

Karen Marcus, Chair
Tony Masilotti, Vice Chair
Jeff Koons
Warren H. Newell
Mary McCarty
Burt Aaronson
Addie L. Greene



Robert Weisman

Department of Planning, Zoning & Building
100 Australian Ave
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165

**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
(SCRIPPS RELATED ITEMS)**

AGENDA INDEX

SEPTEMBER 30, 2004

**THURSDAY
9:30 AM**

**COMMISSION
CHAMBERS**

1. CALL TO ORDER-

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

2. REGULAR AGENDA (Pages)

- A. Comprehensive Plan Amendments
 - 1. Scientific Community Overlay
 - 2. FLUE Policy 3.5-d Modifications to promote cluster industries
 - 3. Mecca Farms EDC (LGA 2004-00045)
 - 4. Research Park Accessory Multi-Use Site (LGA 2004-00046)
 - 5. Palm Beach County Scientific Community Overlay (Mecca) CRALLS
 - 6. Palm Beach County Scientific Community Overlay (Mecca) TIM and 2020 Map Amendments
- B. ULDC Amendments
- C. Zoning Petition – Mecca Site
 - 1. Development of Regional Impact
 - 2. Rezoning
 - 3. Requested Uses
 - 4. Waiver
- D. Zoning Petition – Accessory Multi-Use Site

3. DIRECTOR COMMENTS (Page)

Board of County Commissioners

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4. COMMISSIONER COMMENTS (Page)

5. ADJOURNMENT (Page)

– START OF REGULAR AGENDA –

2. REGULAR AGENDA

A. COMPREHENSIVE PLAN AMENDMENTS

1. SCIENTIFIC COMMUNITY OVERLAY

MOTION: To approve AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE TEXT OF THE **INTRODUCTION AND ADMINISTRATION ELEMENT** (TO REVISE THE DEFINITION OF A LIMITED URBAN SERVICE AREA); THE **FUTURE LAND USE ELEMENT** (TO MODIFY COUNTY DIRECTIVES TO SUPPORT THE CREATION OF RESEARCH AND DEVELOPMENT COMMUNITIES; TO ESTABLISH THE SCIENTIFIC COMMUNITY OVERLAY ON THE MECCA FARMS SITE AND DEFINE ALLOWED USES IN THE OVERLAY; TO IDENTIFY THE SCIENTIFIC COMMUNITY OVERAY AS A LIMITED URBAN SERVICE AREA (LUSA); TO MODIFY THE DESCRIPTION OF A PLANNED INDUSTRIAL PARK DEVELOPMENT DISTRICT (PIPD); TO ALLOW THE SCIENTIFIC COMMUNITY OVERLAY AS A RECEIVING AREA FOR THE TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM; TO MODIFY THE DESCRIPTION OF A LIMITED URBAN SERVICE AREA AND RELATED POLICIES; TO PROVIDE CRITERIA FOR THE DESIGNATION OF LIMITED URBAN SERVICE AREAS IN THE FUTURE); THE **INTERGOVERNMENTAL COORDINATION ELEMENT** (TO ESTABLISH A POLICY TO PROVIDE FOR INTERGOVERNMENTAL COORDINATION BETWEEN PALM BEACH COUNTY AND THE CITY OF PALM BEACH GARDENS IN THE DEVELOPMENT OF THE ADJACENT PROPERTIES); THE **ECONOMIC ELEMENT**(TO ADD “SCIENCE AND TECHNOLOGY” TO THE DEFINITION OF CLUSTER INDUSTRIES); AND THE **MAP SERIES** (TO REVISE MAP LU 1.1, MANAGED GROWTH TIER SYSTEM, AND MAP LU 2.1, SERVICE AREAS, TO DEPICT THE SCIENTIFIC COMMUNITY OVERLAY AS A LIMITED URBAN SERVICE AREA (LUSA); TO REVISE MAP LU 3.1, SPECIAL PLANNING AREAS, TO IDENTIFY THE SCIENTIFIC COMMUNITY OVERLAY; AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(under separate cover)

Staff Recommendation: Approval.

LPA Recommendation: Approval with modifications (11-1 vote).

BCC Transmittal Action: Motion to transmit (7-0 vote).

MOTION: To adopt an ordinance amending the Introduction and Administration Element, Future Land Use Element, Intergovernmental Coordination Element, Economic Element and the Map Series pursuant to the proposed Scientific Community Overlay amendment.

2. **FLUE POLICY 3.5-D MODIFICATION TO PROMOTE CLUSTER INDUSTRIES**

MOTION: To approve AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE TEXT OF THE **FUTURE LAND USE ELEMENT** (TO MODIFY FLUE POLICY 3.5-D PROVIDING FLEXIBILITY FOR CLUSTER INDUSTRIES TO EXCEED THE REQUIREMENTS OF THIS POLICY); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(under separate cover)

Staff Recommendation: Approval.

LPA Recommendation: Approval with one modification (11-1 vote).

BCC Transmittal Action: Motion to transmit (7-0 vote).

MOTION: To adopt an ordinance amending the Future Land Use Element pursuant to the proposed FLUE Policy 3.5-d Modification to Promote Cluster Industries amendment.

3. **LGA 2004-00045** Palm Beach County, by PBC Facilities Development & Operations, Agent Land Use Amendment (LGA): Amend land use from Rural Residential, 1 unit per 10 acres (RR-10) on 1919.23 acres to Economic Development Center, with an underlying 2 units per acre (EDC/2) with conditions. General Location: East of Seminole Pratt Whitney Road, approximately 1 mile north of Northlake Boulevard (**MECCA FARMS EDC**)

(under separate cover)

Size: 1919.23 acres ±

BCC District: 1

Staff Recommendation: Approval of a future land use change from RR-10 to EDC/2 with conditions.

LPA Recommendation: Approval of a future land use change from RR-10 to EDC/2, with conditions (7-3 vote).

BCC Transmittal Action: To transmit the proposed amendment, subject to conditions (6-0 vote).

MOTION: To adopt an ordinance approving the request for a future land use change from RR-10 to EDC/2, with conditions.

4. **LGA 2004-00046** Palm Beach County, by PBC Facilities Development & Operations, Agent Land Use Amendment (LGA): Amend land use from Conservation (CON) on 28.37 acres to Transportation and Utilities Facilities (U/T). General Location: On the west side of Seminole Pratt Whitney Road, approximately ½ mile north of Northlake Boulevard. **(RESEARCH PARK ACCESSORY MULTI-USE SITE)**

(under separate cover)

Size: 28.37 acres ±

BCC District: 1

Staff Recommendation: Approval of a future land use change from CON to U/T.

LPA Recommendation: Approval of a future land use change from CON to U/T (10-0 vote).

BCC Transmittal Action: To transmit the proposed amendment (6-0 vote).

MOTION: To adopt an ordinance approving the request for a future land use change from CON to U/T.

5. **PALM BEACH COUNTY SCIENTIFIC COMMUNITY OVERLAY (MECCA) CRALLS**

MOTION: To approve AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE **TRANSPORTATION ELEMENT** (TO DESIGNATE SEVERAL ROADWAY SEGMENTS AND INTERSECTIONS AS CONSTRAINED ROADWAY AT LOWER LEVEL OF SERVICE (CRALLS) FACILITIES SPECIFICALLY FOR THE PURPOSES OF CONCURRENCY FOR THE PROPOSED SCIENTIFIC COMMUNITY OVERLAY PROJECT); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(under separate cover)

Staff Recommendation: Approval.

LPA Recommendation: Approval with modifications (6-5 vote).

BCC Transmittal Action: Motion to transmit (7-0 vote).

MOTION: To adopt an ordinance amending the Transportation Element pursuant to the proposed Palm Beach County Scientific Community Overlay (Mecca Farms) CRALLS amendment.

6. **PALM BEACH COUNTY SCIENTIFIC COMMUNITY OVERLAY (MECCA) TIM AND 2020 MAP AMENDMENTS**

MOTION: To approve AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE **MAP SERIES** (TO REVISE FIGURE TE 1.1, 2020 ROADWAY SYSTEM BY NUMBER OF LANES MAP, AND FIGURE 14.1, THOROUGHFARE IDENTIFICATION MAP (TIM), TO ACCOMODATE THE PROPOSED SCIENTIFIC COMMUNITY OVERLAY); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(under separate cover)

Staff Recommendation: Approval.

LPA Recommendation: Approval with modifications (7-1 vote).

BCC Transmittal Action: Motion to transmit (6-0 vote).

MOTION: To adopt an ordinance amending the Map Series pursuant to the proposed Palm Beach County Scientific Community Overlay (Mecca Farms) TIM and 2020 Map amendments.

B. **ULDC AMENDMENTS**

7. **MOTION:** To approve on first public hearing and to advertise for adoption hearing on **September 30, 2004 at 9:30 a.m.** AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE 03-0067, KNOWN AS THE UNIFIED LAND DEVELOPMENT CODE OF PALM BEACH COUNTY, FLORIDA AS FOLLOWS: TO AMEND **ARTICLE 3** – OVERLAYS AND ZONING DISTRICTS; CHAPTER A – GENERAL; CHAPTER B – OVERLAYS; CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDs); **ARTICLE 4** – USE REGULATIONS; CHAPTER B – SUPPLEMENTARY USE STANDARDS; CHAPTER D – EXCAVATION; **ARTICLE 5** – SUPPLEMENTARY STANDARDS; CHAPTER G – DENSITY BONUS PROGRAMS; **ARTICLE 7** – LANDSCAPING; APPENDIX D; – CHECKLIST OF STANDARDS THAT CAN BE ALTERED WITH AN APPROVED ALP; AND **ARTICLE 18** – DEFINITIONS; CHAPTER A – ZONING DEFINITIONS AND ACRONYMS; PROVIDING FOR INTERPRETATION OF CAPTIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Pages

C. ZONING PETITION – MECCA SITE

8. **PDD/R/W2004-352** Title: Resolution approving a Development of Regional Impact petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: A Development of Regional Impact.
Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: Rezoning from the Agricultural Residential (AR) and Special Agricultural (SA) Zoning Districts to the Planned Industrial Park Development (PIPD) District.
Title: Resolution approving Requested Uses petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: To allow one or more of the following requested uses – 1) college or university; 2) daycare general; 3) dog daycare (2); 4) financial institution (2); 5) hospital or medical center; 6) laboratory, research; 7) school, elementary or secondary; and, 8) removal of excess fill (excavation, type II).
Title: Resolution approving a Waiver petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: To reduce required separation of excavation from residential land use.
General Location: Approximately 1 mile north of Northlake Boulevard on the east side of Seminole Pratt Whitney Road (**PALM BEACH COUNTY BIOTECHNOLOGY RESEARCH PARK**).

Pages

Size: 1919.23 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

1. **MOTION**: To adopt a resolution approving a Development of Regional Impact.
2. **MOTION**: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential and Special Agricultural Zoning Districts to the Planned Industrial Park Development District.
3. **MOTION**: To adopt a resolution approving one or more of the following requested uses – 1) college or university; 2) daycare, general; 3) dog daycare (2); 4) financial institution (2); 5) hospital or medical center; 6) laboratory, research; 7) school, elementary or secondary; and, 8) removal of excess fill (excavation, type II).
4. **MOTION**: To adopt a resolution approving a waiver to reduce required separation of excavation from residential land use.

D. ZONING PETITION – ACCESSORY MULTI-USE SITE

9. **Z2004-351** Title: Resolution approving an Official Zoning Map Amendment petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: Rezoning from the Preservation/Conservation (PC) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.5 mile north of Northlake Boulevard on the west side of Seminole Pratt Whitney Road (**RESEARCH PARK ACCESSORY MULTI USE SITE**).

Pages

Size: 28.37 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as amended, 6-0.

1. **MOTION**: To approve an Official Zoning Map Amendment from the Preservation/Conservation Zoning District to the Public Ownership Zoning District on first hearing and convene a second public hearing on September 30, 2004 at 9:30 a.m.

3. **DIRECTOR COMMENTS**

A. **PLANNING DIRECTOR**

B. **ZONING DIRECTOR**

4. **COMMISSIONER COMMENTS**

5. **ADJOURNMENT**