



**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
May 27, 2021**

**AGENDA**

**ITEM #      PAGE #      APPLICATION AND CONTROL #S      APPLICATION NAME**

**REGULAR AGENDA**

**J. ZONING APPLICATION – NEW**

**3.            (Page 5-35)      EAC-2021-00273 (1973-00036)            Boca Lago PUD**

**ADD** Disclosure of Ownership Interests – Property, Attached herein

See Add/Delete Pages 11-14

**L.            ULDC AMENDMENTS**

**7.            (97-134)            ULDC AMENDMENT  
FIRST READING - UNIFIED LAND DEVELOPMENT CODE (ULDC)  
AMENDMENT FOR COMMUNITY RESIDENCES, RECOVERY  
COMMUNITIES, CONGREGATE LIVING FACILITIES, AND SKILLED  
NURSING AND RESIDENTIAL TREATMENT FACILITIES**

**Notes:**

Underlined indicates **new** text; Double underline indicates revised added text; Stricken indicates text to be **deleted**; Double stricken indicates revised deleted text; Stricken and italicized means text to be totally or partially relocated; If being relocated destination is noted in bolded brackets [**Relocated to:** ]; Italicized indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ]; .... A series of four bolded ellipses indicates language omitted to save space.

**To modify Part 1. Pages 106-107, ULDC Art. 1.H.2, General Provisions, Definitions and Acronyms, Definitions to add clarifiers for the definition of family; to modify substance abuse to substance use consistent with American Psychological Association; to modify the Waiver definition, consistent with the proposed changes in Articles 2.B and 4.B. is hereby amended as follows:**

1    **CHAPTER H    DEFINITIONS AND ACRONYMS**

2    ....

3    **Section 2        Definitions**

4    ....

5        **C. Terms defined herein or referenced in this Article shall have the following meanings:**

6        ....

7        **47. Community Residence** – Except as required by State law, a Community Residence is a  
8        residential living arrangement for five to ten unrelated individuals with disabilities living as a  
9        single functional family in a single dwelling unit who need the mutual support furnished by other  
10       residents of the dwelling unit as well as the support services, if any, provided by any staff of  
11       the Community Residence. Residents may be self-governing or supervised by a sponsoring  
12       entity or its staff, which provides habilitative or rehabilitative services related to the residents'  
13       disabilities. A Community Residence emulates a biological family to foster normalization of its  
14       residents and integrate them into the surrounding community. Its primary purpose is to provide  
15       shelter; foster and facilitate life skills; and, meet the physical, emotional, and social needs of  
16       the residents in a mutually supportive family-like environment. Medical treatment is incidental

17 as in any home. Supportive inter-relationships between residents are an essential component.  
18 A Community Residence ~~is-can be~~ a Family Community Residence or Transitional Community  
19 Residence.

20 ....

14 **O. Terms defined herein or referenced in this Article shall have the following meanings:**

15 ....

16 **27. Oxford House** – A self-governed Family Community Residence for people in recovery from  
17 substance abuse use disorder that has been issued a “Conditional Charter” or “Permanent  
18 Charter” by Oxford House World Services, or any successor organization providing oversight;  
19 where there is no limit on length of residency, where the use of alcohol or any illegal drug is  
20 prohibited; where any misuse of legal drugs is prohibited, where any resident who violates this  
21 prohibition is expelled from the dwelling; where the residents pay the costs of the dwelling,  
22 including rent and utilities; and, where through a majority vote, the residents establish policies  
23 governing living in the Oxford House, including the manner in which applications for residence  
24 are approved. Upon termination, revocation, or suspension of its Charter, an Oxford House  
25 must be closed within 60 calendar days and residents must be returned to their families or  
26 relocated to another safe and secure living environment.

28 **W. Terms defined herein or referenced in this Article shall have the following meanings:**

29 **1. Waiver –**

30 a. A request to alter a specific ULDC provisions where alternative solutions to Code  
31 requirements are provided, subject to standards, performance criteria, or limitations.  
32 Waivers are not intended to relieve specific financial hardship demonstrate financial  
33 viability, except for Community Residences, nor circumvent the intent of this Code. [Ord.  
34 2012-027]

35 b. For the purpose of Article 4.B.1.C.9.c.2.a, Transitional Community Residence, a Waiver  
36 shall also mean a request to allow a Transitional Community Residence use in certain  
37 zoning districts as described in that section.

To modify Part 2 page 108-110 ULDC Art. 2.B.7.D, Application Processes and Procedures, Public Hearing Processes, Types of Applications, Type 2 Waiver, to correct grammar is hereby amended as follows:

19 **3. Standards for a Type 2 Waiver**

20 When considering a DO application for a Type 2 Waiver, the BCC shall utilize the Standards  
21 a-c indicated below and any other standards specific to a Type 2 Waiver. For a Unique  
22 Structure, refer to the Standards listed in Art. 2.B.7.D.4 below; ~~and~~ for a Commercial  
23 Communication Tower, refer to Art. 4.B.9.H.5.d, Criteria for Granting a Type 2 Waiver; ~~Ffor~~  
24 Minimum Legal Access for Collocated Landscape Service, refer to Art. 11, Subdivision,  
25 Platting, and Required Improvements; ~~for a Medical Marijuana Dispensing Facility, pursuant~~  
26 ~~to Art. 4.B.2.C.35.i, refer to the Standards a-d indicated below; and, for a Community~~  
27 ~~Residences, Recovery Communities Community, or Congregate Living Facilities-Facility, refer~~  
28 ~~to standards listed in Art. 2.B.7.D.5 below.~~ A Type 2 Waiver, which fails to meet any of the  
29 Standards, shall be deemed adverse to the public interest and shall not be approved. [Ord.  
30 2011-016] [Ord. 2012-027] [Ord. 2018-002] [Ord. 2020-007]

31 ....

1 **5. Standards for Community Residences, Recovery Communities, or Congregate Living**  
2 **Facilities**

3 When considering a DO application for a Type 2 Waiver for a Family Community Residence,  
4 Transitional Community Residence, Recovery Community, or Congregate Living Facility, the  
5 BCC and ZC shall make a finding of approval, approval with conditions, or denial, based on the  
6 standards indicated below. The requested Type 2 Waiver by an Applicant ~~is-constitutes~~ the  
7 procedure by which an Applicant shall apply for the additional Reasonable Accommodation for  
8 a Family Community Residence, Transitional Community Residence, and Recovery  
9 Community. A request for a Community Residence, Recovery Community or Congregate  
10 Living Facility, which fails to meet any of ~~these the applicable~~ standards below shall be deemed  
11 adverse to public interest and shall not be approved:

12 **a) Family Community Residence or Transitional Community Residence**

13 1) When a proposed Community Residence ~~is-would be~~ located less than 660 feet or  
14 seven lots, whichever is greater, from the nearest existing Community Residence,  
15 Recovery Community, or Congregate Living Facility, the Applicant shall demonstrate  
16 by the greater weight of evidence that:

17 ....

23 (b) The proposed Community Residence in combination with any existing Community  
24 Residences, Recovery Communities, or Congregate Living Facility Facilities will  
25 not alter the residential character of the surrounding neighborhood by creating an  
26 institutional atmosphere or by creating or intensifying an institutional atmosphere  
27 or de facto social service district by clustering Community Residences, Recovery  
28 Communities, or Congregate Living Facilities on a block face or concentrating  
29 them in a neighborhood.

30 2) When the State of Florida does not offer a license or certification for the type of  
31 Community Residence proposed and the population it would serve, or the proposed

32 Community Residence is not eligible to be granted an Oxford House Charter, the  
 33 Applicant shall demonstrate by the greater weight of evidence that:  
 34 ....  
 41 d) The rules and practices governing how the Community Residence operates will  
 42 actually protect the Community Residence will be operated to protect residents  
 43 from abuse, exploitation, fraud, theft, neglect, insufficient support, use of illegal  
 44 drugs or alcohol, and misuse of prescription medications.  
 45 3) When an Applicant seeks to provide housing for more than ten unrelated individuals,  
 46 in a Community Residence, the BCC shall not approve a Type 2 Waiver, unless and  
 47 until it finds that the Applicant has:  
 48 a) Specified Specifies by how many individuals it wishes to exceed ten residents and  
 49 demonstrates by the greater weight of evidence that housing more than ten  
 50 residents is required to ensure the financial and/or therapeutic viability of the  
 51 Community Residence;  
 52 b) Demonstrated Demonstrates by the greater weight of evidence that the primary  
 53 function of the proposed Community Residence is residential where any medical  
 54 treatment is merely incidental to the residential use of the property;  
 55 c) Demonstrated Demonstrates by the greater weight of evidence that the proposed  
 56 Community Residence will emulate a biological family and operate as a functional  
 57 family rather than as a boarding or rooming house, nursing home, short-term  
 58 rental, continuing care facility, motel, hotel, treatment center, rehabilitation center,  
 59 institutional use, assisted living facility that does not comport with the definition of  
 60 “Community Residence,” or other non-residential use; and,  
 61 d) Demonstrated Demonstrates by the greater weight of evidence that the requested  
 62 number of residents in the proposed Community Residence will not interfere with  
 63 the normalization and community integration of the occupants of any existing  
 64 Community Residence or Recovery Community.  
 65 4) When an Applicant seeks to allow a Transitional Community Residence in the AGR,  
 66 AR, RE, RT, RS, Detached units Residential Pod of a PUD, or Residential Pod of a  
 1 TND; or, ZLL or Cottage homes within CL/CH/CHO MUPD Zoning District or IND/L  
 2 PIPD Zoning Districts; or, the NR Subarea of the WCRAO, when the use is allowed  
 3 only by the BCC, pursuant to Art. 4.B.1.C.9.e.2)a), the BCC shall utilize the Standards  
 4 a through e indicated below. An application which fails to meet any of these Standards  
 5 shall be deemed adverse to public interest and shall not be approved.  
 6 ....  
 40 b.) Recovery Community or Congregate Living Facility  
 41 When a proposed Recovery Community or Congregate Living Facility is would be located  
 42 less than 1,200 feet or ten lots, whichever is greater, from the nearest existing Community  
 43 Residence, Recovery Community, or Congregate Living Facility, the Applicant shall  
 44 demonstrate by the greater weight of evidence that: ....  
 45 ....

To modify Part 4. Page 112ULDC Art. 2.C.8.C, Application Processes and Procedures, Administrative Processes, Applications Not Issuing a Development Order, General to correct the grammar and heading reference is hereby amended as follows:

Table 2.C.3 – DRO, Administrative Processes

Requests	Processes	
	Full DRO	ZAR
....		
Zoning Confirmation Letter (Informal) (5)		✓
<u>Zoning Confirmation Letter – Community Residences, Recovery</u> <u>Communities Community, or Congregate Living Facilities Facility</u>		✓
....		✓

To Modify Part 5. Pages 112-113 ULDC Art. 2.C.8.C, Application Processes and Procedures, Administrative Processes, Applications Not Issuing a Development Order, Zoning Confirmation Letter to correct grammar and heading references is hereby amended as follows:

2 CHAPTER C ADMINISTRATIVE PROCESSES

3 ....

4 Section 8 Applications Not Issuing a Development Order

5 A. Zoning Confirmation Letter (ZCL)

6 1. Purpose

7 Confirmation of information regarding a particular parcel of land, or interpretation of how the  
 8 Code applies to a given parcel, may be obtained through ~~a an Informal ZCL, a~~ Formal ZCL,  
 9 Site Specific, or ~~Non-Site Specific, or through an Informal ZCL, Confirmation for a Community~~  
 10 Residences, Recovery Communities Community, or Congregate Living Facilities Facility from  
 11 the DRO pursuant to the procedures in this Section. The scope of the ~~Formal or Informal~~ ZCL  
 12 shall be limited to those matters under the authority of the Executive Director of PZB pursuant  
 13 to Art. 1.B.1.A, Authority. [Ord. 2018-002] [Ord. 2020-020]

14 2. Types of ZCL

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**d. Confirmation for a Community Residences, Recovery Communities Community, or Congregate Living Facilities Facility**  
 An owner of a parcel of land, any person with a contractual interest in a parcel of land, or any person submitting a DO application for a parcel of land, shall request confirmation to determine if a proposed Community Residence, Recovery Community, or Congregate Living Facility, may be allowed for a specific parcel of land. The Applicant shall provide documentation on how the Community Residences will comply with the Location, Maximum Number of Residents, and Licensing/Certification or Charter requirements pursuant to Art. 4.B.1.C.3, Family Community Residence and Art. 4.B.1.C.9, Transitional Community Residence; or, documentation on how the Recovery Community or Congregate Living Facility complies with the Location requirements pursuant to Art. 4.B.1.C.6, Recovery Community or Art. 4.B.1.C.1, Congregate Living Facility.

....  
**4. ZCL Response**  
 ....

**c. Confirmation for a Community Residences, Recovery Communities Community or Congregate Living Facilities Facility**  
 Within 30 days after the date the request is deemed sufficient for review, the DRO shall provide a response to the Applicant. During the review, the Applicant may be required to submit additional information to assist in preparing the response. Resubmittal of information will restart the response period. Upon demonstration that the use and site can comply with the requirements, the site shall be issued a provisional approval. The Applicant shall provide proof of final licensure or certification from the State of Florida, or issuance of an Oxford House Charter within six months of the provisional approval. A written request for an extension of time to the Zoning Director may be requested if the Applicant is unable to obtain its appropriate license, certification, or charter within the six-months. The provisional approval will advise the Applicant that Type 2 Waiver(s) may be required, if approvals from the State are not completed prior to other Community Residences, Recovery Communities, or Congregate Living Facilities are being approved during the same timeframe, and impact would affect the location requirements pursuant to Art. 4.B.1.C.1, Congregate Living Facility, 4.B.1.C.3, Family Community Residence, Art. 4.B.1.C.9, Transitional Community Residence and 4.B.1.C.6, Recovery Community, Location requirements. Upon receipt of the license, certification, or charter the Applicant shall provide the Zoning Division proof of licensure, certification, or charter.

The Applicant shall on an annual basis annually provide proof of the valid license, certification, or charter. Failure to provide proof of final licensure or certification from the State of Florida, or an Oxford House Charter will result in revocation of the provisional approval for the use.

To modify Part 7.page 114 ULDC Art. 3.B.14.E, Overlays and Zoning Districts, Overlays, WCRAO, Westgate Community Redevelopment Area Overlay, Use Regulations to use correct verb is hereby amended as follows:

**Table 3.B.14.E – WCRAO Sub-area Use Regulations**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	Supplementary Use Standards # (2)
<b>Residential Uses</b>								
....								
<b>Notes:</b>								
1.	....							
5.	Multifamily and Townhouse units may be Permitted by Right in non-residential districts where mixed use is permitted in accordance with Table 3.B.14.E. WCRAO Mixed Use. <u>Transitional Community Residence and Recovery Communities shall following follow the approval processes of the underlying zoning district. [Ord. 2017-002] [Ord. 2020-001]</u>							
6.	....							



To modify Part 12. Page 119 ULDC Art. 4.B.1.C.1, Use Regulations, Use Classification, Residential Uses, Definitions and Supplementary Use Standards for Specific Uses, Congregate Living Facility (CLF) to include missing word and to use commonly accepted terminology, is hereby amended as follows:

1 CHAPTER B USE CLASSIFICATION

2 Section 1 Residential Uses

3 ....  
4 C. Definitions and Supplementary Use Standards for Specific Uses  
5 1. Congregate Living Facility (CLF)

6 ....  
15 b. Licensing Typical Uses

16 ....  
20 2) Group home or other CLF arrangement for people who may be considered as a direct  
21 threat to the health or safety of others, that requires monitoring;

22 3) Intermediate care facility for ~~developmentally disabled~~ people with developmental  
23 disabilities that does not emulate a family;  
24 ....

To modify Part 13. page 121-122 ULDC Art. 4.B.1.C.3, Use Regulations, Use Classification, Residential Uses, Definitions and Supplementary Use Standards for Specific Uses, Family Community Residence, to include terminology that is a core characteristic of the use, to clarify the typically uses that are Family Community Residences uses accepted terminology and to ensure the uses as licensed and certified by the state or FARR are homes and medical treatment is incidental is hereby amended as follows

5 CHAPTER B USE CLASSIFICATION

6 Section 1 Residential Uses

7 ....  
8 3. Family Community Residence

9 a. Definition

10 A Community Residence that provides a relatively permanent living arrangement for five  
11 to ten people with disabilities which, in practice and/or under its rules, charter, or other  
12 governing document, does not limit how long a resident may live there. The intent is for  
13 residents to live in the dwelling unit on a long-term basis, longer than a year. A Family  
14 Community Residence emulates a biological family to foster normalization of its residents  
15 and integrate them into the surrounding community. Its primary purpose is to provide  
16 shelter; foster and facilitate life skills; and, meet the physical, emotional, and social needs  
17 of the residents in a mutually supportive family-like environment. Medical treatment is  
18 incidental, as in any home.

19 b. Typical Uses

20 Typical uses shall conform to the definition and include, but not are limited to the following:

21 1) Oxford House or other long-term housing for people in recovery from substance use  
22 disorder, and with no limit on tenancy in practice or in rules;

23 2) Community Residential Home (F.S. ch. 419);

24 3) Assisted Living Facility for ~~disabled or the elderly or other people with disabilities~~  
25 (F.S. ch § 429.02(5));

26 4) Adult Family-Care Home (F.S. ch § 429.60);

27 5) Intermediate Care Facility for ~~developmentally disabled~~ people with developmental  
28 disabilities (F.S. ch § 400.96);

29 6) Housing licensed by F.S. ch. 394;

30 7) Recovery Residences certified pursuant to (F.S. ch§ 397.311) under currently the  
31 Florida Association of Recovery Residences, with incidental medical treatment,  
32 typically Levels 1-2 certified Hhomes; or,

33 8) Previously approved Type 1 CLF or Type 2 CLF for people with disabilities that meets  
34 the definition and requirements for a Family Community Residence.

35 c. Approval Process

36 ....

44 3) Type 2 Waiver

45 A Family Community Residence may request a Type 2 Waiver pursuant to Art. 2.B.7.D,  
46 Type 2 Waiver, when the proposed use does not meet the requirements of one or more  
47 of the following:

48 a) Art. 4.B.1.C.3.d.1), Licensing or Certification, when licensing or certification is not  
49 required or available from the State of Florida or Florida Association of Recovery  
50 Residences or the Family Community Residence is not eligible for an Oxford  
51 House Charter. This does not apply when the Family Community Residence has  
52 been denied a license, certification, or Oxford House Charter, or it has been  
53 revoked;

- 54                                    b) Art. 4.B.1.C.3.e.2)a). Number of Residents, including staff that reside in the  
55                                    dwelling unit, are more than ten, but still meets the definition of Family Community  
56                                    Residence; or....  
57                                    ....
- 32                                    **e. Occupancy**
- 33                                    **1) Residents of a Family Community Residence may include, but are not limited to**  
34                                    **non-dangerous persons who are:**
- 35                                    a) Frail elders or ~~disabled adults~~ other adults with disabilities (F.S. ch§ 429.65)  
36                                    b) People with disabilities (F.S. ch§ 760.22 (3)(a));  
37                                    c) Persons with developmental disabilities (F.S. ch§ 393.063);  
38                                    d) Persons who have a mental illness (F.S. ch§ 394.455);  
39                                    e) A child who is found to be dependent (F.S. ch§ 39.01 or 984.03);  
40                                    f) A child in need of services (F.S. ch§ 984.03) or (F.S. ch§ 985.03);  
41                                    g) Residents of an Oxford House or persons recovering from a substance ~~abuse use~~  
42                                    disorder; or,  
43                                    h) Staff who reside in the home as part of the Family Community Residence and play  
44                                    an integral part of emulating a family.
- 45                                    **2) Number of Residents, including Staff that reside in the dwelling unit**
- 46                                    a) Minimum five and no more than ten residents; or,  
47                                    b) Minimum five and no more than ~~fourteen~~ 14 residents defined pursuant to F.S. ch§  
48                                    419.001.
- 49                                    **f. Location**
- 50                                    The Family Community Residence shall be located at least 660 feet or seven lots  
51                                    whichever is greater, from another Community Residence, Recovery Community, or  
52                                    Congregate Living Facility. The separation requirement in this Section shall be measured  
53                                    in linear feet from the closest points between the property lines.
- 54                                    **1) Exemption**
- 55                                    Per State law, Family Community Residences for people with developmental  
56                                    disabilities located in a “planned residential community” as defined by F.S. §  
57                                    419.001(1)(d), are exempt from the spacing requirements between Family Community  
58                                    Residences, Recovery Communities, and Congregate Living Facilities established in  
59                                    this Code.
- 60                                    **g. Revocation**
- 61                                    An operator must provide evidence of license, certificate, or charter prior to the expiration  
62                                    of the 12-month Zoning Confirmation Letter for Family Community Residence, as issued.  
63                                    An operator who is unable to provide licensure, certification, or charter; or where a license,  
64                                    ....

To modify Part 14. Page 123-124 ULDC Art. 4.B.1.C.6, Use Regulations, Use Classification, Residential Uses, Definitions and Supplementary Use Standards for Specific Uses, Recover Community, to include terminology that is a core characteristic of the use and fix grammar is hereby amended as follows

- 3                                    **CHAPTER B    USE CLASSIFICATION**
- 4                                    **Section 1       Residential Uses**
- 5                                    ....
- 6                                    **C. Definitions and Supplementary Use Standards for Specific Uses**
- 7                                    ....
- 8                                    **6. Recovery Community**
- 9                                    **a. Definition**
- 10                                    Multiple dwelling units in Townhouses or Multifamily housing, or a group of Single Family  
11                                    or other detached dwellings, that are not held out to the general public for rent or  
12                                    occupancy, that provides a drug-free and alcohol-free mutually supportive living  
13                                    arrangement for people in recovery from substance use disorder, which, taken together,  
14                                    do not emulate a biological family and are under the auspices of a single entity or group of  
15                                    related entities. Recovery Communities include land uses for which the operator is eligible  
16                                    to apply for certification or licensing from the State of Florida. The term does not include  
17                                    any other group living arrangements for people who are not disabled nor any Community  
18                                    Residence, Congregate Living Facility, institutional or medical use, shelter, lodging or  
19                                    boarding house, extended stay hotel, nursing home, vacation rental, or other use defined  
20                                    in this this Code.
- 21                                    ....
- 30                                    **c. Approval Process**
- 31                                    **1) Permitted by Right**
- 32                                    **a) Residential Pod- PUD within Townhouse or Multi-family Housing.**  
33                                    A Recovery Community....
- 37                                    **2) RM District**
- 38                                    A Recovery Community....
- 39                                    **a) MR-5 FLU Designation**  
40                                    ....

42 **(2) Previous Approval for Multifamily in the RM and MR-5 FLU**

43 A Recovery Community may be Permitted by Right when located within  
44 existing Multifamily units in the RM Zoning District with MR-5 FLU designation,  
45 subject to compliance with Art. 4.B.1.C.6.d Licensing or Certification and Art.  
46 4.B.1.C.6.f Location. Where a Multifamily with 5 or more ~~de-units~~ does not  
47 exist, the Applicant shall seek approval for a Multifamily use pursuant to Art  
48 4.B.1.C.5.d.2) RM District.

49 ....

22 **f. Location**

23 The ~~A proposed~~ Recovery Community shall be located at least 1,200 feet or ten lots  
24 whichever is greater, from the closest Recovery Community, Community Residence, or  
25 Congregate Living Facility.

To modify Part 15. Page 124-127 ULDC Art. 4.B.1.C.9, Use Regulations, Use Classification, Residential Uses, Definitions and Supplementary Use Standards for Specific Uses, Transitional Community Residence, to include terminology that is a core characteristic of the use, to clarify the typically uses that are Transition Community Residences and accepted use terminology and to ensure the uses as licensed and certified by the state or FARR are homes and medical treatment is incidental is hereby amended as follows

38 **CHAPTER B USE CLASSIFICATION**

39 **Section 1 Residential Uses**

40 ....  
41 **C. Definitions and Supplementary Use Standards for Specific Uses**

42 ....  
43 **9. Transitional Community Residence**

44 **a. Definition**

45 A Community Residence that provides a relatively temporary living arrangement for  
46 unrelated people with disabilities with a limit on length of tenancy less than a year which  
47 may be measured in weeks or months as determined either in practice or by the rules,  
48 charter, or other governing document of the Transitional Community Residence. A  
49 Transitional Community Residence may service residents with substance use disorder who  
50 may be undergoing detoxification at another location. A Transitional Community Residence  
51 emulates a biological family to foster normalization of its residents and integrate them into  
52 the surrounding community. Its primary purpose is to provide shelter; foster and facilitate  
53 life skills; and, meet the physical, emotional, and social needs of the residents in a mutually  
54 supportive family-like environment. Medical treatment is incidental, as in any home.  
55 Transitional Community Residences include, but are not limited to, those residences that  
56 comport with this definition that are licensed by the Florida Agency for Persons with  
57 Disabilities, the Florida Department of Elder Affairs, the Florida Agency for Health Care  
58 Administration, and the  
1 Florida Department of Children and Families, under F.S. ch. 419, and sober homes certified  
2 by the State's designated credentialing entity established under F.S. § 397.487.

3 **b. Typical Uses**

4 Typical uses shall conform to the definition, with less than one year of tenancy, and include  
5 but are not limited to the following:

- 6 1) ~~Halfway houses for people with disabilities that emulate a family, including people with~~  
7 illness, substance ~~abuse use~~ disorder, physical disabilities, or mental illness;
- 8 2) ~~Community Residential Facility licensed under F.S. ch§-419;~~
- 9 3) ~~Recovery Residences, licensed under F.S. § 397.311; Housing licensed by F.S. ch.~~  
10 394;
- 11 4) ~~Recovery Residences, (certified pursuant to (F.S. ch§ 397.311) under currently the~~  
12 Florida Association of Recovery Residences, with incidental medical treatment,  
13 typically Levels ~~3-4~~ 2-4 certified Hhomes;
- 14 5) ~~Short-term group home;~~
- 15 6) ~~Day or night treatment with Community Housing licensed under F.S. ch§-397.311; or,~~
- 16 7) ~~Previously approved Type 1 CLF or Type 2 CLF for people with disabilities with less~~  
17 than one year on tenancy and meeting the definition of Transitional Community  
18 Residence.

19 ....  
17 **c. Approval Process**

18 ....  
33 **2) Type 2 Waiver**

34 **a) Use Approval**

35 ....  
55 (c) Art. 4.B.1.C.9.f, Location, when the proposed Transitional Community  
56 Residence does not meet the minimum distance from between other  
57 Community Residences, Recovery Communities, or Congregate Living  
58 Facilities.

59 **b) A Transitional Community Residence may request a Type 2 Waiver pursuant**  
60 **to Art. 2.B.7.D, Type 2 Waiver, when the proposed use does not meet the**  
61 **requirements of one or more of the following:**

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(c) Art. 4.B.1.C.9.f. Location, when the proposed Transitional Community Residence does not meet the minimum distance from the closest Community Residence, Recovery Community, or Congregate Living Facility.

**e. Occupancy**

**1) Residents of a Transitional Community Residence may include but are not limited to:**

- a) Frail elders or other people with disabilities (F.S. ch§ 429.65)
- b) People with disabilities (F.S. ch§ 760.22 (3)(a));
- c) Persons who have a developmental disability with development disabilities (F.S. ch§ 393.063)
- d) Non-dangerous person who has a mental illness (F.S. ch§ 394.455)
- e) A child who is found to be dependent (F.S. ch§ 39.01 or ch§ 984.03);
- f) A child in need of services (F.S. ch§ 984.03 or ch§ 985.03)
- g) Persons recovering from substance use disorder (F.S. ch§ 397.311)
- h) Staff who reside in the home of the Transitional Community Residence and play an integral part of emulating a family.

....  
**f. Location**

.....  
**1) Exemption**

Per State law, Transitional Community Residences for people with developmental disabilities located in a “planned residential community” as defined by F.S. § 419.001(1)(d), are exempt from the spacing requirements between Transitional Community Residences, Recovery Communities, and Congregate Living Facilities established in this Code.

**g. Revocation**

An operator must provide evidence of license licensure or certificate certification within the 12 month Zoning Confirmation Letter for Transitional Community Residence, as issued. An operator, who is unable to provide licensure or certification or where a license or certificate certification was denied, revoked, or suspended, shall not be allowed to operate in PBC and the Transitional Community Residence Zoning Confirmation Letter shall become null and void. Such an operator shall cease operation and vacate the premises within 60 calendar days and shall either return residents to their families or relocate them to a safe and secure living environment.

To modify Part 17. Page 129 ULDC Art. 4.B.4.C.12, Use Regulations, Use Classification, Institutional, Public, and Civic Uses, Definitions and Supplementary Use Standards for Specific Uses, Nursing Home or Convalescent Facility to clarify the typically uses that are Skilled Nursing and Residential Treatment Facilities as required by the State, in that the uses require more than incidental medical treatment and in some cases inpatient and onsite treatment, is hereby amended as follows:

32 **CHAPTER B USE CLASSIFICATION**

33 ....

34 **Section 4 Institutional, Public, and Civic Uses**

35 ....  
36 **C. Definitions and Supplementary Use Standards for Specific Uses**

37 ....  
38 **12. Skilled Nursing Home or Convalescent Residential Treatment Facility**

39 **a. Definition**

An establishment where care is offered or provided for three or more persons suffering from illness, other than a contagious disease, sociopathic, or psychopathic behavior which is not of sufficient severity to require Hospital attention, or for three or more persons requiring further institutional care after being discharged from a Hospital, other than a mental hospital. ~~Patients usually require domiciliary care in~~ addition to nursing care, ~~patients may require medical or psychiatric treatment for a disability, disease, or other condition, in an institutional or medical setting.~~

47 **b. Licensing**

A ~~Nursing Home or Convalescent Facility~~ shall be required to be licensed by the State of Florida.

50 **c. Typical Uses**

Typical uses may include, but are not limited to:

- 1) Addiction receiving facility;
- 2) Detoxification Treatment Facility;
- 3) Residential Treatment Facility (F.S. ch. 394 and 397) and includes inpatient treatment;
- 4) Nursing Home;
- 5) Convalescent Facility; or,
- 6) Hospice larger than a Single Family Dwelling unit.

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- ~~7) Recovery Residences (F.S. § 397.311) under Florida Association of Recovery Residences, Level 1 Home; or~~
- ~~8) Recovery Residences (F.S. § 397.311) under Florida Association of Recovery Residences, where medical treatment is more than incidental, Level 2-4 Home, which does not meet the requirements of a Community Residence.~~

To modify Part 18. Page 130 ULDC Art. 5.B.1.A.19, Supplementary Standards, Accessory Uses and Structures, Supplementary Regulations, Accessory Uses and Structures, Permanent Generators to use accepted terminology and to remove reference to uses, as the uses are defined pursuant to Article 4 as well as defined by Statute and Florida Administrative law on the uses that require generators is hereby amended as follows:

1 **CHAPTER B ACCESSORY USES AND STRUCTURES**

2 **Section 1 Supplementary Regulations**

3 **A. Accessory Uses and Structures**

4 ....

5 **19. Permanent Generators**

6 **a. Applicability**

7 **1) Permitted Use**

8 Use of permanent generators shall be permitted during periods of electrical power  
9 outages in utility systems maintained by the utility service provider or when the BCC  
10 declares a state of emergency. [Ord. 2006-004] [Ord. 2007-013]

11 **2) ~~Type 2 and 3~~ CLF, Club Houses, and **Skilled** Nursing or **Residential Treatment**  
12 **Convalescent** Facility**

13 A permanent emergency generator ~~or other alternative power source~~ shall be required  
14 for all ~~Type 2 and 3 CLF~~ ~~assisted living facilities, excluding personal residences (owner~~  
15 ~~occupied) used as an assisted living facility for five or fewer residents, Nnursing or~~  
16 ~~Convalescent Facilities~~ ~~homes, intermediate care facilities for the developmentally~~  
17 ~~disabled people with developmental disabilities, or transitional living facilities for brain~~  
18 ~~and spinal cord injury patients, pursuant to F.S. § 400.492 and Rule 59A-8.027, F.A.C.,~~  
19 ~~and PDD or TDD clubhouses 20,000 square feet, or greater. These uses may be~~  
20 ~~approved as Community Residences, Congregate Living Facilities, or Skilled Nursing~~  
21 ~~or Residential Treatment Facilities pursuant to Art. 4.B, Use Classification. [Ord. 2006-~~  
22 ~~004] [Ord. 2007-013~~

**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

***[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]***

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Steven Danza, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  Manager *[position - e.g., president, partner, trustee]* of BOCA HOLDINGS, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 8665 JUEGO WAY  
BOCA RATON, FL 33433
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
Steven Danza, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ New York  
COUNTY OF ~~PALM BEACH~~ Westchester

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 20 day of May, 2021 by STEVEN DANZA (name of person acknowledging). He/she is personally known to me or has produced DRIVER'S License (type of identification) as identification and did/did not take an oath (circle correct response).

Leslie A. Jablon  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: 10/26/21



**EXHIBIT "A"**

**PROPERTY**

PARCELS A, C, D AND E, TRACT PA, BOCA LAGO REPLAT NO. 1 - PULTE, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 125, PAGES 172 THROUGH 176, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 1,106,647 SQUARE FEET/25.4051 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.





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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**THURSDAY, MAY 27, 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/](http://www.pbcgov.com/pzb/)

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



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

**MAY 27, 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. [Z/W-2020-01272](#) Title: an Official Zoning Map Amendment application of Luca Land, LLC, Southport Financial Services, Inc. by Schmidt Nichols, Agent. Request: to allow a rezoning from the Neighborhood Commercial (CN) and Multifamily Residential (RM) Zoning Districts to the Urban Infill (UI) Zoning District.

Title: a Type 2 Waiver of Luca Land, LLC, Southport Financial Services, Inc. by Schmidt Nichols, Agent. Request: to eliminate Slip Street Frontage; allow the facade with the shortest length to be considered the front; to allow a parking structure on a Secondary Frontage without screening by habitable uses; allow the setback on the Secondary Frontage to exceed the maximum required; and, reduce the number of bicycle parking spaces.

General Location: Southeast corner of South Military Trail and Maine Street. **(Southport Grove)** (Control 1971-10014)

Pages: 1 - 1

Project Manager: Timothy Haynes

Size: 1.80 acres ±

BCC District: 3

Staff Recommendation: Staff recommends a postponement to Thursday, June 24, 2021.

Zoning Commission Recommendation: Postponed to June 3, 2021 by a vote of 8-0-0.

**MOTION:** To postpone to Thursday, June 24, 2021.

- 2. [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: 3 - 3

Project Manager: Travis Goodson

Size: 12.78 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday, June 24, 2021.

Zoning Commission Recommendation: Postponed to June 3, 2021 by a vote of 8-0-0.

**MOTION:** To postpone to Thursday, June 24, 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**

- 3. [EAC-2021-00273](#) Title: a Development Order Amendment Expedited Application Consideration application of Pulte Home Company, LLC by WGINC, Agent. Request: to modify Conditions of Approval.

General Location: West side of Lyons Road, approximately 625 feet north of Palmetto Road. (**Boca Lago PUD**) (Control 1973-00036)

Pages: 5 - 35

Conditions of Approval (10 - 19)

Project Manager: Timothy Haynes

Size: 546.50 acres ±

BCC District: 5

(Affected Area 25.41 acres ±)

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

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

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA**

**C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS**

**D. PREVIOUSLY POSTPONED STATUS REPORTS**

**E. STATUS REPORTS - NEW**

**F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

## I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

4. [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 Road on the west side of Park Lane Road. **(BET Holdings)** (Control 2020-00066)

Pages: 37 - 55

Conditions of Approval (42 - 42)

Project Manager: Joanne Keller

Size: 5.19 acres  $\pm$

BCC District: 6

## DISCLOSURE

Staff Recommendation: Staff recommends denial of the request. However, should the Board of County Commissioners approve the request, Staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Denial of a Subdivision Waiver by a vote of 6-1-1.

**MOTION:** To adopt a Resolution for the denial of a Subdivision Waiver to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

5. [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 miles north of Heritage Farms Road on the east side of Park Lane Road. **(Dixie Landscape)** (Control 2020-00067)

Pages: 57 - 76

Conditions of Approval (62 - 62)

Project Manager: Joanne Keller

Size: 10.03 acres  $\pm$

BCC District: 6

## DISCLOSURE

Staff Recommendation: Staff recommends denial of the request. However, should the Board of County Commissioners approve the request, Staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Denial of a Subdivision Waiver by a vote of 6-1-1.

**MOTION:** To adopt a Resolution for the denial of a Subdivision Waiver to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

- 6. [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: 77 - 95

Conditions of Approval (82 - 82)

Project Manager: Joanne Keller

Size: 9.53 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends denial of the request. However, should the Board of County Commissioners approve the request, Staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Denial of a Subdivision Waiver by a vote of 6-1-1.

**MOTION:** To adopt a Resolution for the denial of a Subdivision Waiver to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.

**J. ZONING APPLICATIONS - NEW**

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. ULDC AMENDMENTS**

- 7. [Title: FIRST READING - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT FOR COMMUNITY RESIDENCES, RECOVERY COMMUNITIES, CONGREGATE LIVING FACILITIES, AND SKILLED NURSING AND RESIDENTIAL TREATMENT FACILITIES](#)

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 - Community Residences, Recovery Communities, Congregate Living Facilities, and Skilled Nursing and Residential Treatment Facilities

Pages: 97 - 134

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends approval of First Reading and Advertise for Adoption Hearing of the ULDC Amendment for Community Residences, Recovery Communities, Congregate Living Facilities, and Skilled Nursing and Residential Treatment Facilities for July 22, 2021.

Land Development Regulation Advisory Board (LDRAB): On March 24, 2021, the LDRAB recommended approval of the proposed amendment with a vote of 16-0.

Land Development Regulation Commission (LDRC) Determination: On March 24, 2021, the LDRC found the proposed ULDC amendment to be consistent with the Comprehensive Plan with a vote of 16-0.

BCC Public Hearing: On April 22, 2021, the BCC approved the Request for Permission to Advertise for First Reading on May 27, 2021, with a vote of 7-0.

**MOTION:** To approve on First Reading and Advertise for Adoption Hearing of the ULDC Amendment for Community Residences, Recovery Communities, Congregate Living Facilities, and Skilled Nursing and Residential Treatment Facilities, for July 22, 2021: 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 G, DECISION MAKING BODIES; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS: CHAPTER B, OVERLAYS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4- USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; ARTICLE 5- SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY USES AND STRUCTURES; CHAPTER D, PARKS AND RECREATION - RULES AND RECREATION STANDARDS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6- PARKING, LOADING, AND CIRCULATION: CHAPTER B, PARKING AND LOADING; ARTICLE 7- LANDSCAPING: CHAPTER B, APPLICABILITY AND APPROVAL PROCESS; CHAPTER C, LANDSCAPE BUFFER AND INTERIOR LANDSCAPE REQUIREMENTS; 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.

8. [PIA-2020-02168](#) Title: a Privately Initiated Code Amendments (Non Site Specific) application of Lazy Dog Restaurants, LLC - Jackie Hodge by Golden Property Development LLC, Agent. Request: Creation of a Palm Beach County code/ordinance to allow "doggie dining" within Palm Beach County in response to State of Florida Department of Business and Professional Regulation (DBPR) code section F.S 509.233

Pages: 135 - 140

Project Manager: Jeffrey Gagnon

**MOTION:** Creation of a Palm Beach County code/ordinance to allow "doggie dining" within Palm Beach County in response to State of Florida Department of Business and Professional Regulation (DBPR) code section F.S 509.233

## M. OTHER ITEMS

**END OF REGULAR AGENDA**

**OTHER DEPARTMENT ITEMS**

**A. PURCHASING CONTRACT**

**B. DEPARTMENT UPDATE**

**C. ENGINEERING ITEM**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. ASSISTANT COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**