



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
FEBRUARY 25, 2021**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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Agenda Page 4

REORDER Agenda to move Agenda Item #10, ABN/PDD-2020-01459, Ranger Sansbury’s Way MUPD, to Consent and Amend Conditions of Approval, as follows:

CONSENT AGENDA

D. ZONING APPLICATIONS – NEW

10. Pages 129-131 ABN/PDD-2020-01459 (1979-00288) Ranger Sansbury’s Way MUPD

AMEND Engineering Condition 3, to read as follows:

3. ~~Prior to Before the~~ Final ~~Site Plan~~ approval ~~by in~~ the DRO, the Property Owner shall show appropriate channelization on the Site Plan, appropriately channelize, along with other appropriate design, for the southern driveway on Sansbury’s Way to make it a right-in and right-out only driveway, as approved by the County Engineer. ~~This should be shown on the Final Site Plan.~~
(DRO: MONITORING - Engineering)

ADD new Engineering Condition 8, to read as follows:

8. Prior to the approval of the Final Site Plan by the Development Review Officer, the Property Owner may shift the southern driveway connection to Sansbury’s Way approximately 100 feet north to align with the internal drive aisle, or as approved by the County Engineer. (DRO: ENGINEERING – Engineering)

REPLACE Landscape – Perimeter Condition 2 of Exhibit C, to read as follows:

2. The Landscape Buffer along the north 260 feet of the east property line abutting Sansbury’s Way, extending from the south line of the LWDD L-4 Canal Reservation to the north side of the northernmost access way from Sansbury’s Way (or sight corner setback, if applicable), shall be upgraded to include:
a. A two (2) to two-and one-half (2.5) foot undulating berm;
b. A six (6) foot opaque hedge placed atop the berm;
c. Clusters of three (3) Sabal Palms or similar palm species spaced between the canopy trees twenty-five (25) feet on center; and,
d. One (1) palm or pine for each twenty (20) feet of the property line. (BLDG/PMT/ONGOING: ZONING - Zoning)

AMEND Landscape – Perimeter Condition 3 of Exhibit C, to read as follows:

3. The Landscape Buffer along the south 1,120 feet of the east property line abutting Sansbury’s Way, excluding access ways and sight corner setbacks (if applicable), shall be upgraded to include:
a. A two (2) to two-and one-half (2.5) foot undulating berm ~~(unless specified otherwise);~~
b. One (1) palm or pine for each twenty (20) feet of the property line; and,

- c. One (1) specimen Canary or Date Palm, or equivalent Royal, Bismark, Phoenix, or similar palm species shall be provided on each side of the access points from Sansbury's Way. (BLDG/PMT/ONGOING: ZONING - Zoning)

AMEND Agenda Page 8, to add new Agenda Item #15, as follows:

REGULAR AGENDA

M. OTHER ITEMS

15. Office of Resilience

Motion and Title: Staff recommends motion to approve: a resolution of the Board of County Commissioners of Palm Beach County, Florida, urging the United States Congress to provide an adequate number of new start studies for flood and storm damage reduction; urging the United States Congress to appropriate sufficient funding for the United States Army Corps of Engineers (USACE) to conduct the Central and Southern Florida (C&SF) Flood Project Flood Risk Management Infrastructure Resiliency Plan Study (Flood Resiliency Study); urging the USACE to select the study as a new start study in an immediately upcoming work plan for the Army Civil Works Program; urging the South Florida Water Management District (SFWMD), as the non-federal sponsor of the C&SF Project, to continue to support implementation and obtain adequate funding for the study; and providing for severability and an effective date.

Pages: 273 – 280

Project Manager: Megan Houston, Director

Reorder Agenda accordingly

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	<u>0</u>	_____	_____	_____	_____
Operating Costs	<u>0</u>	_____	_____	_____	_____
External Revenues	<u>0</u>	_____	_____	_____	_____
Program Income (County)	<u>0</u>	_____	_____	_____	_____
In-Kind Match (County)	<u>0</u>	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No _____

Does this item include the use of federal funds? Yes _____ No X

Budget Account No.:

Fund _____ Department _____ Unit _____ Object _____ Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Department Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and /or Contract Dev. and Control Comments:

Steve M... 2/22/21
OFMB *js/ld*

John J. ... 2/22/21
Contract Development and Control

B. Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Page 3

Background and Policy Issues: In June of 2019, the County Mayor signed on to a joint letter from members of the Southeast Florida Regional Climate Change Compact urging consideration by the Department of the Army to fund a restudy of the C&SF Project. In June 2020, the County Mayor signed a second joint letter expressing support for the C&SF Project Flood Resiliency Study. In March of 2020, the Governing Board of the SFWMD, a long term partner in the operation of the C&SF Project agreed to be the local sponsor of the Flood Resiliency Study. Approval of this item advances Palm Beach County's commitment to resiliency and sustainability, is consistent with the County's Environmental Protection Strategic Priority, and is consistent with the 2020 Federal legislative agenda.

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, URGING THE UNITED STATES CONGRESS TO PROVIDE AN ADEQUATE NUMBER OF NEW START STUDIES FOR FLOOD AND STORM DAMAGE REDUCTION; URGING THE UNITED STATES CONGRESS TO APPROPRIATE SUFFICIENT FUNDING FOR THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) TO CONDUCT THE CENTRAL AND SOUTHERN FLORIDA (C&SF) FLOOD PROJECT FLOOD RISK MANAGEMENT INFRASTRUCTURE RESILIENCY PLAN STUDY (FLOOD RESILIENCY STUDY); URGING THE USACE TO SELECT THE STUDY AS A NEW START STUDY IN AN IMMEDIATELY UPCOMING WORK PLAN FOR THE ARMY CIVIL WORKS PROGRAM; URGING THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AS THE NON-FEDERAL SPONSOR OF THE C&SF PROJECT, TO CONTINUE TO SUPPORT IMPLEMENTATION AND OBTAIN ADEQUATE FUNDING FOR THE STUDY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS in 1948, the United States Congress authorized the Central and Southern Florida Flood Control Project (“C&SF Project”) to provide flood control, provide water supply for municipal, industrial and agricultural uses, prevent saltwater intrusion, and protect fish and wildlife resources; and

WHEREAS, the C&SF Project has resulted in the construction of over 1,000 miles of canals and levees, as well as dozens of water control structures and pump stations, throughout Central and Southern Florida; and

WHEREAS, over the course of decades, the C&SF Project has substantially altered Florida’s natural and built environment to allow for development and agriculture and to improve Florida residents’ quality of life; and

WHEREAS, a restudy of the C&SF Project was conducted in the 1990s to address the project’s adverse environmental impacts considering the significant development that had taken place in Central and Southern Florida since the C&SF Project was authorized in 1948; and

have continued to change the environmental conditions under which the C&SF Project operates; and

WHEREAS, governmental entities and stakeholders have therefore advocated for further study of the C&SF Project, which the USACE is referring to as the C&SF Project Flood Risk Management Infrastructure Resiliency Plan Study (“C&SF Flood Resiliency Study”); and

WHEREAS, a C&SF Flood Resiliency Study could identify improvements that need to be made to the C&SF Project and could prioritize the improvements that best meet future C&SF Project objectives, such as flood control, protection of drinking water from saltwater intrusion, and defense against sea level rise; and

WHEREAS, a C&SF Flood Resiliency Study could also be conducted in a manner that is complementary to CERP and incorporates nature-based and natural-infrastructure options; and

WHEREAS, conducting the C&SF Flood Resiliency Study in this manner could help ensure synergy and alignment with the USACE’s ongoing effort to restore the Everglades via CERP, which is a critical component of Palm Beach County’s environment, economy, and quality of life; and

WHEREAS, the USACE has initiated efforts to qualify for federal funding to conduct a C&SF Flood Resiliency Study; and

WHEREAS, in March 2020, the SFWMD agreed to participate as the local sponsor of the C&SF Flood Resiliency Study with the USACE; and

WHEREAS, in June 2020, the Mayors of Palm Beach, Broward, Miami-Dade, and Monroe Counties urged United States Senators Marco Rubio and Rick Scott, as well as the members of the United States House of Representatives who represent districts within the SFWMD boundaries, to support the C&SF Flood Resiliency Study and to ensure that the study would receive federal funding; and

WHEREAS, in October 2020, the Executive Director of the SFWMD urged United States Senators Marco Rubio and Rick Scott to support the C&SF Flood Resiliency Study; and

WHEREAS, in Fiscal Year (“FY”) 2021, the USACE has allocated funding to conduct the C&SF Flood Resiliency Study; and

WHEREAS, the USACE delivers an annual Work Plan for the Army Civil Works program to the United States Congress that designates eligible new start studies,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. Palm Beach County urges the United States Congress to allow the USACE to begin an adequate number of new start studies in the Investigations Account for flood and storm damage reduction.

Section 2. Palm Beach County urges the United States Congress to provide immediate funding for the USACE to conduct the C&SF Flood Resiliency Study.

Section 3. Palm Beach County urges the USACE to select the C&SF Flood Resiliency Study as a new study and provide it with appropriate funding in an immediately upcoming Work Plan for the Army Civil Works program.

Section 4. Palm Beach County urges the SFWMD, as the non-federal sponsor of the C&SF Project, to continue to support implementation and obtain adequate funding for the C&SF Flood Resiliency Study.

Section 5. The County's federal lobbyists, Legislative Affairs and Intergovernmental Affairs staff shall advocate for the actions in Sections 1, 2, 3 and 4.

Section 6. Effective Date.

This resolution is effective upon adoption.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

- Commissioner Dave Kerner, Mayor _____
- Commissioner Robert S. Weinroth, Vice Mayor _____
- Commissioner Maria G. Marino _____
- Commissioner Gregg K. Weiss _____
- Commissioner Maria Sachs _____
- Commissioner Melissa McKinlay _____
- Commissioner Mack Bernard _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

APPROVED AS TO FORM AND ITS LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA, BY BOARD OF COUNTY COMMISSIONERS JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: 
County Attorney

By: _____
Deputy Clerk



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY, FEBRUARY 25, 2021

9:30 A.M.

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

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In
- F. Amendments to the Agenda
- G. Motion to Adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

OTHER DEPARTMENT ITEMS

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



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

FEBRUARY 25, 2021

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. [SW-2020-01268](#) Title: a Subdivision Waiver application of BET Holdings LLC by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.
General Location: Approximately 0.16 miles south of Heritage Farms Rd on the west side of Park Lane Road (**BET Holdings**) (Control 2020-00066)

 Pages: 1 - 2
 Project Manager: Joanne Keller
 Size: 5.19 acres ± BCC District: 6

Staff Recommendation: Staff recommends postponement to Thursday, March 25, 2021.
Zoning Commission Recommendation: Postponed to March 4, 2021 by a vote of 9-0-0.
MOTION: To postpone to Thursday, March 25, 2021.

2. [SW-2020-01270](#) Title: a Subdivision Waiver application of East Glade Holdings, Inc by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.
General Location: Approximately 0.245 mile north of Heritage Farms Road on the east side of Park Lane Road. (**Dixie Landscape**) (Control 2020-00067)

 Pages: 1 - 2
 Project Manager: Joanne Keller
 Size: 10.03 acres ± BCC District: 6

Staff Recommendation: Staff recommends postponement to Thursday, March 25, 2021.
Zoning Commission Recommendation: Postponed to March 4, 2021 by a vote of 9-0-0.
MOTION: To postpone to Thursday, March 25, 2021.

3. [SW-2020-01659](#) Title: a Subdivision Waiver application of H Farms LLC by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.
General Location: Northeast corner of Park Lane Road & Heritage Farms Road, west of SR 7. (**Bermuda Landscape and Design**) (Control 2020-00074)

 Pages: 1 - 2
 Project Manager: Joanne Keller
 Size: 9.53 acres ± BCC District: 6

Staff Recommendation: Staff recommends postponement to Thursday, March 25, 2021. Zoning Commission Recommendation: Postponed to March 4, 2021 by a vote of 9-0-0. **MOTION:** To postpone to Thursday, March 25, 2021.

4. [CA-2020-01099](#) Title: a Class A Conditional Use application of Rachel Williams by Land Research Management Inc., Agent. Request: to allow a Limited Pet Boarding facility accessory to a Single Family Residence.
General Location: Northeast corner of 78th Drive North and 165th Street North. **(DogSmith Pet Boarding)** (Control 2020-00092)

Pages: 3 - 4

Project Manager: Timothy Haynes

Size: 1.32 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Thursday, March 25, 2021.

Zoning Commission Recommendation: Postponed to March 4, 2021 by a vote of 9-0-0.

MOTION: To postpone to Thursday, March 25, 2021.

5. [PDD/DOA-2020-00268](#) Title: an Official Zoning Map Amendment application of Tuscan Gardens Of Delray Beach Properties, LLC by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment to a Planned Development District and a Requested Use of Tuscan Gardens Of Delray Beach Properties, LLC by WGINC, Agent. Request: to reconfigure the Master Plan and Site Plan; add land area; add residents/beds; and, modify Conditions of Approval.

General Location: West side of Sims Road, approximately 0.5 miles north of Atlantic Avenue. **(Tuscan Gardens of Delray Beach)** (Control 2005-00506)

Pages: 5 - 6

Project Manager: Travis Goodson

Size: 12.78 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday, April 22, 2021.

Zoning Commission Recommendation: Postponed to April 1, 2021 by a vote of 9-0-0.

MOTION: To postpone to Thursday, April 22, 2021.

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

- 6. [Z-2020-01527](#) Title: an Official Zoning Map Amendment application of 101 Sansburys Way, LLC by Urban Design Studio, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Northwest corner of Southern Boulevard and Sansbury's Way.
(Cypress Point MUPD Rezoning) (Control 2007-00242)

Pages: 7 - 18

Conditions of Approval (11 - 11)

Project Manager: Travis Goodson

Size: 6.04 acres ±

BCC District: 6

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

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.

MOTION: To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Light Industrial (IL) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

7. [ABN-2020-02014](#) Title: a Development Order Abandonment application of Wynn Industrial Park LLC. by Schmidt Nichols, Agent. Request: to abandon a Special Exception to allow a Planned Industrial Development (R-1990-0825), as amended by Resolution R-1992-1568.

General Location: South side of Belvedere Road, approximately 0.25 miles west of Skees Road. **(Wynn Contractor Storage Yard)** (Control 1989-00119)

Pages: 19 - 22

Project Manager: Brenya Martinez

Size: 1.64 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Special Exception to allow a Planned Industrial Development per Resolution R-1990-0825, as amended by Resolution R-1992-1568.

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

8. [LGA-2021-00001](#) Title: CHS Properties MUPD, Large Scale Future Land Use Amendment application of Ranch House Realty LLC by Schmidt Nichols, Agent. Request: To change a future land use designation from Industrial (IND) to Commercial High, with an underlying Industrial (CH/IND)
General Location: East side of Congress Avenue, north and south side of Ranch House Road. (CHS Properties MUPD) (Control 1998-00089)

Pages: 23 - 64

Project Manager: Carolina Valera

Size: 10.51 acres ±

BCC District: 2

Staff Recommendation: Approval of the amendment as recommended by Staff, to change a Future Land Use designation from Industrial (IND) to Commercial High, with an underlying Industrial (CH/IND).

Planning Commission Recommendation: Approval of the Staff recommendation with a vote of 12 to 0, at the September 18, 2020 public hearing.

BCC Transmittal: Transmit per Staff recommendation with a vote of 6 to 0, at the October 28, 2020 public hearing

MOTION: To adopt an Ordinance changing a Future Land Use designation from Industrial (IND) to Commercial High, with an underlying Industrial (CH/IND)

9. [PDD/DOA/CA-2020-00882](#) Title: an Official Zoning Map Amendment application of Ranch House Realty, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from Multifamily Residential High Density (RH) Zoning District to the Multiple Use Planned Development (MUPD) District.
Title: a Development Order Amendment of Ranch House Realty, LLC by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan to add land area, uses, square footage and an access point; and, modify Conditions of Approval.
Title: a Class A Conditional Use of Ranch House Realty, LLC by Schmidt Nichols, Agent. Request: to allow Light Vehicle Sales and Rental.
General Location: East side of Congress Avenue, north and south side of Ranch House Road. **(CHS PROPERTIES MUPD)** (Control 1998-00089)

Pages: 65 - 122

Conditions of Approval (74 - 89)

Project Manager: Ryan Vandenburg

Size: 27.29 acres \pm

BCC District: 2

(affected area 10.51 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.

MOTION: To adopt a Resolution approving an Official Zoning Map Amendment to rezone from Multifamily Residential High Density (RH) Zoning District to the Multiple Use Planned Development (MUPD) 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 Site Plan to add land area, uses, square footage and an access point; and, modify Conditions of Approval, 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 Light Vehicle Sales and Rental, subject to the Conditions of Approval as indicated in Exhibit C-3.

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

10. [ABN/PDD-2020-01459](#) Title: a Development Order Abandonment application of 101 Sansburys Way, LLC by Urban Design Studio, Agent. Request: to abandon a Special Exception to allow a heliport.

Title: an Official Zoning Map Amendment of 101 Sansburys Way, LLC by Urban Design Studio, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Northwest corner of Southern Boulevard and Sansbury's Way. **(Ranger Sansburys Way MUPD)** (Control 1979-00288)

Pages: 123 - 148

Conditions of Approval (129 - 132)

Project Manager: Travis Goodson

Size: 32.80 acres ±

BCC District: 6

DISCLOSURE

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 8-0-1.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-1.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Special Exception to allow a heliport.

MOTION: To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C.

11. [ZV/ABN/CA/W-2019-01324](#) Title: a Development Order Abandonment application of 7-Eleven, Inc. by Gunster, Yoakley & Stewart PA, Agent. Request: to abandon a Special Exception for a Gasoline Service Station, as amended by Resolution R-1987-0892.

Title: a Class A Conditional Use of 7-Eleven, Inc. by Gunster, Yoakley & Stewart PA, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.

Title: a Type 2 Waiver of 7-Eleven, Inc. by Gunster, Yoakley & Stewart PA, Agent. Request: to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a Residential Future Land Use designation or Use.

General Location: Northeast corner of Military Trail and Lantana Road. **(7-Eleven @ 5960 S Military Trail #34967)** (Control 1978-00207)

Pages: 149 - 208

Conditions of Approval (157 - 161)

Project Manager: Travis Goodson

Size: 1.39 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests for a Development Order Abandonment and Class A Conditional Use, subject to the Conditions of Approval as indicated in Exhibit C-2. Staff recommends denial of the request for a Type 2 Waiver. Should the Board approve the Type 2 Waiver, staff recommends the request be subject to the Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Type 2 Variance (with conditions) by a vote of 9-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 9-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 9-0-0.

Zoning Commission Recommendation: Recommended Denial of a Type 2 Waiver by a vote of 9-0-0.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Special Exception to allow a Gasoline Service Station, as amended by Resolution R-1987-0892.

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.

MOTION: To adopt a Resolution denying a Type 2 Waiver to allow 24 hour operations within 250 feet of a Residential Future Land Use designation or Use.

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. ULDC AMENDMENTS

12. [Title: FINAL ADOPTION - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2020-02](#)

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 - Art. 2, Waiver Summary Tables Consolidation

Exhibit B - Art. 1 and 2, Release of Unity of Title

Exhibit C - Art. 2, Monitoring Development Phases

Exhibit D - Art. 2, Removal of the Building Division from DRO Agency Review

Exhibit E - Art. 1, 2, 3, and 4, Property Development and Density Bonus Regulations, and Review Procedures for the WCRAO

Exhibit F - Art. 2, 3, and 5, Unity of Control

Exhibit G - Art. 3 and 4, Multiple Use Planned Development Freestanding Buildings

Exhibit H - Art. 4, Planning Determination for Infill Density Exemption

Exhibit I - Art. 5, WCRAO Workforce Housing Program Exemption

Exhibit J - Art. 3 and 5, Recreation Areas and Amenities

Exhibit K - Art. 4, Commercial Communication Tower Collocation Procedures

Exhibit L - Art. 1 and 4, Minimum Frontage, Access, and Roads

Pages: 209 - 254

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends adoption of 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): On August 26, 2020, September 23, 2020, October 28, 2020, and December 16, 2020, the LDRAB recommended approval of the proposed ULDC amendments with multiple votes.

Land Development Regulation Commission (LDRC) Determination: On October 28, 2020 and December 16, 2020, the LDRC found the proposed amendments to be consistent with the Plan with multiple votes.

BCC Public Hearing: On December 22, 2020, the BCC approved the Request for Permission to Advertise for First Reading on January 28, 2021, with a vote of 7-0. On January 28, 2021, the BCC approved the First Reading and Advertisement for Adoption Hearing on February 25, 2021 with a vote of 7-0.

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, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS: CHAPTER H, DEFINITIONS AND ACRONYMS; ARTICLE 2 - APPLICATION PROCESSES AND PROCEDURES: CHAPTER B, PUBLIC HEARING PROCESSES; CHAPTER C, ADMINISTRATIVE PROCESSES; CHAPTER E, MONITORING OF DEVELOPMENT ORDERS (DOs) AND CONDITIONS OF APPROVAL; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS: CHAPTER B, OVERLAYS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4 - USE REGULATIONS: CHAPTER A, USER GUIDE AND GENERAL PROVISIONS; CHAPTER B, USE CLASSIFICATION; ARTICLE 5 - SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY USES AND STRUCTURES; CHAPTER F, LEGAL DOCUMENTS; CHAPTER G, DENSITY BONUS PROGRAMS; 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.

- 13. [PIA-2020-01201](#) Title: a Privately Initiated Code Amendments (Non Site Specific) application of Boca Holdings, LLC - Steven Danza by WGINC, Agent. Request: To allow hotel use within the commercial Pod of a PUD.
General Location: 8665 Juego Way, Boca Raton, Florida 33433-2005 () (Control)

Pages: 255 - 268

Project Manager: Adam Mendenhall

Size: acres ±

Staff Recommendation: Staff is in support of option 1.

Options:

- 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 2021-02 Round of ULDC Code Amendments, for the January 2022 adoption.

LDRAB Recommendation: The Land Development Advisory Board recommend the amendment proceed to Phase 2, on its own schedule.

MOTION: To deny modifications to the Unified Land Development Code.

- 14. [Title: INITIATION OF UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2021-01](#)

Solicit feedback from the Board of County Commissioners on the scheduling of ULDC Amendments that have been prioritized for inclusion into Round 2021-01.

Pages: 269 - 272

Project Manager: Jeffrey Gagnon

Staff Recommendation: Staff recommends a motion to initiate ULDC Amendments for Round 2021-01.

MOTION: To initiate ULDC Amendment Round 2021-01 on a list of priority items provided by Staff.

M. OTHER ITEMS

END OF REGULAR AGENDA

OTHER DEPARTMENT ITEMS

A. PURCHASING CONTRACT

15. [Title: Staff recommends motion to approve: Contracts \(regular\) and claim settlements list as submitted by various departments to the Clerk & Comptrollers office. Countywide](#)

Pages: 273 - 274

B. DEPARTMENT UPDATE

C. ENGINEERING ITEM

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT