: Second Amendment to Settlement Agreement entered into by Palm Beach County and Lennar; and First Amendment to the Master Declaration of Restrictive Covenants for Workforce Housing in accordance with the Palm Beach County Workforce Housing Program, Gulfstream Preserve/ Gulfstream PUD, recorded in Official Records Book 27758, Page 0350, of the Public Records of Palm Beach County, Florida.

10. [Title: In Lieu Payment and Amendment to Restrictive Covenant for Workforce Housing \(Atlantic Commons\)](#)

Pages: 258 - 283

Project Manager: Sussan Gash

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To approve the buyout and payment of the in-lieu fee and authorize the Mayor to execute the amendment to the Master Declaration of Restrictive Covenants for Workforce Housing in accordance with the Workforce Housing Program, recorded in Official Records Book 26906, Page 0018, of the Public Records of Palm Beach County, Florida.

11. [Title: Workforce Housing Program Point System Update](#)

Pages: 284 - 286

Project Manager: Maria Bello

### C. ENGINEERING ITEM

## COMMENTS

### A. COUNTY ATTORNEY

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. ASSISTANT COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**