



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
JUNE 26, 2014**

AGENDA ITEM #
(PAGE #)

APPLICATION/CHANGE

POSTPONEMENTS/REMANDS/WITHDRAWALS

B. REMANDS

3. (3-3) ZV/DOA/R-2013-02595 Shoppes at Village Pointe

AMEND MOTION to read as follows:

MOTION: To remand to the August 13, 2014 Development Review Officer meeting.

CONSENT AGENDA

E. ZONING APPLICATIONS – NEW

5. (33) ABN/DOA-2014-00291 Boynton Health Care Center

AMEND ENGINEERING CONDITION 1 to read as follows:

1. The Property Owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" ~~ass~~ as it presently exists or as it may from time to ~~times~~ time be amended...

8.(101-102) ZV/DOA/R/TDR-2014-00292 Faulk Senior Residence at Faulk Foundation

6. The property owner shall provide to the Palm Beach County Land Development Division a road right of way deed and all associated documents as required by the County Engineer for a total of 80 feet on Boca Rio Road. All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Grantor must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. Palm Beach County will prepare a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the property owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDG PERMIT: MONITORING-Eng)

REGULAR AGENDA

I. ZONING APPLICATIONS - NEW

12. (169-228) ZV/PDD/DOA-2014-00092 Atlantic Commons PUD

ADD MOTION:

MOTION: To approve the release of the Master Declaration of Restrictive Covenants for Workforce Housing as recorded in ORB 23581/Page 0106, ORB 26572/Page 0154, and ORB 26579/Page 0053.

*Backup under separate cover

AMEND ENGINEERING CONDITION 5 to read as follows:

5.b Prior to the issuance of the first certificate of occupancy for any lot ~~within the pod~~, Pods B-2, C-1 or C-2, construction of any required sound walls and landscape buffers for a pod fronting the turnpike as outlined in the Noise Analysis shall be completed. This condition shall only apply to all of Pods B-2, C-1 and C-2 ~~and C-3~~ or as...

J. ULDC AMENDMENTS

13. (240, 272) REQUEST FOR PERMISSION TO ADVERTISE UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2014-01

AMEND EXHIBIT G, Inland Logistics Center, to include:

Part 3. ULDC Art. 3.B.4, Glades Area Overlay (GAO) (page 24 of 229), is hereby amended as follows:

Reason for amendments: [PZ&B] Additional Type I Waivers:		
1.	The ULDC establishes minimum and maximum range of parking for Planned Development Districts, also allowing industrial uses to utilize the minimum parking requirements for individual uses. Proposed Waivers would allow additional flexibility (25 percent) for minimum or maximum required industrial parking as needed to accommodate desirable job generating tenants having smaller or larger workforce needs not currently anticipated in County parking standards.	
2.	Allow reductions or elimination of minimum 10 percent side or rear parking spaces for industrial uses. The intent of this Code provision is typically used to address pedestrian walking distances from vehicle parking areas for larger commercial centers that have large numbers of parking spaces. The Waiver accommodates industrial uses that either have limited public or employee access points, special security requirements, or where side and rear facades are primarily utilized for bay door or other transportation related logistics parking or access.	
3.	Allow for larger encroachment of utility easements into landscape buffers (e.g. overlap) where unknown future technology requirements may exceed previously anticipated utility needs.	

Table 3.B.4.F. - Type I Waivers for Industrial Pods

Article/Table Reference and Title	Maximum Waiver	Criteria
<u>Art. 3.E.1.C.2.h.2), Non Residential Uses [Related to PDD Performance Standards for Parking]; or, Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements</u>	<u>The minimum or maximum number of parking spaces may be reduced or increased by up to 25 percent, subject to DRO approval of a parking demand study.</u>	<u>The parking demand study, justification and any supporting documentation shall be submitted in a form established by the Zoning Director; Alternative calculations shall be based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information; and, A reduction in required parking shall require designation of reserved space or a limitation of uses consistent with the parking demand study.</u>
<u>Art. 3.E.1.C.2.h.5), Location Non Residential PDDs [Related to</u>	<u>Parking required to be located on the side or rear</u>	<u>Demonstration that proposed use(s) require limited public or employee access due to</u>

<u>PDD Performance Standards for Parking]; or, Art. 6.A.1.D.2.c. Location of Required Front, Side and Rear Parking</u>	<u>of a building may be relocated for industrial uses.</u>	<u>special security requirements, or where side or rear facades are primarily utilized for bay door or other transportation logistics parking or access; and, Demonstration that proposed Site Plans and building floor plans provide building entrances within reasonable proximity to any public or employee parking areas.</u>
<u>Art. 7.D.12 – Landscape in Easements</u>	<u>Landscape buffers may overlap easements by up to 10 feet.</u>	<u>For one of the following scenario's:</u> <u>Any R-O-W buffer 30 feet in width or greater resulting from use of Art. 3.B.4.F.1.d, Architectural Review; or</u> <u>Landscape buffers 20 feet in width or greater, upon demonstration that new technology developed after the original utility easement was platted necessitate increased easement width.</u> <u>Documentation from a licensed landscape architect demonstrating that careful consideration in the selection of planting materials to be used will ensure that all required landscaping is sustainable and will not adversely impact utilities.</u>

K. PREVIOUSLY POSTPONED ZONING APPLICATIONS

15. (347-350) DOA-2013-01057 Boca Del Mar PUD

ADD ALL PETITIONS CONDITION 8 to read as follows:

8. Prior to the Final Master Plan approval by the Development Review Officer, the Property Owner(s) shall revise the Master Plan and related Site Data to indicate a total of 252 dwelling units and one (1) Type I Congregate Living Facility. (DRO:ZONING –Zoning).

AMEND ENGINEERING CONDITION E10 to read as follows:

10. Building Permits for more than 121 Condo/ Town House units or 103 Single Family units or an equivalent number of trips for the site shall not be issued until the Property Owner makes a proportionate share payment in the amount of 4.88% of the total cost of the following improvements at the intersection of SW 18th St and Military Trail: i. modify the east approach to provide a total of 1 left turn lane, 2 through lanes, and 1 right turn lane, ii. modify the ~~east~~ west approach to provide a total of 4 2 left turn lanes, 2 1 through lanes, and 1 right turn lane. These modifications will also require appropriate widening and tapering of the roadways, in advance and beyond the intersection, as approved by the County Engineer. This proportionate share amount may be applied toward construction of this improvement or one or more other improvements that will benefit the mobility in the area impacted by the project, as determined by the County Engineer. The value of the improvement shall be based on an engineer's certified cost estimate provided by the Applicant and approved by the County Engineer or other method approved by the County Engineer at the time of payment. (BLDG PERMIT: MONITORING - Eng)



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JUNE 26, 2014

9:30 A.M. 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

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**

JUNE 26, 2014

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **DOA/R-2013-03129** Title: a Development Order Amendment application of Bass Pro Outdoor World LLC - Jamie Carroll by Shutts and Bowen LLP, Agent. Request: to reconfigure the Site Plan; delete square footage, and to modify and delete Conditions of Approval (Use Limitation, Height, and Unity of Title).
Title: a Requested Use of Bass Pro Outdoor World LLC - Jamie Carroll by Shutts and Bowen LLP, Agent. Request: to allow Vehicle Sales and Rental (boat sales).
General Location: Approximately 0.5 mile north of PGA Boulevard on the east side of U.S. Highway No. 1. **(World Wide Sportsman)** (Control 1986-00124)

Pages: 1 - 1

Project Manager: Roger Ramdeen

Size: 5.73 acres ±

BCC District: 1

Staff Recommendation: Staff recommends postponement to Thursday, July 24, 2014.

MOTION: To postpone to Thursday, July 24, 2014.

2. **PDD/R/TDR-2013-01847** Title: an Official Zoning Map Amendment to a Planned Development District application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Rezoning from the Agriculture Residential Zoning District (AR) and the Residential Estates Zoning District (RE) to the Residential Planned Unit Development (PUD) District.
Title: a Requested Use of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Transfer of Development Rights (TDR) and to allow Workforce Housing in excess of 30 percent.
Title: a Transfer of Development Rights of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Transfer of Development Rights for 53 units and designate this site as a receiving area.
General Location: On the south side of Lake Ida Road between Sims Road and Via Flora. **(Stonybrook on the Lake)** (Control 1978-00032)

Pages: 2 - 2

Project Manager: Roger Ramdeen

Size: 31.07 acres ±

BCC District: 5

Staff Recommendation: Staff recommends postponement to Thursday July 24, 2014.

MOTION: To postpone to Thursday July 24, 2014.

B. REMANDS

3. **ZV/DOA/R-2013-02595** Title: a Type II Variance application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a business activity until 2:00 a.m. within 300 feet of a residential unit; a reduction in the landscape buffer width and plant materials; and, elimination of the required wall.
Title: a Development Order Amendment of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to modify the Site Plan; and, to add a Requested Use.
Title: a Requested Use of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge within 300 feet of a Residential District.
General Location: Approximately 0.5 miles west of Military Trail on the south side of SW 18th Street. (**Shoppes at Village Pointe**) (Control 1984-00152)

Pages: 3 - 3

Project Manager: Joyce Lawrence

Size: 7.00 acres ±

BCC District: 4

Staff Recommendation: Staff recommends a remand to the July 9, 2014 Development Review Officer (DRO) meeting.

MOTION: To remand to the July 9, 2014 Development Review Officer meeting.

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

- 4. **DOA-2013-02926** Title: a Development Order Amendment application of J L Property Owners Assn Inc by Land Design South Inc., Agent. Request: to modify the Master Plan to re-designate a land use from Private Buffer to Civic.

General Location: Southeast corner of Alternate AIA and Indiantown Road. **(Jonathan's Landing PUD)** (Control 1974-00195)

Pages: 4 - 27

Conditions of Approval (9 - 14)

Project Manager: Roger Ramdeen

Size: 631.05 acres ±

BCC District: 1

(affected area 2.58 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 42 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended approval of the request with a vote of 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Master Plan to re-designate a land use from Private Buffer to Civic subject to the Conditions of Approval as indicated in Exhibit C.

E. ZONING APPLICATIONS - NEW

- 5. **ABN/DOA-2014-00291** Title: a Development Order Abandonment application of AP2012 Boynton LLC by Urban Design Kilday Studios, Agent. Request: to abandon the Class A Conditional Use for a Type III Congregate Living Facility granted under Resolution R-1996-993.

Title: a Development Order Amendment of AP2012 Boynton LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan and add beds to an existing Nursing or Convalescent Facility.

General Location: Approximately 2,200 feet southwest of Boynton Beach Boulevard and Hagen Ranch Road. **(Boynton Health Care Center)** (Control 1996-00016)

Pages: 28 - 48

Conditions of Approval (33 - 36)

Project Manager: Roger Ramdeen

Size: 4.76 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended approval of the requests with votes of 6-0.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Class A Conditional Use for a Type III Congregate Living Facility granted under Resolution R-1996-993.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add beds to an existing Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C.

6. **ZV/ABN/DOA/CA-2014-00293** Title: a Development Order Amendment application of VITAS Healthcare Corporation by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; add a use; and delete the Conditional Overlay Zone (COZ) and the Conditions of Approval.

Title: a Class A Conditional Use of VITAS Healthcare Corporation by Urban Design Kilday Studios, Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: Approximately 3,000 feet east of Jog Road on the south side of W. Atlantic Avenue. **(Vitas Hospice)** (Control 2000-00006)

Pages: 49 - 72

Conditions of Approval (55 - 58)

Project Manager: Joyce Lawrence

Size: 2.20 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-2, and subject to 6 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended approval of the requests with votes of 6-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add a use; and delete the Conditional Overlay Zone (COZ) and the 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 a Nursing or Convalescent Facility subject to Conditions of Approval as indicated in Exhibit C-3.

7. **ZV/DOA/R-2014-00285** Title: a Development Order Amendment application of Woolbright Pinewood Llc by Land Design South Inc., Agent. Request: to modify the Site Plan and add a Requested Use.

Title: a Requested Use of Woolbright Pinewood Llc by Land Design South Inc., Agent. Request: to allow a Medical Center.

General Location: Southeast corner of Jog Road and Lantana Road. **(Pinewood Square)** (Control 1986-00008)

Pages: 73 - 94

Conditions of Approval (79 - 85)

Project Manager: Carrie Rechenmacher

Size: 28.39 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 35 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended approval of the requests with votes of 6-0.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Site Plan and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Medical Center.

8. **ZV/DOA/R/TDR-2014-00292** Title: a Development Order Amendment application of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan; add square footage and Requested Uses; and, delete a Condition of Approval (Engineering).
Title: a Requested Use of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios, Agent. Request: to allow a Type 3 Congregate Living Facility and Transfer of Development Rights.
Title: a Transfer of Development Rights of Elizabeth H. Faulk Foundation, Inc. by Urban Design Kilday Studios, Agent. Request: to allow the Transfer of Development Rights for 2 units and designate this site as a receiving area.
General Location: On Boca Rio Road approximately 2,300 feet south of Palmetto Park Road. **(Faulk Senior Residence at Faulk Foundation)** (Control 1979-00228)

Pages: 95 - 117

Conditions of Approval (101 - 105)

Project Manager: Carol Glasser

Size: 10.01 acres ±

BCC District: 5

(affected area 6.87 acres ±)

Staff Recommendation: Staff recommends approval of the Development Order Amendment, Requested Uses and Transfer of Development Rights subject to 19 Conditions of Approval as indicated in Exhibit C-2, 5 Conditions of Approval as indicated in Exhibit C-3, and 7 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Recommended approval of the requests as amended with votes of 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan; add square footage and Requested Uses; and, delete a Condition of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Type 3 Congregate Living Facility and Transfer of Development Rights subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Transfer of Development Rights for 2 units and designate this site as a receiving area subject to the Conditions of Approval as indicated in Exhibit C-4.

9. **ZV/DOA/R-2014-00079** Title: a Development Order Amendment. application of Willow Development USA LLC - Serge Van Duuren by Miller Land Planning, Agent. Request: to modify the site plan; add uses; and, delete all prior Conditions of Approval.

Title: a Requested Use. of Willow Development USA LLC - Serge Van Duuren by Miller Land Planning, Agent. Request: to allow a Type III Congregate Living Facility; a General Daycare; and, a Type II Restaurant.

General Location: Northwest corner of Jog Road and Flavor Pict Road. **(Michelangelo Senior Living MUPD)** (Control 1997-00096)

Pages: 118 - 162

Conditions of Approval (125 - 130)

Project Manager: Carrie Rechenmacher

Size: 14.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1; 24 Conditions of Approval as indicated in Exhibit C-2; and 5 Conditions of Approval as indicated in Exhibit C-3

Zoning Commission Recommendation: Recommended approval of the requests as amended with votes of 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the site plan; add uses; and, delete all prior Conditions of Approval (R-2006-1535) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving Requested Uses for a Type III Congregate Living Facility; a General Daycare; and, a Type II Restaurant.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

10. **ABN-2013-03116** - To correct an error in the BCC Motion that was on the May 22, 2014 agenda to match the adopted resolution. General Location: Located on the east side of Military Trail, 3/4 of a mile south of Hypoluxo Road. (Trails End Plaza) (Control 1974-00018)

Pages: 163 - 165

MOTION: To correct an error in the BCC Motion approving a Development Order Abandonment, ABN-2013-03116, to reflect that the abandonment was of an approval granted under Resolution R-1974-0275.

11. **ABN-2014-00464** Title: a Development Order Abandonment application of RVJF LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to abandon the Special Exception to allow a Lounge, within Building F/Lot 6, as granted under Resolution R-1993-173.

General Location: Southwest corner of Jupiter Farms Road and Indiantown Road. **(Jupiter Farms Shopping Center)** (Control 1992-00017)

Pages: 166 - 168

Project Manager: Donna Adelsperger

Size: 1.74 acres \pm

BCC District: 1

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception to allow a Lounge, within Building F/Lot 6, as granted under Resolution R-1993-173.

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. ZONING APPLICATIONS - NEW

12. **ZV/PDD/DOA-2014-00092** Title: an Official Zoning Map Amendment to a Planned Development District application of Atlantic Commons Associates, LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Atlantic Commons Associates, LLLP by G.L. Homes, Agent. Request: to reconfigure the Master Plan; add land area; redesignate unit types; delete units; add a model row; and, modify/delete Conditions of Approval (Engineering, Landscape, Site Design).

General Location: Northeast corner of Atlantic Avenue and Florida's Turnpike. **(Atlantic Commons PUD)** (Control 2004-00525)

Pages: 169 - 228

Conditions of Approval (177 - 189)

Project Manager: Carrie Rechenmacher

Size: 165.25 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 49 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended approval of the requests as amended with votes of 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add land area; redesignate unit types; delete units; add a model row; and, modify/delete Conditions of Approval (Engineering, Landscape, Site Design) subject to the Conditions of Approval as indicated in Exhibit C-2.

J. ULDC AMENDMENTS

13. **REQUEST FOR PERMISSION TO ADVERTISE**
UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2014-01

Staff Recommendation: Staff recommends a motion to approve on preliminary reading and advertise for First Reading on July 24, 2014.

Pages: 229 - 302

MOTION: To approve on preliminary reading and advertise for First Reading on July 24, 2014: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067 AND 2003-070 AS AMENDED, AS FOLLOWS: ARTICLE 1- GENERAL PROVISIONS; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, MONITORING; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3- OVERLAYS AND ZONING DISTRICTS; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4- USE REGULATIONS; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; ARTICLE 6- PARKING; CHAPTER A, PARKING; ARTICLE 7- LANDSCAPING; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER E, REVIEW, INSTALLATION AND MAINTENANCE; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; ARTICLE 8- SIGNAGE; CHAPTER A, GENERAL; CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; ARTICLE 11- SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER A, GENERAL REQUIREMENTS; CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER D, PLATTING; CHAPTER E, REQUIRED IMPROVEMENTS; ARTICLE 12- TRAFFIC PERFORMANCE STANDARDS; CHAPTER B, STANDARD; CHAPTER C, TRAFFIC IMPACT STUDIES; ARTICLE 13- IMPACT FEES; CHAPTER A, GENERAL; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

14. RECESS AS THE BOARD OF COUNTY COMMISSIONERS

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

TITLE: [REQUEST FOR PERMISSION TO ADVERTISE](#)
UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS TO ARTICLE 15,
HEALTH REGULATIONS

Staff Recommendation: Staff recommends a motion to approve on preliminary reading and advertise for First Reading on July 24, 2014.

Pages: 303 - 306

MOTION: To approve on preliminary reading and advertise for First Reading on July 24, 2014: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SITTING AS THE ENVIRONMENTAL CONTROL BOARD, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-068, AS AMENDED, AS FOLLOWS: ARTICLE 15- HEALTH REGULATIONS; CHAPTER B, (PBC ENVIRONMENTAL CONTROL RULE II) DRINKING WATER SUPPLY SYSTEMS; 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.

ADJOURN AS THE ENVIRONMENTAL CONTROL BOARD

RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

K. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 15. **DOA-2013-01057** Title: a Development Order Amendment application of Mizner Trail Golf Club Ltd by Land Design South Inc., Agent. Request: to modify the Master Plan to re-designate land uses, add units, add access points and reconfigure the recreation area.

General Location: Generally located south of Camino Real; east of Powerline Road; west of Military Trail; and, north of SW 18th Street. More specifically, north and east sides of Canary Palm Drive; the east and west sides of Camino Del Mar; and northwest and southwest of Palm D'Oro Drive. **(Boca Del Mar PUD)** (Control 1984-00152)

Pages: 307 - 547

Conditions of Approval (347 - 355)

Project Manager: Wendy Hernandez

Size: 1,945.96 acres ±

BCC District: 4

(affected area 129.89 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 51 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved the Development Order Amendment, as amended with a vote of 5-4.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Master Plan to re-designate land uses, add units, add access points and reconfigure the recreation area subject to the Conditions of Approval as indicated in Exhibit C.

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT