

ORDINANCE NO. 2025 - 009

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: A PRIVATELY PROPOSED REVISION, RELATED TO **LOXAHATCHEE ESTATES OVERLAY (LEO)**, AMENDING ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS; 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.

WHEREAS, Section 163.3202, Florida Statutes, mandates the County compile Land Development Regulations consistent with its Comprehensive Plan into a single Land Development Code; and

WHEREAS, pursuant to this statute the Palm Beach County Board of County Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-067, as amended from time to time; and

WHEREAS, the BCC has determined that the proposed amendment furthers a legitimate public purpose; and

WHEREAS, the Land Development Regulation Commission has found this amendment to the ULDC to be consistent with the Palm Beach County Comprehensive Plan; and

WHEREAS, the BCC hereby elects to conduct its public hearings on this Ordinance at 9:30 a.m.; and

WHEREAS, the BCC has conducted public hearings to consider this amendment to the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. Adoption

The revisions set forth in Exhibit 1, attached hereto and made a part hereof, are hereby adopted.

Section 2. Interpretation of Captions

All headings of articles, sections, paragraphs, and sub-paragraphs used in this Ordinance are intended for the convenience of usage only and have no effect on interpretation.

Section 3. Repeal of Laws in Conflict

All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

1 **Section 4. Severability**

2 If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other
3 item contained in this Ordinance is for any reason held by the Court to be unconstitutional,
4 inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this
5 Ordinance.

6 **Section 5. Savings Clause**

7 All development orders, permits, enforcement orders, ongoing enforcement actions,
8 and all other actions of the Board of County Commissioners, the Zoning Commission, the
9 Development Review Officer, Enforcement Boards, all other County decision-making and
10 advisory boards, Special Masters, Hearing Officers, and all other County officials, issued
11 pursuant to the regulations and procedures established prior to the effective date of this
12 Ordinance shall remain in full force and effect.

13 **Section 6. Inclusion in the Unified Land Development Code**

14 The provisions of this Ordinance shall be codified in the Unified Land Development
15 Code and may be reorganized, renumbered, or re-lettered to effectuate the codification of this
16 Ordinance.

17 **Section 7. Providing for an Effective Date**

18 The provision of this Ordinance shall become effective upon filing with the Department
19 of State.

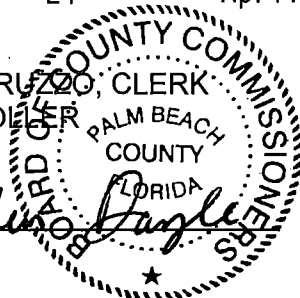
20 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach

21 County, on the 24 day of April, 2025.

22 ATTEST:

23 JOSEPH ABRUZZO, CLERK
24 & COMPTROLLER

25 By [Signature]
26 Clerk



PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

By [Signature]
Maria G. Marino, Mayor

27 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

28 By [Signature]
29 Scott A. Stone, County Attorney

30 Filed with the Department of State on the 29 day of April, 2025.

EXHIBIT 1
LOXAHATCHEE ESTATES OVERLAY (LEO)

This exhibit revises the following Article(s):

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS

Revision Key: Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 3.B.21, Overlays and Zoning Districts, Overlays, is hereby amended as follows:

CHAPTER B OVERLAYS

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Section 21 Loxahatchee Estates Overlay (LEO)

A. Purpose and Intent

The purpose of the Loxahatchee Estates Overlay (LEO) is to implement FLUE Policy 1.4.3 of the Plan to preserve the low-density rural character of the Rural Tier and surrounding area by allowing new residential subdivisions that are consistent with the existing lot pattern.

B. Boundaries

The boundaries of the LEO are depicted on the Special Planning Areas Map, LU 3.1.

C. Property Development Regulations

1. Minimum Lot Dimensions

- a. Size: one acre
- b. Width/Frontage: 125 feet
- c. Depth: 200 feet

2. Maximum Building Coverage: 30%

3. Minimum Setbacks

- a. Front: 50 feet
- b. Side: 15 feet
- c. Side Street: 25 feet
- d. Rear: 25 feet

4. Accessory Structures shall be in accordance with Art. 5., Supplementary Standards.

D. Access

A subdivision within the LEO shall have access in accordance with the requirements of Art. 11.E.2.A.2, Minimum Legal Access Requirement and Table 11.E.2.A, Chart of Minor Streets, or have access to 180th Avenue North.

E. Uses

1. Government Services

Government Services may be a Permitted by Right use on a lot within a residential subdivision if the use was approved by the Board of County Commissioners as part of an application for a Future Land Use Amendment.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 29, 2025

Joseph Abruzzo
Clerk of Circuit Court
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Dear Joseph Abruzzo,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2025-009, which was filed in this office on April 29, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

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