



**BOARD OF COUNTY COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
JULY 27, 2017**

CONSENT AGENDA

G. ABANDONMENTS

- 7. (135-138) ABN-2017-00344 West Boca Presbyterian Church
(1983-00078)

ADD Motion to postpone to August 24, 2017.

REGULAR AGENDA

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 11. (291-366) PDD/DOA/W/CA-2016-02029 Bridges-Mizner AGR-PUD
(2016-00078)

AMEND Engineering Condition 12 of Exhibit C-2 to read as follows:

12. ~~Prior to recordation of the plat adjacent to Lyons Road in Bridges South~~ Within ninety (90) days notice by the County Engineer, the Property Owner shall provide a roadway construction easement to Palm Beach County along Lyons Road, a minimum of 10 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 the project 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. (PLAT ONGOING: MONITORING ENGINEERING - Engineering)

K. ULDC AMENDMENTS

- 13. (486) ULDC Amendment Round 2017-01, First Reading and Request to Advertise for Adoption Hearing

ADD Memo re: Discussion on Unified Land Development Code (ULDC) Amendment Round 2017-01, Exhibit D – Art. 2.G.3.A.3, Board Membership.

AMEND Exhibit S, Art. 16, Airports and F.S. 333 on page 486, lines 41 – 45, to read as follows:

38. **Runway Protection Zone (RPZ)** – for purposes of Art. 16, ~~an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground.~~ Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table [16.B.1.E-1](#).



INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
Planning, Zoning and Building

TO: Paulette Burdick, Mayor, and
Members of the Board of County Commissioners

FROM: Jon MacGillis, ASLA, Zoning Director 

DATE: July 25, 2017

RE: Discussion on Unified Land Development Code (ULDC) Amendment
Round 2017-01, Exhibit D - Art. 2.G.3.A.3, Board Membership

At the June 22, 2017, BCC Zoning Hearing, Permission to Advertise ULDC Amendment Round 2017-01, staff discussed with the BCC an amendment to the terms of membership on the Land Development Regulation Advisory Board (LDRAB). Staff is proposing to eliminate the seat designated to the Associated General Contractors of America (AGC) due to failure of the organization to provide a candidate for the past several years. Commissioner McKinlay asked if staff had reached out to other commercial builder organizations to see if they wanted to nominate a candidate. Staff indicated they had not done this, and were directed by the BCC to do so before 1st Reading.

Staff contacted Michelle Anaya DePotter, Executive Director with the Associated General Contractors of America (AGC) to confirm once again if they had a candidate. Ms. Anaya DePotter did provide us with a candidate on July 21, 2017. (Attachment-1)

Staff also contacted Carol Bowen, J.D. Chief Lobbyist with the Associated Builders and Contractors, Inc. (ABC) to inquire if the organization would be interested in having a representative on the Board. Ms. Bowen indicated they could provide a candidate. She indicated their organization would like the BCC to consider rotating the seat between AGC & ABC when the term is renewed each 3 years.

Both organizations have a candidate to nominate to fill the vacancy.

Options for the BCC to Consider Related to this ULDC Amendment

The BCC has several options related to this ULDC amendment:

1. Withdraw the current amendment from the Round 2017-01 packet and maintain AGC as the Commercial Builder representative;
2. Delete AGC as one of the organizations represented at LDRAB, as proposed in Exh. D, Amendment Round 2017-01;
3. Amend the Code prior to final adoption to reflect that any of the two commercial building organizations may nominate a candidate for that seat. This seat has a 3 year term. The organizations can rotate the nomination at the end of each 3 year term;
4. Or, any other option as the Board may direct staff.

Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

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Melissa McKinlay, Vice Mayor

Hal R. Valeche
Dave Kerner
Steven L. Abrams
Mary Lou Berger
Mack Bernard

County Administrator

Verdenia C. Baker

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Staff is prepared to present this update at the July 27, 2017 Zoning BCC Hearing.

Should you have any questions regarding this matter, please contact me directly at (561) 233-5223, or William Cross, Principal Site Planner, at (561) 233-5206.

JM/MC/yw

Attachment: Nomination from AGC

C: Faye W Johnson, Assistant County Administrator
Patrick W. Rutter, Executive Director, Planning, Zoning and Building (PZ&B)
Ramsay Bulkeley, Esq., Deputy Director PZ&B
Robert Banks, Chief Land Use County Attorney
Leonard W. Berger, Chief Assistant County Attorney
Michelle Anaya De Potter, Executive Director, Associated General Contractors of America, Inc. – Florida East Coast Chapter
Carol Bowen, J.D, Chief Lobbyist, Associated Builders and Contractors of Florida
William Cross, Principal Site Planner, Zoning
Monica Cantor, Senior Site Planner, Zoning

AGC Florida East Coast Chapter

The Associated General Contractors of America

Quality People. Quality Projects.



Michelle Anaya DePotter
Chief Executive Officer

July 21, 2017

2017 Board

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Matt West
West Construction, Inc.

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The Weitz Company

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Allen Gast

Gast Construction Group, Inc.

Ken Geremia, Jr.

Gerelco Electrical Contractors, Inc.

Rex Kirby

Verdex Construction, LLC

Adam Linkhorst

Linkhorst & Hockin, P.A.

Mike Neal

KAST Construction Company, LLC

Brett Rosenhaus

Nielson Rosenhaus & Associates

Bob Schafer

Ranger Construction Industries, Inc.

Brett Strassel

Hedrick Brothers Construction Co., Inc.

Mr. Jon MacGillis, ASLA
Zoning Director
Mr. Ramsay Bulkeley, Esq.
Deputy Director
Palm Beach County
Department of Planning, Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741

Dear Mr. MacGillis and Mr. Bulkeley:

The Associated General Contractors of America, Inc.'s Florida East Coast Chapter is both proud and pleased to submit the application and resume/background information of Past President, Mr. Charles Duane Drawdy (Drawdy Construction) for your review and consideration of our request for appointment to fill AGC's vacant seat on LDRAB.

Please know, we have continued to appreciate your patience while we attempted to fill this position with a most qualified candidate to serve from within our membership organization make-up. After review of his letter of experience, which of note includes previous experience serving on two other PBC Advisory Boards, including Chair of CILB and serving on CBAA, and application, we believe you, too, will agree, he most certainly fits the criteria of filling this important position. Furthermore, we are confident he will serve all parties well in his capacity and be dedicated to what is expected of him.

Thank you for your consideration in moving this application and recommendation forward to the Board of County Commission for appointment. Please keep me abreast as to status of this request for appointment.

Again, thank you, for the opportunity for AGC to continue to appoint someone to this seat, and please don't hesitate to contact me if I may of further assistance to you regarding this or any other matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Anaya DePotter', is written over a horizontal line.

Michelle Anaya DePotter
Chief Executive Officer

Attachments: Application and Resume/Background

C: Past President Charles Duane Drawdy

2617 North Australian Avenue
West Palm Beach, FL 33407

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**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY JULY 27, 2017

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

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 27, 2017

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. [ABN/DOA-2015-02519](#) Title: a Development Order Abandonment application of CVS 4785 FL LLC, Taz Inc - Hardial Sibia by Hardial Sibia, Agent. Request: to abandon a Financial Institution.

Title: a Development Order Amendment of CVS 4785 FL LLC, Taz Inc - Hardial Sibia by Hardial Sibia, Agent. Request: to reconfigure the site plan, add square footage, and amend Conditions of Approval (Building and Site Design, Landscape, Signs, Use Limitations).

General Location: On the southeast corner of Coconut Lane and Military Trail. (Coconut Plaza) (Control 1999-00036)

Pages: 1 - 1

Project Manager: Carrie Rechenmacher

Size: 3.99 acres ±

BCC District: 4

(affected area 1.81 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday, August 24, 2017.

Zoning Commission Recommendation: Postponed to August 3, 2017 by a vote of 6-0-0.

MOTION: To postpone to Thursday, August 24, 2017.

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

- 2. [DOA-2016-02216](#) Title: a Development Order Amendment application of First Union Natl Bank of Fla by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Site Plan and delete land area.

General Location: Approximately 160 feet east of Haverhill Road on the south side of Okeechobee Boulevard. **(Atlantic Bank Corp)** (Control 1973-00077)

Pages: 2 - 32

Conditions of Approval (7 - 8)

Project Manager: Carolina Valera

Size: 3.45 acres ±

BCC District: 7

(affected area 1.88 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 11 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 6-1-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan and delete land area subject to the Conditions of Approval as indicated in Exhibit C.

3. [ABN/PDD/CA-2017-00137](#) Title: a Development Order Abandonment application of Brightwork Acquisitions LLC by Dunay Miskel and Backman LLP, Agent. Request: to abandon an Auto Service Station.

Title: an Official Zoning Map Amendment of Brightwork Acquisitions LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Class A Conditional Use of Brightwork Acquisitions LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a Retail Gas and Fuel Sales with a Convenience Store.

General Location: Southeast corner of Haverhill Road and Okeechobee Boulevard. **(Wawa HO 1193)** (Control 1978-00288)

Pages: 33 - 75

Conditions of Approval (42 - 46)

Project Manager: Carolina Valera

Size: 2.48 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 18 Conditions 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 Class A Conditional Use by a vote of 6-1-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 6-1-0.

Zoning Commission Recommendation: Recommended Approval of a Planned Development District by a vote of 6-1-0.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for an Auto Service Station.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) 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 Retail Gas and Fuel Sales with a Convenience Store subject to the Conditions of Approval as indicated in Exhibit C-2.

4. [ZV/DOA/R-2016-01826](#) Title: a Development Order Amendment application of Max Realty Corporation by Shutts and Bowen LLP, Agent. Request: to reconfigure the Site Plan; add square footage; modify and delete square footage; and, modify and delete Conditions of Approval (Architectural, Engineering, Planned Development, Signs).
Title: a Requested Use of Max Realty Corporation by Shutts and Bowen LLP, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.
General Location: Northwest corner of Jog Road and Hypoluxo Road. **(The Falls Commercial MUPD)** (Control 1985-00155)

Pages: 76 - 108

Conditions of Approval (83 - 91)

Project Manager: Yoan Machado

Size: 3.51 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 27 Conditions of Approval as indicated in Exhibit C-1, 6 Conditions of Approval as indicated in Exhibit C-2, and 6 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Requested Use by a vote of 7-0-0.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan and add square footage for the Type I Restaurant with Drive through subject to the Conditions of Approval as indicated in Exhibit C-2.

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

5. [EAC-2017-00353](#) Title: an Expedited Application Consideration application of Army Salvation by Ciklin Lubitz & O'Connell, Agent. Request: to modify Conditions of Approval (Use Limitations).
General Location: South-West corner of Vilma Lane and Military Trail approximately 0.5 miles South of Okeechobee Blvd. **(Salvation Army)** (Control 1997-00088)

Pages: 109 - 133

Conditions of Approval (114 - 120)

Project Manager: Carlos Torres

Size: 9.08 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 44 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Expedited Application Consideration to modify Conditions of Approval (Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

- 6. **CRB-2017-01222** Title: a Corrective Resolution application of C B C Seneca Corp by Wantman Group Inc., Agent. Request: to correct errors within Resolution R-2017-0501 to delete Engineering Condition 11 which was not indicated in Exhibit C-1 of application PDD/R-2016-01241.
General Location: Approximately 428 feet east of Lyons Road on the south side of Atlantic Avenue. (**Seneca Property**) (Control 2016-00078)

Pages: 134 - 134

Project Manager: Carolina Valera

Size: 4.97 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution to correct errors within Resolution R-2017-0501 to delete Engineering Condition 11 which was not indicated in Exhibit C-1 of application PDD/R-2016-01241.

G. ABANDONMENTS

- 7. **ABN-2017-00344** Title: a Development Order Abandonment application of West Boca Presbyterian Church Inc by Jon E Schmidt & Associates, Agent. Request: to abandon a Special Exception allowing a Church and Accessory Buildings and Structures.
General Location: Approximately 1/8 mile north of Judge Winkoff Road on the west side of Hammock Street. (**West Boca Presbyterian Church**) (Control 1983-00078)

Pages: 135 - 138

Project Manager: Diego Penalosa

Size: 6.08 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception allowing a Church and Accessory Buildings and Structures.

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-2017-00011](#) Title: Hagen Ranch Commerce Center, Small Scale Land Use Amendment application of Hunt R W Est, Mazal Land, LLC - Sergio G Selcer, Gilmore Elijah Est & by Miller Land Planning, Agent. Request: To change a future land use designation from Medium Residential, 5 units per acre (MR-5) to Commercial High with an underlying Medium Residential, 5 units per acre (CH/5) with conditions.
General Location: South side of Boynton Beach Boulevard, east of Hagen Ranch Road. **(Hagen Ranch Commerce Center)** (Control 1991-00047)

Pages: 139 - 174

Conditions of Approval (147 - 147)

Project Manager: Valerie Flores

Size: 1.77 acres ±

BCC District: 5

Staff Recommendation: Approval of the proposed amendment from Medium Residential, 5 units per acre (MR-5) to Commercial High with an underlying Medium Residential, 5 units per acre (CH/5) subject to Conditions of Approval.

Planning Commission Recommendation: Planning Commission recommended approval, by a vote of 11-0.

MOTION: To adopt an Ordinance approving the proposed amendment from Medium Residential, 5 units per acre (MR-5) to Commercial High with an underlying Medium Residential, 5 units per acre (CH/5) subject to Conditions of Approval.

9. [ZV/PDD/DOA-2016-02199](#) Title: an Official Zoning Map Amendment application of Mazal Land, LLC by Miller Land Planning, Agent. Request: to allow rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Development Order Amendment of Mazal Land, LLC by Miller Land Planning, Agent. Request: to reconfigure the site plan; add land area; request an Alternative Type 3 Incompatibility buffer to eliminate the required wall; and, to modify Conditions of Approval (Landscaping).

General Location: Southeast corner of Boynton Beach Boulevard and Hagen Ranch Road. **(Hagen Ranch Commerce Center MUPD)** (Control 1991-00047)

Pages: 175 - 215

Conditions of Approval (183 - 195)

Project Manager: Carlos Torres

Size: 9.25 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-2; and, 77 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) by a vote of 7-0-0.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add land area; request an Alternative Type 3 Incompatibility buffer to eliminate the required wall; and, to modify Conditions of Approval (Landscaping) subject to Conditions of Approval as indicated in Exhibit C-3.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

10. [DOA/W-2016-02025](#) Title: a Development Order Amendment application of Boca Raton Associates VII LLLP, Mcgrath Farms Inc, Pontano Family Farms LLC, Boynton Beach Associates XXIV LLLP, 87th Place South LLC, South Fla Water Mgmt Dist by G.L. Homes, Agent. Request: to reconfigure the Master Plan; add and delete land area; delete units; amend the Conservation Easement; and, modify Conditions of Approval (Engineering and Planning).

Title: a Type II Waiver of Boca Raton Associates VII LLLP, Mcgrath Farms Inc, Pontano Family Farms LLC, Boynton Beach Associates XXIV LLLP, 87th Place South LLC, South Fla Water Mgmt Dist by G.L. Homes, Agent. Request: to allow 65 percent of the local streets to terminate in a Cul-de-sac.

General Location: On the west side of Lyons Road approximately one mile south of Atlantic Avenue. (Hyder AGR-PUD) (Control 2005-00455)

Pages: 216 - 290

Conditions of Approval (224 - 237)

Project Manager: Roger Ramdeen

Size: 1,836.80 acres \pm

BCC District: 5,6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 45 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 Development Order Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Type II Waiver by a vote of 7-0-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add and delete land area; delete units; amend the Conservation Easement; and, modify Conditions of Approval (Engineering and Planning) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Type II Waiver to allow 65 percent of the local streets to terminate in a Cul-de-sac subject to the Conditions of Approval as indicated in Exhibit C-2.

11. [PDD/DOA/W/CA-2016-02029](#) Title: an Official Zoning Map Amendment application of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from Agricultural Reserve (AGR) and Planned Unit Development (PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development.

Title: a Type II Waiver of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow 46 percent of the local streets to terminate in a Cul-de-sac.

Title: a Class A Conditional Use of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow a Golf Course.

General Location: On the east of Lyons Road approximately one mile south of Atlantic Avenue. **(Bridges-Mizner AGR-PUD)** (Control 2004-00250)

Pages: 291 - 366

Conditions of Approval (304 - 319)

Project Manager: Yoan Machado

Size: 2,330.85 acres ±

BCC District: 5,6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1, 55 Conditions of Approval as indicated in Exhibit C-2, 7 Conditions of Approval as indicated in Exhibit C-3, and 4 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Recommended Approval of a Type II Waiver by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agricultural Reserve (AGR) and Planned Unit Development (PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Waiver to allow 46 percent of the local streets to terminate in a Cul-de-sac 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 Golf Course subject to the Conditions of Approval as indicated in Exhibit C-4.

12. [ZV/ABN/DOA/R-2016-01229](#) Title: Development Order Abandonment application of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to abandon a Special Exception for an Auto Service Station.

Title: a Development Order Amendment of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to reconfigure the Site Plan; delete square footage; modify uses; and, add parking spaces.

Title: a Requested Use. of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to allow Retail Gas and Fuel.

General Location: Northwest corner of Military Trail and Boynton West Road. **(7-Eleven Inc. at Boynton West Shopping Center)** (Control 1972-00051)

Pages: 367 - 404

Conditions of Approval (377 - 380)

Project Manager: Carolina Valera

Size: 17.84 acres ±

BCC District: 5

(affected area 1.24 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 10 Conditions of Approval as indicated in Exhibit C-3 and 6 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Recommended Approval of a Requested Use. by a vote of 5-2-0.

Zoning Commission Recommendation: Recommended Approval of Development Order Abandonment by a vote of 5-2-0.

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 5-2-0.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for an Auto Service Station.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; delete square footage; modify uses; and, add parking spaces, subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Requested Use for Retail Gas and Fuel, subject to the Conditions of Approval as indicated in Exhibit C-4.

J. ZONING APPLICATIONS - NEW

K. ULDC AMENDMENTS

13. [Title: UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2017-01 - FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING](#)

The proposed ordinance will account for consistency with the Comprehensive Plan, correction of glitches and clarifications, as well as several specific amendments, as follows:

- Exhibit A - Art. 1.C.1, Rules of Construction - Rounding of Fractions
- Exhibit B - Mobile Home Owner Disclosure Requirements to Potential Buyers
- Exhibit C - Administrative Approvals-Unmanned Retail Structures
- Exhibit D - Art. 2.G.3.A.3, Board Membership
- Exhibit E - Art. 3, Planned Development Districts
- Exhibit F - Art. 3.B.14.F, Property Development Regulations [Related to WCRAO]
- Exhibit G - Lifestyle Commercial Center LCC
- Exhibit H - Art. 4, Use Regulations
- Exhibit I - Art. 4.B, Use Classification [Related to URAO]
- Exhibit J - Retail Gas and Fuel - Standards for Approval
- Exhibit K - Art. 5.B.1.A, Accessory Uses and Structures - General Exceptions
- Exhibit L - Art. 5.B.1.A, Accessory Uses and Structures - Exceptions for Buildings Accessory to Residential
- Exhibit M - Accessory Solar Energy Systems
- Exhibit N - Art. 5.B.1.B, Temporary Structures - Portable Storage Containers and Shipping Containers
- Exhibit O - Requested Use Reference
- Exhibit P - Art. 6 Parking
- Exhibit Q - Art. 8.F.5, Illumination [Related to Signage]
- Exhibit R - Art. 8.G.3.B, Electronic Message Signs
- Exhibit S - Art. 16, Airports and F.S. 333

Pages: 405 - 501

Project Manager: William Cross

Staff Recommendation: Staff recommends approval of First Reading and to Advertise for Adoption Hearing of ULDC Amendment Round 2017-01 on August 24, 2017.

LDRAB/LDRC: 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 29, 2017, April 26, 2017 and May 24, 2017. Sitting as the LDRC on May 24, 2017, all proposed ULDC Amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearings: June 22, 2017, Request for Permission to Advertise for First Reading on July 27, 2017: Approved, 7-0.

MOTION: To approve on First Reading and Advertise for Adoption Hearing of ULDC Amendment Round 2017-01 on August 24, 2017: 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 C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS & ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER G, EMINENT DOMAIN; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS: CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4- USE REGULATIONS: CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; ARTICLE 5- SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6- PARKING: CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; ARTICLE 7- LANDSCAPING: CHAPTER C, MGTS TIER COMPLIANCE; ARTICLE 8- SIGNAGE: CHAPTER D, TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; CHAPTER H, OFF-SITE SIGNS; CHAPTER I, ADMINISTRATION AND ENFORCEMENT; ARTICLE 16- AIRPORT REGULATIONS: CHAPTER A, GENERAL; CHAPTER B, AIRSPACE HEIGHT REGULATIONS; CHAPTER C, AIRPORT LAND USE REGULATIONS; 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: ARTICLE 18, FLOOD DAMAGE PREVENTION - REQUEST FOR PERMISSION TO ADVERTISE](#)

SUMMARY: The proposed ordinance will account for consistency with the Florida Model Flood Damage Prevention Ordinance, as follows:

- Exhibit A - Art. 1, General Provisions
- Exhibit B - Art. 18, Flood Damage Prevention

Pages: 502 - 530

Staff Recommendation: Staff recommends approval of the Request for Permission to Advertise for Adoption Hearing on August 24, 2017.

LDRAB/LDRC: Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Scheduled for July 26, 2017.

MOTION: To approve the Request for Permission to Advertise for Adoption of Article 18, Flood Damage Prevention on August 24, 2017: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-67, AS AMENDED, BY REPEALING ARTICLE 18 AND ADOPTING A NEW ARTICLE 18, PROVIDING FOR FLOOD DAMAGE PREVENTION REGULATIONS, FLOOD HAZARD MAPS, DESIGNATION OF A FLOODPLAIN ADMINISTRATOR, PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; AMENDING ARTICLE 1 TO PROVIDE FOR DEFINITIONS RELATED TO FLOOD DAMAGE PREVENTION REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SAVINGS CLAUSE; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE.

15. [Title: MEDICAL MARIJUANA DISPENSING FACILITIES - REQUEST FOR PERMISSION TO ADVERTISE](#)

Pages: 531 - 538

Project Manager: Scott Rodriguez

Staff Recommendation: Staff recommends approval of the Request for Permission to Advertise for First Reading on August 24, 2017.

LDRAB/LDRC: Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Scheduled for July 26, 2017.

MOTION: To approve the Request for Permission to Advertise for First Reading on August 24, 2017: 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: ESTABLISHING REGULATIONS RELATED TO MEDICAL MARIJUANA DISPENSING FACILITIES AND SUNSETTING THE MEDICAL MARIJUANA MORATORIUM, AMENDING ARTICLE 1, GENERAL PROVISIONS; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES: CHAPTER B, PUBLIC HEARING PROCESS; ARTICLE 4, USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; 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: MORATORIUM FOR EQUESTRIAN WASTE, ANIMAL WASTE OR BIO-SOLIDS IN THE GLADES TIER - REQUEST FOR PERMISSION TO ADVERTISE](#)

Pages: 539 - 545

Project Manager: William Cross

Staff Recommendation: Staff recommends approval of the Request for Permission to Advertise for First Reading on August 24, 2017.

LDRAB/LDRC: Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Scheduled for July 26, 2017.

MOTION: To approve the Request for Permission to Advertise for First Reading on August 24, 2017: 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: ENACTING A ONE YEAR MORATORIUM UPON THE ACCEPTANCE OF ZONING APPLICATIONS AND ALL APPLICABLE REQUESTS FOR ZONING APPROVALS FOR EQUESTRIAN WASTE MANAGEMENT FACILITIES, OR ANY COMPOSTING USE THAT INCLUDES EQUESTRIAN WASTE, ANIMAL WASTE OR BIO SOLIDS, LOCATED IN THE GLADES TIER OF UNINCORPORATED PALM BEACH COUNTY, EXCLUDING ACCESSORY USES TO BONAFIDE AGRICULTURAL OPERATIONS, AMENDING ARTICLE 4, USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; 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.

17. [Title: ART. 4, USE REGULATIONS \[RELATED TO COCKTAIL LOUNGE\] - REQUEST FOR PERMISSION TO ADVERTISE](#)

Pages: 546 - 549

Project Manager: William Cross

Staff Recommendation: Staff recommends approval of the Request for Permission to Advertise for First Reading of ULDC Amendments Art. 4, Use Regulations [Related to Cocktail Lounge] on August 24, 2017.

LDRAB/LDRC: Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Scheduled for July 26, 2017.

MOTION: To approve the Request for Permission to Advertise for First Reading of ULDC Amendments to Art. 4, Use Regulations [Related to Cocktail Lounge] on August 24, 2017: 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 [RELATED TO COCKTAIL LOUNGE]; 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

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT