



Planning Zoning & Building Dept.

BCC – Zoning Hearing 10/13/04 Board Motions

COMPREHENSIVE PLAN AMENDMENTS

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 OVERLAY 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; 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.

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.

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.

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.

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: APPROXIMATELY 1 MILE NORTH OF NORTHLAKE BOULEVARD EAST OF SEMINOLE PRATT WHITNEY ROAD, **(MECCA FARMS EDC)**

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.

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: APPROXIMATELY ½ MILE NORTH OF NORTHLAKE BOULEVARD ON THE WEST SIDE OF SEMINOLE PRATT WHITNEY ROAD. **(RESEARCH PARK ACCESSORY MULTI-USE SITE)**

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.

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.

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.

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; THE MAP SERIES (TO REVISE MAP LU 3.1, SPECIAL PLANNING AREAS, TO IDENTIFY THE SCIENTIFIC COMMUNITY OVERLAY; 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 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.

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.

ULDC AMENDMENTS

MOTION: TO APPROVE 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.

ZONING PETITION – MECCA SITE

PDD/R/W2004-352 TITLE: TO ADOPT A 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**).

Size: 1919.23 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

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

Board of County Commissioners Recommendation: Recommended approval on the first hearing and to convene a second public hearing on September 30, 2004 at 9:30 a.m. for the DRI; rezoning, requested uses and waiver, 5-1.

MOTION: To adopt a resolution approving a Development of Regional Impact.

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.

MOTION: To adopt a resolution approving one or more of the following requested uses – 1) college or university; 2) daycare, general; 3) dog daycare; 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).

MOTION: To adopt a resolution approving one or more of the following requested uses – 1) college or university; 2) daycare, general; 3) dog daycare; 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).

MOTION: To adopt a resolution approving a waiver to reduce required separation of excavation from residential land use.

ZONING PETITION – ACCESSORY MULTI-USE SITE

Z2004-351 TITLE: TO ADOPT A 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**).

Size: 28.37 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to voluntary commitments.

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

Board of County Commissioners Recommendation: Recommended approval on the first hearing and to convene a second public hearing on September 30, 2004 at 9:30 a.m. for the rezoning, 3-2.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Preservation/Conservation Zoning District to the Public Ownership Zoning District.