



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY AUGUST 23, 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

OTHER DEPARTMENT ITEMS

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



Expires 07/30/2019

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

AUGUST 23, 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-2018-00800](#) Title: a Development Order Amendment application of Childrens Place at Home Safe Inc. by Urban Design Kilday Studios, Agent. Request: to modify Conditions of Approval (Property and Real Estate Management, Planned Unit Development).

General Location: On the east and west sides of Lyons Road, approximately 0.75 miles south of Southern Boulevard. **(Agradex/Lyons Road PUD)** (Control 2002-00052)

Pages: 1 - 1

Project Manager: Lorraine Fuster

Size: 157.55 acres ±

BCC District: 2

(affected area 3.18 acres ±)

Staff Recommendation: Staff recommends a postponement to the Thursday, October 25, 2018 hearing.

Zoning Commission Recommendation: Postponed to October 4, 2018 by a vote of 7-0-0.

MOTION: To postpone to the Thursday, October 25, 2018 hearing.

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

- 2. [DOA-2017-01437](#) Title: a Development Order Amendment application of Preschool Developers, LLC, Valencia Square Retail, LLC by Preschool Developers LLC, Agent. Request: to reconfigure the Site Plan; and, to add children for a General Day Care use, and to modify and/or delete Conditions of Approval (Use Limitations). General Location: Northwest corner of Woolbright Road and Jog Road. **(Valencia Square MUPD)** (Control 1998-00078)

Pages: 2 - 35

Conditions of Approval (9 - 20)

Project Manager: Meredith Leigh

Size: 23.85 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 60 Conditions of Approval as indicated in Exhibit C-1; and, 10 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.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Development Order Amendment to add children for a General Day Care use, and to modify and/or delete Conditions of Approval (Use Limitations), subject to the Conditions of Approval as indicated in Exhibit C-2.

3. **PDD/DOA-2017-02173** Title: an Official Zoning Map Amendment to a Planned Development District application of PGA Partners 100 LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from Residential Multifamily (RM) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Development Order Amendment of PGA Partners 100 LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to add land area; delete units; reconfigure the Master Plan; and, modification of conditions (Architecture, Landscape, Planning).
General Location: Southwest corner of PGA Boulevard and Ellison Wilson Road. **(PGA Waterfront Residential PUD)** (Control 1984-00159)

Pages: 36 - 82

Conditions of Approval (45 - 52)

Project Manager: Carrie Rechenmacher

Size: 8.89 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and 22 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 an Official Zoning Map Amendment to a Planned Development District by a vote of 7-0-0.

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

MOTION: To adopt a resolution approving a Development Order Amendment to add land area; delete units; reconfigure the Master Plan, and modification of conditions (Architecture, Landscape, Planning) subject to Conditions of Approval as indicated in Exhibit C-2.

E. ZONING APPLICATIONS - NEW

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

4. [EAC/ABN-2018-00383](#) Title: a Development Order Abandonment application of Family Colonial by Schmidt Nichols, Agent. Request: to abandon the Conditional Overlay Zone (COZ) granted under Resolution R-1998-007 and revoke all Conditions of Approval.

General Location: Northeast corner of Belvedere Road and Skees Road. **(Precision Equipment)** (Control 1978-00246)

Pages: 83 - 99

Conditions of Approval (87 - 90)

Project Manager: Donna Adelsperger

Size: 3.77 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Conditional Overlay Zone (COZ) granted under Resolution R-1998-007 and revoke all Conditions of Approval.

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**

5. [DEV-2018-01324](#) Title: a Public Ownership Deviation application of Palm Beach County by Palm Beach County, Agent. Request: to allow onsite relocation of: foundation plantings for building facades: 1) located within the secure perimeter and/or 2) that support an art in public places; required perimeter plantings (other than large shrub) for a +/-175 lineal foot section of the Right-of-Way (ROW) buffer for Congress Avenue; required perimeter plantings for a +/-300 lineal foot section of the ROW buffer for Southern Boulevard and adjacent to an established onsite preserve; and required perimeter plantings for a +/-300 lineal foot section of the compatible buffer adjacent to an established on-site preserve.

General Location: Northwest corner of Congress Avenue and Gun Club Road. **(PBSO Forsensic Sciences and Technology Facility)** (Control 1982-00190)

Pages: 100 - 111

Size: 15.83 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request.

MOTION: To approve the Public Ownership Deviations to allow foundation plantings for building facades: 1) located within the secure perimeter and/or 2) that support an art in public places installation, to be planted in alternate locations onsite; to allow required perimeter plantings (other than large shrub) for a +/- 175 lineal foot section of the Right-of-Way (ROW) buffer fronting on Congress Avenue to be planted in alternate locations onsite; to allow required perimeter plantings (other than large shrub) for a +/- 300 lineal foot section of the Right-of-Way (ROW) buffer fronting on Southern Boulevard to be planted in alternate locations onsite; to allow required perimeter plantings (other than large shrub) for a +/- 300 lineal foot section of the compatible buffer adjacent to an established on-site preserve to be plant in alternate locations onsite.

D. PREVIOUSLY POSTPONED STATUS REPORTS**E. STATUS REPORTS - NEW**

F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

6. [LGA-2018-00012](#) Title: Entrada Commons, Large Scale Future Land Use Amendment application of C/O Thomas R. Bolf, PA - Gary D Brown by Miller Land Planning, Agent. Request: To change a Future Land Use Designation from Rural Residential, 1 unit per 5 acres (RR-5) to Commercial Low with an underlying Rural Residential, 1 unit per 5 acres (CL/RR-5).

General Location: Northeast corner of Seminole Pratt Whitney Road and Southern Boulevard. (**Entrada Commons**) (Control 2017-00047)

Pages: 112 - 150

Project Manager: Stephanie Gregory

Size: 5.38 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the Amendment from Rural Residential, 1 unit per 5 acres (RR-5) to Commercial Low with an underlying Rural Residential, 1 unit per 5 acres (CL/RR-5).

Planning Commission Recommendation: Planning Commission recommended approval of the amendment, by a vote of 12-0.

MOTION: To adopt an Ordinance approving the Amendment from Rural Residential, 1 unit per 5 acres (RR-5) to Commercial Low with an underlying Rural Residential, 1 unit per 5 acres (CL/RR-5).

7. [Z-2018-00121](#) Title: an Official Zoning Map Amendment application of Jane Dixon, Gary Brown by Miller Land Planning, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District.

General Location: Northeast corner of Seminole Pratt Whitney Road and Southern Boulevard. (**Entrada Commons**) (Control 2017-00047)

Pages: 151 - 170

Conditions of Approval (156 - 157)

Project Manager: Meredith Leigh

Size: 5.38 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone and 4 Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District, with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C-1.

8. **LGA-2018-00002** Title: North Beach Plaza, Large Scale Land Use Amendment application of Fairway North Beach Llc - A Sims Garrison by Urban Design Kilday Studios, Agent. Request: To change a future land use designation from Commercial High, with an underlying High Residential, 8 units per acre (CH/8) to Commercial High with an underlying High Residential, 12 units per acre (CH/12).
General Location: NW corner of U.S. Highway One and Juno Road, approx. .61 miles north of PGA Blvd. (**Lenox North Beach**) (Control 1978-00261)

Pages: 171 - 269

Conditions of Approval (188 - 188)

Project Manager: Francis Forman

Size: 11.37 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the proposed amendment from Commercial High with an underlying High Residential, 8 units per acre (CH/8) to Commercial High with an underlying High Residential, 12 units per acre (CH/12) with conditions.

Planning Commission Recommendation: Planning Commission recommended denial of the amendment, by a vote of 10-2.

MOTION: To adopt an ordinance approving with conditions the proposed amendment from Commercial High with an underlying High Residential, 8 units per acre (CH/8) to Commercial High with an underlying High Residential, 12 units per acre (CH/12).

9. [SV/ZV/ABN/PDD/CA/TDR-2017-01999](#) Title: a Development Order Abandonment application of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Special Exception to allow a Planned Commercial Development. Title: an Official Zoning Map Amendment of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Commercial General (CG) Zoning District to the Planned Unit Development (PUD) Zoning District. Title: a Class A Conditional Use of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow Workforce Housing density bonus in excess of 50 percent; and, to allow the Transfer of Development Rights for 11 units and to designate this application as a receiving area. General Location: Northwest corner of U.S. Highway 1 and Juno Road. (**Lenox North Beach**) (Control 1978-00261)

Pages: 270 - 310

Conditions of Approval (284 - 292)

Project Manager: Carlos Torres

Size: 11.14 acres ±

BCC District: 1

DISCLOSURE

Staff Recommendation: Staff Recommends approval of the requests subject to 6 Conditions of Approval as indicated on Exhibit C-1; 28 Conditions of Approval as indicated on Exhibit C-2; 2 Conditions of Approval as indicated on Exhibit C-3; and, 8 Conditions of Approval as indicated on Exhibit C-4.

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

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

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

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

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception to allow a Planned Commercial Development.

MOTION: To adopt a resolution approving of a Official Zoning Map amendment to allow a rezoning from the Commercial General (CG) 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 of a Class A Conditional Use to allow Workforce Housing density bonus in excess of 50 percent subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving of a Class A Conditional Use to allow the Transfer of Development Rights for 11 units subject to the Conditions of Approval as indicated in Exhibit C-4.

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

10. [SCA-2018-00010](#) Title: York CLF/Wellery Senior Living, Small Scale Land Use Amendment application of York Development, LLC - Paige York by iPlan & Design LLC, Agent. Request: To change a future land use designation from High Residential, 8 units per acre (HR-8) to Congregate Living Residential with an underlying High Residential, 8 units per acre (CLR/8).

General Location: Southwest corner of Sims Road and Lake Ida Road. **(York CLF/Wellery Senior Living)** (Control 2017-00128)

Pages: 311 - 342

Project Manager: Jerry Lodge

Size: 4.90 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the proposed amendment from High Residential, 8 units per acre (HR-8) to Congregate Living Residential with an underlying High Residential, 8 units per acre (CLR/8).

Planning Commission Recommendation: Planning Commission recommended approval of the amendment, by a vote of 9-0.

MOTION: To adopt an ordinance approving the proposed amendment from High Residential, 8 units per acre (HR-8) to Congregate Living Residential with an underlying High Residential, 8 units per acre (CLR/8).

11. [Z/CA-2017-01817](#) Title: an Official Zoning Map Amendment application of Barbara Kamhi, Wellery Delray, LLC by iPlan and Design LLC, Urbana, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District.

Title: a Class A Conditional Use of Barbara Kamhi, Wellery Delray, LLC by iPlan and Design LLC, Urbana, Agent. Request: to allow a Type 3 Congregate Living Facility.

General Location: Approximately 600 feet south of Lake Ida Road on the west side of Sims Road. (**Wellery Senior Living Community**) (Control 2017-00128)

Pages: 343 - 372

Conditions of Approval (351 - 354)

Project Manager: Lorraine Fuster

Size: 4.91 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 14 Conditions of Approval as indicated in Exhibit C-2.

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.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

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-2.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

12. [ABN/CA-2017-01812](#) Title: a Development Order Abandonment application of Sunco TH LLC by WGINC, Agent. Request: to abandon the Class A Conditional Use to allow a Voluntary Density Bonus of 19 units in the Medium Residential (RM) Density Zoning District.

Title: a Class A Conditional Use of Sunco TH LLC by WGINC, Agent. Request: to allow a Workforce Housing (WFH) density bonus greater than 50 percent; and, to allow a Transfer of Development Rights (TDR) of more than two dwelling units per acre, for a total of 13 TDR units.

General Location: West side of South Haverhill Road approximately 220 feet north of Purdy Lane. **(Aviera Green)** (Control 2003-00093)

Pages: 373 - 396

Conditions of Approval (381 - 386)

Project Manager: Carlos Torres

Size: 3.28 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 17 Conditions of Approval as indicated in the Exhibit C-1, and 8 Conditions of Approval as indicated in Exhibit C-2.

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

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 6-0-1.

MOTION: To adopt a resolution approving Development Order Abandonment to abandon the Class A Conditional Use to allow a Voluntary Design Bonus of 19 units in the Medium Residential (RM) Density Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Workforce Housing density bonus greater than 50 percent, subject to the Conditions of Approval in Exhibit C-1.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Transfer of Development Rights of more than two dwelling units per acre, for 13 TDR units subject to the Conditions of Approval in Exhibit C-2.

J. ZONING APPLICATIONS - NEW**K. ULDC AMENDMENTS**

13. Title: **ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2018-01**

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

Ordinance Title

- Exhibit A - Definition of Addition
- Exhibit B - Modifications by DRO
- Exhibit C - Art. 2 and Art. 3 Minor Amendments
- Exhibit D - Art. 3.A.3.E.2, Planned Development Districts (PDD)
- Exhibit E - Art. 4.B, Use Regulations
- Exhibit F - Art. 4.B.1.C.4, Single Family and Cottage Homes
- Exhibit G - Art.4.B.2, Electric Vehicle Charging Station
- Exhibit H - Landscape Service & Contractor Storage Yard
- Exhibit I - Equestrian Waste Management Facility
- Exhibit J - Art. 5, Supplementary Standards
- Exhibit K - Art. 5.E.5, Hours of Operation
- Exhibit L - Art. 7.C, Landscape Buffers and Interior Landscape Requirement
- Exhibit M - Art. 9, Archaeological and Historic Preservation
- Exhibit N - Art. 11, Subdivision, Platting and Required Improvements
- Exhibit O - Art. 12, Traffic Performance Standards
- Exhibit P - Art. 14, Environmental Standards

Pages: 397 - 453

Project Manager: Monica Cantor

Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Recommended approval of the proposed amendments by multiple votes on February 28, 2018, March 28, 2018, April 25, 2018, and May 23, 2018. Sitting as the LDRC on May 23, 2018, all proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearings: June 25, 2018, Request for Permission to Advertise for First Reading on July 26, 2018: Approved, 7-0. July 26, 2018, Approve on First Reading and Advertise for an Adoption Hearing on August 23, 2018: Approved, 6-0.

MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1- GENERAL PROVISIONS: CHAPTER I, DEFINITIONS & ACRONYMS; ARTICLE 2- APPLICATION PROCESSES AND PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESSES; CHAPTER C, ADMINISTRATIVE PROCESSES; ARTICLE 3- OVERLAYS & ZONING DISTRICTS: CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4- USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; ARTICLE 5- SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER D, PARKS AND RECREATION - RULES AND RECREATION STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; ARTICLE 6- PARKING: CHAPTER A, PARKING; ARTICLE 7- LANDSCAPING: CHAPTER C, MGTS TIER COMPLIANCE; ARTICLE 9- ARCHAEOLOGICAL AND HISTORIC PRESERVATION: CHAPTER A, ARCHAEOLOGICAL AND RESOURCE PROTECTION; ARTICLE 11- SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS: CHAPTER A, GENERAL REQUIREMENTS; CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER E, REQUIRED IMPROVEMENTS; ARTICLE 12- TRAFFIC PERFORMANCE STANDARDS: CHAPTER Q, PROPORTIONATE FAIR-SHARE PROGRAM; ARTICLE 14- ENVIRONMENTAL STANDARDS: CHAPTER C, VEGETATION PRESERVATION AND PROTECTION; 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: RECESS AS THE BOARD OF COUNTY COMMISSIONERS

AND

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS TO ARTICLE 15, HEALTH REGULATIONS

The proposed ordinance will account for minor revisions, scrivener's errors, omitted text, and specific amendments in Art. 15, Health Regulations, of the Unified Land Development Code.

Ordinance Title

Exhibit A - Art. 15 - Health Regulations

Pages: 454 - 458

Project Manager: Monica Cantor

Staff Recommendation: Staff recommends Adoption of ULDC amendments to Art. 15, Health Regulations on August 23, 2018.

The proposed code amendments were submitted for review to the Land Development Regulation Advisory Board (LDRAB) and the Land Development Regulation Commission (LDRC) on May 23, 2018. All proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearings: June 25, 2018 Request for Permission to Advertise for First Reading on July 26, 2018: Approved, (7-0); First Reading on July 26, 2018: Approved, (6-0).

MOTION: To ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SITTING AS THE ENVIRONMENTAL CONTROL BOARD, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-068, AS AMENDED, AS FOLLOWS: ARTICLE 15 - HEALTH REGULATIONS; CHAPTER A, (ENVIRONMENTAL CONTROL RULE I) ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); 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.

RECESS AS THE ENVIRONMENTAL CONTROL BOARD

AND RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

- 15. [PIA-2018-01188](#) Title: Phase 1, Initiation of Code Amendment application of Spilan Parcel, LLC by Dunay Miskel and Backman LLP, Insite Studio, Agent. Request: to amend the Unified Land Development Code (ULDC) to allow Residential Uses within the Multiple Use Planned Development District (MUPD).
General Location: Non-Site Specific.

Pages: 459 - 481

Project Manager: Wendy Hernandez

Size: acres ±

Staff Recommendation: Staff is in support of Option 3.

- 1. To deny modifications to the Unified Land Development Code.
- 2. To approve the PIA Phase 1 and start PIA Phase 2, on its own schedule.
- 3. To approve the PIA Phase 1, and move the proposed request into the 2018-02 Round of ULDC Code Amendments.

LDRAB Recommendation: The LDRAB recommended Option 3 with a vote of 13-0.

MOTION: To approve the PIA Phase 1, and move the proposed request into the 2018-02 Round of ULDC Code Amendments, for the January 2019 adoption.

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

OTHER DEPARTMENT ITEMS

A. PURCHASING CONTRACT

B. DEPARTMENT UPDATE

16. Title: Alcohol Hours of Sale Research Report - Update

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. At the April 26, 2018 BCC Zoning meeting, the Department of Public Safety Division of Consumer Affairs provided a presentation that included three areas: 1) public sector survey of Palm Beach County municipalities, neighboring counties, and similarly sized Florida counties, 2) analysis of hours of operation of alcohol license holders in unincorporated Palm Beach County, and 3) analysis of call types/signal codes by the Palm Beach County Sheriff's Office (PBSO) to establishments that hold a license to sell alcohol. Following this presentation, the BCC directed staff to obtain input on the impacts from alcohol license holders should hours of alcohol sales be reduced and determine if PBSO has a position on the topic. To obtain input, staff held a meeting on July 9, 2018 with the alcohol license holders and conducted a survey. The results of the input received from alcohol license holders will be presented during the August 23, 2018 BCC Zoning Meeting. Staff are awaiting a response from PBSO.

Pages:

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

C. ENGINEERING ITEM

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

17. [Title: Housing Summit Regional Subcommittees and Steering Committee Recommendations](#)

Following the inaugural Housing Summit held in May of 2017, the Summit Steering Committee developed "Guiding Principles-Actions" and established four Regional Subcommittees to work with municipalities through an inclusive, collaborative approach to develop and help move forward tailored Regional Housing Plans responsive to local conditions. At the Board's March 27, 2018 workshop on the County's Workforce Housing Program (WHP), the Board requested that the Subcommittees also review proposed changes to the County's WHP. These Subcommittees have recently completed these tasks, and will present their recommendations to the Board. In addition, the Summit Steering Committee will present their recommendations on County staff's proposed changes to the WHP and Key Policy issues.

Pages: 482 - 544

Staff Recommendation: To hear presentations of the Housing Summit Regional Subcommittees and Steering Committee recommendations.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT