



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
FEBRUARY 22, 2018**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

9. (157 – 167) Alcohol Hours of Sale Research Report

MOTION: To postpone to March 22, 2018.

REGULAR AGENDA

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

8.	(125-156)	SV/Z/CA-2017-01024 (Control 2005-00427)	Burlington Self Storage of Lake Worth
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AMEND Engineering Condition 3 of Exhibit C-3 to read as follows:

3. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for DeSoto Road right of way and all....

ADD Engineering Condition 8 of Exhibit C-3 to read as follows:

8. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for Lantana Road right of way and all associated documents as required by the County Engineer for 55 feet, measured from centerline of the proposed right of way on an alignment approved by the County Engineer.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County

Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents.

ADD Site Design Conditions 2 and 3 of Exhibit C-3 to read as follows:

2. Prior to Certificate of Occupancy for any building, a minimum ten (10) foot high opaque gate with a Knox Box shall be provided on the northeast and southeast access points, and northwest access point connecting to the wall or storage units. (CO: ZONING-Zoning)
3. The northernmost access on Desoto Road shall be limited to 20 foot wide and, except for emergency management access, vehicular traffic shall be restricted to egress only. (ONGOING: ZONING-Zoning)

COMMENTS

C. PLANNING DIRECTOR

12. Central Park Commerce Center Request



**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**

Melissa McKinlay, Mayor
Mack Bernard, Vice Mayor

Hal R. Valeche
Paulette Burdick
Dave Kerner
Steven L. Abrams
Mary Lou Berger

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

MEMORANDUM

TO: The Honorable Melissa McKinlay, Mayor
and Members, Board of County Commissioners

FROM: Lorenzo Aghemo, Planning Director *LB for*
Planning Division, PZ&B

DATE: February 21, 2018

RE: Request for Additional Comprehensive Plan Amendment Intake Date

ITEM: The County has received a request (attached) from representatives of the Central Park Commerce Center (CPCC) project, for approval of an additional 2018 intake for a Comprehensive Plan amendment.

BACKGROUND: In April 2016, the Board adopted a Future Land Use (FLU) Amendment for CPCC, a 138 acre site just west of 20-Mile Bend. The amendment changed the FLU from Rural Residential 1 unit per 10 acres (RR-10) to Economic Development Center (EDC), in order to facilitate the development of a data center, and incorporated several conditions including:

"If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power & Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, 2019, then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation."

Recently, representatives of the project met with staff to provide an update, and to request that the deadline for this condition be extended from 2019 to 2022. A site-specific FLU amendment is required to revise this condition. However, the intake dates for the remaining 2018 rounds have passed, and the Comprehensive Plan dictates that any additional amendment intake dates outside the scheduled rounds require approval by a super majority vote of the BCC.

DISPOSITION: This request is brought to the Board for its consideration. A supermajority vote is required should the Board wish to approve this request.

Attachments: Letter (via email) dated February 20, 2018, to Mayor McKinlay from Ernie Cox

cc: Verdenia C. Baker, County Administrator
Faye W Johnson, Assistant County Administrator
Patrick Rutter, PZ&B Executive Director
Robert Banks, AICP, Chief Land Use County Attorney
Patricia Behn, Deputy Planning Director



February 20, 2018

VIA EMAIL ONLY

Melissa McKinley, Mayor
Palm Beach County

**Subject: Central Park Commerce Center
Request for Additional Intake to Modify Date in Condition**

Dear Mayor McKinley:

On behalf of the landowner and applicant PBA Holdings, Inc., this letter requests that an additional site-specific comprehensive plan amendment intake be approved by the Board to allow an amendment to one date within one condition of the approval for this project. We understand that a supermajority vote is required and would ask that consideration of our request be scheduled as soon as possible.

Since the April 2016 approval of the comprehensive plan amendment for the Central Park Commerce Center (LGA 2016-005), we have been working diligently with the County, State and others to move forward with the myriad of items needed for the development of the project as contemplated, and specifically with Phase 1 of the project as a large data center. A brief summary of the progress is provided below.

- Legislation was approved in the 2016 Session and signed by the Governor to clarify provisions for economic development tax exemptions for large data centers for local government consideration.
- Legislation was approved in the 2017 Session and signed by the Governor to allow for sales tax exemptions for data center property along with criteria, definitions and procedures to qualify for the exemption for large data centers. This legislation has a June 30, 2022 deadline in it.
- The Department of Revenue has published rules implementing the 2017 sales tax exemption.
- Submittal, review and approval by the County of Final Site Plan, Final Subdivision Plan and Final Master Plan for Phase 1, which consists of three large data center buildings, new entrance and security, storm water system and substations for the data centers.

Family Lands Remembered, LLC
138 Santiago Drive, Jupiter, FL 33458
561.762.2282 -- ernie@familylandsremembered.biz

- Submittal, review and follow up with engineering, Florida Department of Transportation, County Utilities, South Florida Water Management District for required permits and approvals.
- We have also been working closely with FPL on design and engineering of the substations, easements and power agreements.

If you need more detail on the above and related matters, please let us know. We are hopeful that everything will be finalized so that the land development permit will be issued in April or May of 2018, which will be approximately two years from the comprehensive plan and zoning approvals.

With all of this in place, we will be in a position to compete with other states such as Virginia, Alabama, North Carolina, Texas and others to land a large data center for our community. Since there are no other large data centers like this one currently in Florida, all of the approvals must be in place before anyone is interested in locating here – we are really just now ready to compete and still that will be a challenge.

Based on the above time and effort in pursuit of a specialized site for a large data center, we will be requesting that the June 30, 2019 deadline in the comprehensive plan and zoning conditions to make use of the unique attributes of the site be extended to June 30, 2022 to match the deadline in the 2017 legislation. Specifically the site specific request that we will be making is set forth below:

If development of a minimum of 200,000 square feet of uses which make use of the unique attributes of the site, such as adjacency to Florida Power & Light West County Energy Facility, uninterrupted and redundant power source, the site elevation, and/or fiber optic availability, does not commence prior to June 30, ~~2019~~2022, then County staff shall bring back to the Board of County Commissioners for consideration of initiation an amendment to change the designation to an appropriate future land use designation.

This change will allow us to complete the work ahead and continue our recruitment efforts with certainty, building upon the master plan and site plan that have been specifically designed for a large data center facility.

Again we would ask that consideration of our request for an additional intake be scheduled as soon as possible. If granted, we would request inclusion in Round 18-C, working closely with County Planning staff to make that work.

Please let me know if you have questions or need additional information.

Sincerely,



Ernest A. Cox

cc: Verdenia Baker
Faye Johnson
Patrick Rutter
Lorenzo Aghemo
Maria Bello
Cliff Hertz
Enrique Tomeu
(All via Email only)



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY FEBRUARY 22, 2018

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**

FEBRUARY 22, 2018

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-2017-01013](#) Title: a Development Order Amendment application of Gary Weston by iPlan and Design LLC, Agent. Request: to reconfigure the Site Plan; add/delete square footage; to modify uses; and, add/delete Conditions of Approval (All Petitions).
General Location: Southeast corner of Jog Road and Atlantic Avenue. **(Atlantic Square Car Wash)** (Control 1981-00109)

Pages: 1 - 1

Project Manager: Carlos Torres

Size: 18.91 acres ±

BCC District: 5

(affected area 0.18 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday, March 22, 2018.

Zoning Commission Recommendation: Postponed to March 1, 2018 by a vote of 8-0-0.

MOTION: To postpone to Thursday, March 22, 2018.

2. [ZV/ABN/DOA/CA-2017-00354](#) Title: Type II Variances application of Regions Bank by Gunster Yoakley & Stewart PA, Agent. Request: to allow 24 hour operation within 250 feet of a Residential Future Land Use designation and use; a reduction in the required Right-of-Way (ROW) Landscape Buffer width, and side street setback; and, to eliminate the queuing space for a gasoline pump island.

Title: a Development Order Abandonment of Regions Bank by Gunster Yoakley & Stewart PA, Agent. Request: to abandon a resolution for a Development Order Amendment to reconfigure the Site Plan and add square footage.

Title: a Development Order Amendment of Regions Bank by Gunster Yoakley & Stewart PA, Agent. Request: to reconfigure the Site Plan; delete square footage, modify uses; and add an access point.

Title: a Class A Conditional Use of Regions Bank by Gunster Yoakley & Stewart PA, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.

General Location: Southwest corner of Via Flora and West Atlantic Avenue. **(7-Eleven Delray Beach)** (Control 1984-00058)

Pages: 2 - 2

Project Manager: Carrie Rechenmacher

Size: 8.66 acres ±

BCC District: 5

(affected area 1.06 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday, April 26, 2018.

Zoning Commission Recommendation: Postponed to April 5, 2018 by a vote of 8-0-0.

MOTION: To postpone to Thursday, April 26, 2018.

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

- 3. [SV/ZV/DOA/CA-2017-01998](#) Title: a Development Order Amendment application of KBHS REO LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; add land area; add residents and beds; and, add square footage.

General Location: The site is located south of Northlake Boulevard, approximately one-third of a mile east of I-95 and on the west side of Lyndall Lane. **(Sunspire Health Type 3 CLF)** (Control 2014-00206)

Pages: 3 - 26

Conditions of Approval (9 - 13)

Project Manager: Donna Adelsperger

Size: 1.32 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) by a vote of 8-0-0.

Zoning Commission Recommendation: Approved a Subdivision Variance (with conditions) by a vote of 8-0-0.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add land area; add units/beds; and, add square footage subject to the Conditions of Approval as indicated in Exhibit C-3.

4. [ZV/W-2017-01636](#) Title: a Type II Waiver application of Sac Military LLC, Little Angels Daycare by Schmidt Nichols, Agent. Request: to allow the building to be oriented with the shortest length facing the front of the property; to allow the existing structure not be located at the corner meeting the build-to lines; to eliminate the building frontage on a Primary Street; to increase the setback from the build-to line; to allow the front entrance not face a street, courtyard, plaza or usable open space fronting a street; to reduce the percentage of transparent windows along a perimeter facade; to eliminate the Pedestrian Circulation Zone; to eliminate the Planting/Amenity Zone; and, to eliminate the requirement for civic and usable open space.

General Location: Northwest corner of Summit Boulevard and Military Trail. **(Little Angels Daycare)** (Control 1999-00013)

Pages: 27 - 47

Conditions of Approval (32 - 32)

Project Manager: Diego Penalzoa

Size: 2.44 acres ±

BCC District: 2

(affected area 0.65 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Type II Waiver by a vote of 8-0-0.

MOTION: To adopt a resolution approving Type II Waivers to allow the building to be oriented with the shortest length facing the front of the property; to allow the existing structure not be located at the corner meeting the build-to lines; to eliminate the building frontage on a Primary Street; to increase the setback from the build-to line; to allow the front entrance not face a street, courtyard, plaza or usable open space fronting a street; to reduce the percentage of transparent windows along a perimeter facade; to eliminate the Pedestrian Circulation Zone; to eliminate the Planting/Amenity Zone; and, to eliminate the requirement for civic and usable open space subject to the Conditions of Approval as indicated in Exhibit C.

5. **CA/TDR-2017-01728** Title: a Class A Conditional Use application of Mohammad Mirzadeh by Miller Land Planning, Agent. Request: to allow a Transfer of Development Rights (TDR).

Title: a Transfer of Development Rights of Mohammad Mirzadeh by Miller Land Planning, Agent. Request: to designate the site as a receiving area and to allow TDR's of more than two dwelling units per acre (du/ac).

General Location: Approximately 1,000 feet south of Melaleuca Lane and Roberts Lane on the west side of Serafica Drive. **(Serafica Apartments)** (Control 2005-00152)

Pages: 48 - 66

Conditions of Approval (54 - 57)

Project Manager: Lorraine Fuster

Size: 0.93 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to the 10 Conditions of Approval as indicated in Exhibit C-1, and 8 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Transfer of Development Rights by a vote of 8-0-0.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Transfer of Development Rights subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Transfer of Development Rights to designate the site as a receiving area and to allow TDR's of more than two dwelling units per acre (du/ac) subject to the Conditions of Approval as indicated in Exhibit C-2.

- 6. [CB/CA/TDR-2017-01727](#) Title: a Class A Conditional Use application of M For Sun Inc by Miller Land Planning, Agent. Request: to allow a Transfer of Development Rights (TDR).

Title: a Transfer of Development Rights of M For Sun Inc by Miller Land Planning, Agent. Request: to designate the site as a receiving area and to allow TDR's of more than two dwelling units per acre (du/ac).

General Location: South of Lake Worth Road on the west side of Herbertz Road. **(Herbertz Apartments)** (Control 2003-00083)

Pages: 67 - 90

Conditions of Approval (74 - 80)

Project Manager: Lorraine Fuster

Size: 1.29 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 17 Conditions of Approval as indicated in Exhibit C-2; and, 8 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Class B Conditional Use (with conditions) by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of a Transfer of Development Rights by a vote of 8-0-0.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Transfer of Development Rights (TDR) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a the Transfer of Development Rights to designate the site as a receiving area and to allow TDR's of more than two dwelling units per acre (du/ac) subject to the Conditions of Approval as indicated in Exhibit C-3.

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

7. [SCA-2018-00001](#) Title: Burlington Self Storage of Lake Worth, Small Scale Amendment application of Rolando Silva by Jon E Schmidt & Associates, Agent. Request: To change a future land use designation from Medium Residential, 5 units per acre (MR-5) to Industrial with an underlying Medium Residential, 5 units per acre (IND/5).

General Location: North side of Lantana Road, east of Haverhill Road. **(Burlington Self Storage of Lake Worth)** (Control 2005-00427)

Pages: 91 - 124

Conditions of Approval (102 - 102)

Project Manager: Jerry Lodge

Size: 4.55 acres \pm

BCC District: 3

Staff Recommendation: Staff recommends approval of the proposed amendment from Medium Residential, 5 units per acre (MR-5) to Industrial with an underlying Medium Residential, 5 units per acre (IND/5) subject to 1 Condition 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 to Industrial with an underlying 5 units per acre subject to Conditions of Approval.

8. [SV/Z/CA-2017-01024](#) Title: an Official Zoning Map Amendment application of Burlington Self Storage of Lake Worth by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.

Title: a Class A Conditional Use of Burlington Self Storage of Lake Worth by Schmidt Nichols, Agent. Request: to allow a Single Use over 100,000 square feet in the Industrial FLU.

General Location: Northwest corner of Lantana Road and De Soto Road, approximately 660 feet east of South Haverhill Road. **(Burlington Self Storage of Lake Worth)** (Control 2005-00427)

Pages: 125 - 156

Conditions of Approval (133 - 137)

Project Manager: Carrie Rechenmacher

Size: 4.55 acres \pm

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) and a Class A Condition for a use over 100,000 square feet subject to 6 Conditions of Approval as indicated in Exhibit C-2 and 15 Conditions of Approval as indicated in Exhibit C-3.

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

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

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) 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 Single Use over 100,000 square feet in the Industrial FLU subject to the Conditions of Approval as indicated in Exhibit C-3.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

K. ULDC AMENDMENTS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS**9. [Title: Alcohol Hours of Sale Research Report](#)**

During the July 27, 2017 Palm Beach County Board of County Commissioner's (BCC) Zoning meeting, discussion relating to Article 4 of the Unified Land Development Code (ULDC), use regulations of cocktail lounges ensued. During the meeting, Commissioner Burdick, expressed concerns about allowable hours of operation. The BCC directed staff to revisit hours of operation. The ULDC limits the hours (closing by 11 p.m.) if the lounge is located near a residential area, but does not have a restriction of hours if the establishment was not near residential uses. Therefore, the uniform way to deal with the sale of alcohol was through the Palm Beach County Ordinance, Article 1, Chapter 3 - Alcoholic Beverages, Section 3.2 - Hours of Sale which is administered by the Department of Public Safety, Division of Consumer Affairs. As a result, the Public Safety Department, Division of Consumer Affairs was tasked to conduct research to determine the impacts of potential revisions to the alcohol sales ordinance. Furthermore, County Administration requested the attached Alcohol Sales Research Report be presented at the February 22, 2018 BCC Zoning Meeting.

Pages: 157 - 167

Staff Recommendation: Request direction on Alcoholic Beverages Hours of Sale Ordinance.

END OF REGULAR AGENDA**COMMENTS****A. COUNTY ATTORNEY****10. [Title: Amendments to the Quasi-Judicial Hearing Procedures.](#)**

Pages: 168 - 175

Staff Recommendation: Staff recommends approval of the resolution amending the Palm Beach County Procedures for the Conduct of Quasi-Judicial Hearings.

MOTION: To adopt a resolution amending Resolution No. R-2009-0512, As Amended, the Palm Beach County Procedures for Conduct of Quasi-Judicial Hearings.

B. ZONING DIRECTOR**C. PLANNING DIRECTOR****11. [Title: Upcoming Westlake Comprehensive Plan Adoption](#)**

Pages: N/A

Under Separate Cover - to be hand delivered by Planning Staff.

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT