

Report," dated July 11, 2008 which was the Department's written review of the proposed Comprehensive Plan amendments; and

WHEREAS, the written comments submitted by the Department of Community Affairs contained an objection to the amendment contained in this ordinance;

WHEREAS, on August 21, 2008 the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

WHEREAS, the Palm Beach County Board of County Commissioners has determined that the amendment satisfies the concerns addressed in the Department of Community Affairs' "Objections, Recommendations and Comments Report" and comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulations Act.

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

Part I. Amendments to the Future Land Use Atlas of the Future Land Use Element of the 1989 Comprehensive Plan

The following amendment to the Future Land Use Atlas is hereby adopted and attached to this Ordinance as Exhibit 1:

1. **Future Land Use Atlas page 113 is amended as follows:**

- Application:** **Loggers Run Civic Parcel (LGA 2008-004),**
- Amendment:** From Low Residential, one unit per acre (LR-1), to High Residential, twelve units per acre (HR-12),
- Location:** On the northwest corner of Cobblestone Way And North Ponderosa Drive,
- Size:** Approximately 24.04 acres,
- Conditions:** This site is subject to the following conditions:
1. The density associated with the High Residential, 12 units per acre (HR-12), future land use designation shall only be utilized for the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density

shall be limited to Low Residential, one unit per acre (LR-1); and

2. At the time of submittal of a zoning petition for the subject property, the applicant shall also submit to the Zoning Division a TDR application requesting purchasing the development rights for six (6) dwelling units under the County's TDR Program.

Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until

determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the 21st day of August, 2008.

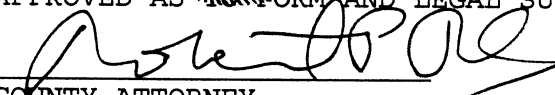
ATTEST
SHARON R. BOCK
& COMPTROLLER

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

By: 
Deputy Clerk

By: 
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


COUNTY ATTORNEY

Filed with the Department of State on the 28th day of
August, 2008.

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EXHIBIT 1

A. Future Land Use Atlas page 113 is amended as follows:

- Amendment No.:** Logger's Run Civic Parcel (LGA 2008-012)
- FLUA Page No.:** 113
- Amendment:** From Low Residential, one unit per acre (LR-1), to High Residential, twelve units per acre (HR-12);
- Location:** Northwest corner of Cobblestone Way and North Ponderosa Drive
- Size:** 6.0 acres
- Property No.:** 00-41-47-14-01-014-0000 (Boundary plat of Oriole Country Tract N)
- Conditions:**
1. The density associated with the High Residential, 12 units per acre (HR-12), future land use designation shall only be utilized for the development of the property with a Congregate Living Facility (CLF). If developed residentially, other than as a CLF, the density shall be limited to Low Residential, one unit per acre (LR-1); and
 2. At the time of submittal of a zoning petition for the subject property, the applicant shall also submit to the Zoning Division a TDR application requesting purchasing the development rights for six (6) dwelling units under the County's TDR Program.

