



**BOARD OF COUNTY COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
DECEMBER 19, 2019**

AGENDA

ITEM # PAGE # APPLICATION AND CONTROL #S APPLICATION NAME

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. (Agenda Page 1) DOA/CA-2019-00737 US Cigar Exchange
(1981-00115)

MOTION: To postpone to ~~Monday, January~~ Thursday, February 27, 2020.

3. (Agenda Page 4) STR-2003-00020-1 Stuart Ledis
(2003-00020)

MOTION: To postpone to Monday, January 27, 2020.

CONSENT AGENDA

E. ZONING APPLICATIONS- NEW

7. (148) EAC-2019-01292 Boynton Golf Estates
(2003-00086)

AMEND Building and Site Design Condition 5 of Exhibit C, to read as follows:

The Property Owner shall ~~revise the site plan to~~ provide a minimum of 0.17 acres of on-site recreation, exclusive of landscape buffers and meeting the required minimum dimensions, or as approved by Palm Beach County Parks and Recreation Department. (~~DATE~~/DRO: PARKS AND RECREATION - Parks and Recreation)

REGULAR AGENDA

J. ZONING APPLICATIONS – NEW

14. (355-359) ZV/DOA-2018-01208 Delray Commons (Barkley Place)
(1984-00163)

DELETE Health Condition 2 of Exhibit C-2.

DELETE Engineering Condition 1 of Exhibit C-2.

AMEND Site Design Condition 2 of Exhibit C-2, to read as follows:

...

Restaurant waste shall remain in a climate controlled enclosed structure until removed from the ~~premesis~~ premises. (DRO: ZONING – Zoning)

ADD Site Design Condition 3 of Exhibit C-2, to read as follows:

Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Site Plan to show that all required off-street parking spaces are located within six-hundred (600) linear feet of the primary entrance of the nearest building or use it is intended to serve, by either or both of the following options:

a) establishing a pedestrian connection (as the person walks) between the north and south property area; or,

b) relocate or reduce square footage. (DRO: ZONING-Zoning)

L. ULDC AMENDMENTS

15. (373-495) FIRST READING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2019-02

DELETE Exhibit I, page 436, ULDC amendment for CLF distances to Fire Rescue. Staff recommends removing this amendment from this ULDC Round.

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**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY DECEMBER 19, 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/

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



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

DECEMBER 19, 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

- 1. [DOA/CA-2019-00737](#) Title: a Development Order Amendment application of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to add a use.

Title: a Class A Conditional Use of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge.

General Location: Southwest corner of Palmetto Park Road & Powerline Road. **(US Cigar Exchange)** (Control 1981-00115)

Pages: 1 - 1

Project Manager: Brenya Martinez

Size: 8.19 acres ±

BCC District: 4

Staff Recommendation: Staff recommends postponement to Monday, January 27, 2020.

Zoning Commission Recommendation: Postponed to January 8, 2020 by a vote of 6-0-0.

MOTION: To postpone to Monday, January 27, 2020.

- 2. [DOA/W-2019-00489](#) Title: a Development Order Amendment application of SSC Property Holdings, LLC by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reconfigure the Site Plan; and, to add square footage.

Title: a Type 2 Waiver of SSC Property Holdings, LLC by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reduce minimum Fenestration, Building Frontage and dimension of Usable Open Space; and, eliminate a Pedestrian Amenity.

General Location: West side of Military Trail, approximately 600 feet north of Summit Boulevard. **(Hunts Easy Storage)** (Control 1981-00082)

Pages: 2 - 2

Project Manager: Travis Goodson

Size: 9.31 acres ±

BCC District: 2

(affected area 3.49 acres ±)

Staff Recommendation: Staff recommends postponement to Monday, January 27, 2020.

Zoning Commission Recommendation: Postponed to January 8, 2020 by a vote of 6-0-0.

MOTION: to postpone to Monday, January 27, 2020.

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

- 3. [STR-2003-00020-1](#) Status Report for R-2007-1443. Property Owner: Chemtov Mrtg Group Corp. General Location: Southwest corner of Belvedere Road and Jog Road Current Zoning: Community Commercial (CC) **(Stuart Ledis (Control No. 2003-00020))**

Pages: 3 - 6

Project Manager: Bruce Thomson

Size: 2.55 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the motion.

MOTION: To adopt a Resolution approving revocation of a Class A Conditional Use to allow a Convenience Store with gas sales, approved by R-2007-1443.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Community Commercial (CC) Zoning District to the Single Family Residential (RS) Zoning District, for property previously rezoned by Resolution R-2007-1442.

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

- 4. [DOA-2019-01088](#) Title: a Development Order Amendment application of WPB No. 1, LLC, Florida #2, LLC, MA No. 1, LLC, Health Career Institute, LLC, Florida #8, LLC by Shutts and Bowen, LLP, Agent. Request: to amend the Site Plan and delete a Condition of Approval.

General Location: Southeast of the intersection of North Congress Avenue and Westgate Avenue. (**Congress Avenue Office Park**) (Control 1988-00005)

Pages: 7 - 45

Conditions of Approval (13 - 15)

Project Manager: Cody Sisk

Size: 6.10 acres ±

BCC District: 2

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 6-0-0.

MOTION: To adopt a Resolution approving a Development Order Amendment to amend the Site Plan and delete a Condition of Approval subject to Conditions of Approval as indicated in Exhibit C.

5. [ZV/ABN/DOA/CA-2019-00134](#) Title: a Development Order Abandonment application of Chick-Fil-A, Inc., Boynton Beach Associates XVIII LLLP by Bowman Consulting Group, Agent. Request: to abandon a Type II Restaurant
Title: a Development Order Amendment of Chick-Fil-A, Inc., Boynton Beach Associates XVIII LLLP by Bowman Consulting Group, Agent. Request: to reconfigure the Site Plan; reduce square footage and number of parking spaces; and, modify uses.
Title: a Class A Conditional Use of Chick-Fil-A, Inc., Boynton Beach Associates XVIII LLLP by Bowman Consulting Group, Agent. Request: to allow a Type 1 Restaurant with a Drive-through.
General Location: Southeast corner of Boynton Beach Boulevard and Lyons Road. **(Chick-Fil-A #4305 - Canyon Town Center)** (Control 2004-00471)

Pages: 46 - 87

Conditions of Approval (54 - 64)

Project Manager: Carolina Valera

Size: 125.82 acres ±

BCC District: 5

(affected area 26.75 acres ±)

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

Zoning Commission Recommendation: Approved a Type 2 Variance (with conditions) by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Conditional Use Class A (with conditions) by a vote of 6-0-0.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Type II Restaurant.

MOTION: To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan; reduce square footage and number of parking spaces; and, modify uses 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 a Type 1 Restaurant with a Drive-through subject to the Conditions of Approval as indicated in Exhibit C-3.

6. [ABN/ZV/PDD/CA-2017-00983](#) Title: an Official Zoning Map Amendment application of AMKBJ Partners, LTD LLLP by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Class A Conditional Use of AMKBJ Partners, LTD LLLP by WGINC, Agent. Request: to allow a Workforce Housing Program (WHP) Density Bonus greater than 30 percent.

General Location: West side of Military Trail, approximately 0.60 miles north of Lantana Road. (**Heathwood Reserve**) (Control 1997-00008)

Pages: 88 - 143

Conditions of Approval (97 - 102)

Project Manager: Carolina Valera

Size: 22.54 acres ±

BCC District: 3

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

Zoning Commission Recommendation: Approved a Type 2 Variance (with conditions) by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment (with conditions) by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) by 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 Planned Unit Development (PUD) 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 to Workforce Housing Program (WHP) Density Bonus greater than 30 percent, subject to the Conditions of Approval as indicated in Exhibit C-3.

7. [EAC-2019-01292](#) Title: a Development Order Amendment Expedited Application Consideration application of CREG, LLC by Cotleur & Hearing Inc., Agent. Request: to modify a Condition of Approval.

General Location: Terminus of Canal Drive, approximately 0.5 miles west of S. Haverhill Road (Northeast corner of The Links at Boynton Beach Golf Course) (**Boynton Golf Estates**) (Control 2003-00086)

Pages: 144 - 160

Conditions of Approval (148 - 152)

Project Manager: Brenya Martinez

Size: 8.16 acres ±

BCC District: 3

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

MOTION: To adopt a Resolution approving a Development Order Amendment Expedited Application Consideration to modify a Condition of Approval subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

D. PREVIOUSLY POSTPONED STATUS REPORTS

E. STATUS REPORTS - NEW

F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

8. [SCA-2019-00019](#) Title: Holden of Delray Beach, Small Scale Land Use Amendment application of Alliance Realty Partners, LLC - Michael Ging, 6595 LLC by Dunay Miskel and Backman LLP, Agent. Request: To change a future land use designation from Institutional and Public Facilities (INST) to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) with conditions.
General Location: North side of Morikami Park Road, approximately 310 feet west of Jog Road. **(Holden of Delray Beach)** (Control 2008-00133)

Pages: 161 - 198

Conditions of Approval (166 - 166)

Project Manager: Melissa Michael

Size: 7.23 acres \pm

BCC District: 5

Staff Recommendation: Approval of the proposed future land use amendment from Institutional and Public Facilities (INST) to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) with conditions.

Planning Commission Recommendation: Approval of staff recommendation, with a vote of 9-6 at the November 8, 2019 public hearing.

MOTION: To adopt an ordinance approving the proposed future land use amendment from Institutional and Public Facilities (INST) to Institutional and Public Facilities with an underlying Congregate Living Residential (INST/CLR) with conditions.

9. [ZV/PDD/CA-2019-00327](#) Title: an Official Zoning Map Amendment application of Alliance Realty Partners, LLC, 6595, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Class A Conditional Use of Alliance Realty Partners, LLC, 6595, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a Type 3 Congregate Living Facility.
General Location: North side of Morikami Park Road, approximately 310 feet west of Jog Road. **(Holden of Delray Beach)** (Control 2008-00133)

Pages: 199 - 244

Conditions of Approval (208 - 214)

Project Manager: Meredith Leigh

Size: 7.23 acres ±

BCC District: 5

DISCLOSURE

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

Zoning Commission Recommendation: Approved a Type 2 Variance (with conditions) by a vote of 5-1-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment (with conditions) by a vote of 5-1-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 5-1-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Planned Unit Development (PUD) 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 a Type 3 Congregate Living Facility subject to the Conditions of Approval as indicated in Exhibit C-3.

10. [SCA-2019-00014](#) Title: Vo Professional Office, Small Scale Land Use Amendment application of Yen Vo by Schmidt Nichols, Agent. Request: To change a future land use designation from Low Residential, 1 unit per acre, (LR-1) to Commercial Low-Office with an underlying 1 unit per acre (CL-O/1)

General Location: Northeast corner of Lantana Road and Colbright Road (**Vo Professional Office**) (Control 2018-00157)

Pages: 245 - 269

Project Manager: Jonathon Butler

Size: 3.11 acres \pm

BCC District: 3

Staff Recommendation: Denial of the proposed future land use amendment from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with an underlying Low Residential, 1 unit per acre (CL-O/1)

Planning Commission Recommendation: Denial, with a vote of 13-2 at the November 8, 2019 public hearing.

MOTION: To deny the proposed future land use amendment from Low Residential, 1 unit per acre (LR-1) to Commercial Low-Office with an underlying Low Residential, 1 unit per acre (CL-O/1)

11. [Z/CA-2018-02236](#) Title: an Official Zoning Map Amendment application of Annie Vo Yen Pham by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CL-O) Zoning District.

Title: a Class A Conditional Use of Annie Vo Yen Pham by Schmidt Nichols, Agent.

Request: to allow a Medical or Dental Office.

General Location: Northeast corner of Lantana Road and Colbright Road. (**Vo Professional Office**) (Control 2018-00157)

Pages: 270 - 289

Conditions of Approval (278 - 280)

Project Manager: Ryan Vandenburg

Size: 3.11 acres \pm

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends denial of the request. However should the Board of County Commissioners recommend approval of the request, staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

Zoning Commission Recommendation: Recommended Denial of an Official Zoning Map Amendment by a vote of 5-1-0.

Zoning Commission Recommendation: Recommended Denial of a Class A Conditional Use by a vote of 5-1-0.

MOTION: To adopt a Resolution for the denial of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CL-O) Zoning District.

MOTION: To adopt a Resolution for the denial of a Class A Conditional Use to allow a Medical Office or Dental Office.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

12. [ABN/CA-2018-02106](#) Title: a Development Order Abandonment application of Trikon Northlake, LLC by Insite Studio, Agent. Request: to abandon the Special Exception allowing a Financial Institution with five Drive-Up Teller units.
Title: a Class A Conditional Use of Trikon Northlake, LLC by Insite Studio, Agent.
Request: to allow a Type 1 Restaurant with a drive-thru.
General Location: On the north side of Northlake Boulevard, approximately 630 feet west of MacArthur Blvd. (**Trikon Northlake**) (Control 1986-00070)

Pages: 290 - 317

Conditions of Approval (300 - 302)

Project Manager: Carrie Rechenmacher

Size: 2.77 acres ±

BCC District: 1

DISCLOSURE

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (as amended) by a vote of 6-0-0.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon the Special Exception allowing a Financial Institution with five Drive-Up Teller units.

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

13. [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: 318 - 346

Conditions of Approval (325 - 329)

Project Manager: Ryan Vandenburg

Size: 1.71 acres ±

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.

J. ZONING APPLICATIONS - NEW

14. [ZV/DOA-2018-01208](#) Title: a Development Order Amendment application of Barkley International, Inc. by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Site Plan; add and delete square footage; modify uses; and, amend Conditions of Approval.
General Location: West side of Military Trail, approximately 0.25 miles north of Flavor Pict Road. (**Delray Commons (Barkley Place)**) (Control 1984-00163)

Pages: 347 - 372

Conditions of Approval (354 - 359)

Project Manager: Carrie Rechenmacher

Size: 4.00 acres ±

BCC District: 5

DISCLOSURE

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

Zoning Commission Recommendation: Approved a Type 2 Variance (with conditions) by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) by a vote of 6-0-0.

MOTION: To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan; add and delete square footage; modify uses; and amend Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-2.

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. ULDC AMENDMENTS

15. [Title: First Reading - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2019-02.](#)

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

Ordinance Title

- Exhibit A Art. 2 HB 7103 Legislation to Modify Timeline for Review of DOs
- Exhibit B Art. 2 ULDC Privately Initiated Amendment
- Exhibit C Art. 2 Monitoring
- Exhibit D Art. 2 Planning Process and Historic Resources Review
- Exhibit E Art. 3 Westgate Redevelopment Area Overlay - Residential Uses
- Exhibit F Art. 3 Residential Building Coverage
- Exhibit G Art. 3 CRE Consistency and RR-10 FLU
- Exhibit H Art. 3 PDD Setback Measurement
- Exhibit I Art. 4 CLF Distance to Fire Rescue
- Exhibit J Art. 4 Caretaker Quarters
- Exhibit K Art. 4 Industrial Uses in CH Land Use
- Exhibit L Art. 3 and 5 Community and Neighborhood Park Recreation Standards
- Exhibit M Art. 6 Parking
- Exhibit N Art. 1, 2, and 7 Vegetation Violations and HB 1159
- Exhibit O Art. 7 Easement Overlaps of Landscape Buffers
- Exhibit P Art. 11 Code Reference FLU versus Article 2 process
- Exhibit Q Art. 12 TPS Codification of Ord. 2017-023 and Ord. 2009-031

Pages: 373 - 495

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends approval of First Reading and Advertise for Adoption Hearing of the ULDC Amendment Round 2019-02 for January 27, 2020.

Land Development Regulation Advisory Board (LDRAB): On August 28, 2019, September 25, 2019, and November 13, 2019 the LDRAB recommended approval of the proposed amendments with multiple votes.

Land Development Regulation Commission (LDRC) Determination: On November 13, 2019 the LDRC found the proposed ULDC amendments to be consistent with the Comprehensive Plan with a vote of 14-0.

BCC Public Hearing: On November 25, 2019, the BCC approved the Request for Permission to Advertise for December 19, 2019 First Reading with a vote of 7-0.

MOTION: To approve on First Reading and Advertise for Adoption Hearing of the ULDC Amendment Round 2019-02, for January 27, 2020: 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 1- GENERAL PROVISIONS: CHAPTER H, DEFINITIONS AND ACRONYMS; ARTICLE 2- APPLICATION PROCESSES AND PROCEDURES: CHAPTER A, GENERAL, CHAPTER B, PUBLIC HEARING PROCESS, CHAPTER C, ADMINISTRATIVE PROCESSES, CHAPTER D, ULDC PRIVATELY INITIATED AMENDMENT (PIA), CHAPTER E, MONITORING, CHAPTER G, DECISION MAKING BODIES, AND CHAPTER H, FLU PLAN AMENDMENTS; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS: CHAPTER A, GENERAL, CHAPTER B, OVERLAYS, CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs), AND CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4- USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; ARTICLE 5- SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY USES AND STRUCTURES, CHAPTER D, PARKS AND RECREATION - RULES AND RECREATION STANDARDS, AND CHAPTER F, LEGAL DOCUMENTS; ARTICLE 6- PARKING: CHAPTER A, PARKING, CHAPTER B, LOADING STANDARDS, AND CHAPTER C, DRIVEWAYS AND ACCESS; ARTICLE 7- LANDSCAPING: CHAPTER B, APPLICABILITY AND APPROVAL PROCESS, CHAPTER C, LANDSCAPE BUFFER AND INTERIOR LANDSCAPE REQUIREMENTS, CHAPTER E, EXISTING NATIVE VEGETATION, PROHIBITED, AND CONTROLLED PLANT SPECIES, CHAPTER F, INSTALLATION AND MAINTENANCE, AND CHAPTER G, ENFORCEMENT; ARTICLE 11- SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS: CHAPTER A, GENERAL REQUIREMENTS; ARTICLE 12- TRAFFIC PERFORMANCE STANDARDS: CHAPTER B, STANDARD AND CHAPTER R, CORRIDOR MASTER PLANS; 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.

16. [Title:](#) BCC discussion and direction regarding modifications to the ULDC relating to access and subdivision variance requirements for Landscape Service.

Pages: 496 - 497

Project Manager: Joanne Keller

17. [Title:](#) BCC discussion and direction regarding modifications to the ULDC or the Comprehensive Plan for the allowance of Landscape Service within the Agricultural Reserve Planned Unit Development (AGR-PUD) Preserves for existing and future uses.

Pages: 498 - 506

Project Manager: Patricia Behn

M. OTHER ITEMS

END OF REGULAR AGENDA

OTHER DEPARTMENT ITEMS

A. PURCHASING CONTRACT

B. DEPARTMENT UPDATE

C. ENGINEERING ITEM

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT

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