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**BOARD OF COUNTY COMMISSIONERS
DECEMBER ZONING MEETING
AGENDA INDEX**

JANUARY 6, 2005

**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. POSTPONEMENTS/WITHDRAWALS/REMANDS (Pages 1-4)**

- 3. CONSENT AGENDA (Pages 5-8)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Page 9-13)**

- 5. DIRECTOR COMMENTS (Pages 11-13)**

- 6. COMMISSIONER COMMENTS (Page 13)**

- 7. ADJOURNMENT (Page 13)**

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

JANUARY 6, 2005

1. 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

2. POSTPONEMENTS//WITHDRAWALS/ REMANDS

A. POSTPONEMENTS

- 1. **CA/DOA1986-064B** Title: Resolution approving a Class A Conditional Use petition of Holy Spirit Lutheran Church, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow a private school. Title: Resolution approving a Development Order Amendment petition of Holy Spirit Lutheran Church, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 0.6 mile south of Donald Ross Road on the west side of Ellison Wilson Road (**HOLY SPIRIT LUTHERAN CHURCH**).

Page 1

Size: 5.25 acres ±

BCC District: 1

MOTION: To postpone sixty (60) days to February 24, 2005 (Postponed by Zoning Commission).

- 2. **Z/CA/TDR2003-086** Title: Resolution approving an Official Zoning Map Amendment petition of ZHK LLC, by Urban Design Studio, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use petition of ZHK LLC, by Urban Design Studio, Agent. Request: To allow the Transfer of Development Rights for 18 units and to designate this petition as the receiving area. General Location: Approximately 3,000 feet south of Hypoluxo Road and 1 mile west of Military Trail (**BOYNTON GOLF ESTATES**).

N/A

Size: 8.78 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to January 27, 2005 (Postponed by Zoning Commission).

3. **Z2004-496** Title: Resolution approving an Official Zoning Map Amendment petition of Seminole Improvement District, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.8 mile east of Seminole Pratt Whitney Road and approximately 0.6 mile north of Persimmon Boulevard (**SEMINOLE IMPROVEMENT DISTRICT**).

Page 2

Size: 40 acres ±

BCC District: 6

MOTION: To postpone sixty (60) days to February 24, 2005 (Postponed by Zoning Commission).

4. **PDD/R2004-221** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of StorAll Limited, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use petition of StorAll Limited, by Miller Land Planning Consultants, Inc., Agent. Request: To allow self-service storage. General Location: Approximately 0.25 mile west of the Florida's Turnpike and 570 feet north of Glades Road (**GLADES STORALL**).

N/A

Size: 4.0 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to January 27, 2005 (Postponed by Zoning Commission).

5. **PDD2004-015** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Boca Raton Associates V, Ltd., by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Waiver. Request: Deviation from cul-de-sac restrictions. General Location: Approximately 1,300 feet south of Kimberly Boulevard on the west side of Coral Ridge Road (**COLLIER PUD**).

Page 3

Size: 44.05 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to January 27, 2005 (Petitioner requested).

6. **SR 1997-096.3** Status Report for Resolution R-98-424 (Petition 1997-096), the petition of Theodore and Gertrude Winsberg. Property owner: Theodore and Gertrude Winsberg. General Location: Approximately 2.5 miles north of West Atlantic Avenue on the west side of Jog Road. Current zoning: Multiple Use Planned Development District (**WINSBERG FARM MUPD**).

Pages 4-7

Size: 15 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to January 27, 2005. (Petitioner requested)

7. **SR 1994-098.8** Status Report for Resolution R-95-1124 (Petition 1994-098), the petition of Francalby Corporation, Inc. Property owner: Francalby Corporation, Inc. General Location: Approximately 200 feet east of High Ridge Road on the north side of Hypoluxo Road. Current zoning: Community Commercial (**HYPOLUXO CENTER**).

Pages 8-11

Size: 2.7 acres ±

BCC District: 3

MOTION: To postpone sixty (60) days to February 24, 2005. (Petitioner requested)

8. **AI-2004-02** Palm Beach Park of Commerce

N/A

MOTION: To postpone thirty (30) days to January 27, 2005.

B. WITHDRAWALS

9. **Z/DOA/CA1988-006A** Title: Resolution approving an Official Zoning Map Amendment petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: Rezoning from the Single Family Residential (RS) and the Specialized Commercial (CS) Zoning Districts to the Commercial Low Office (CLO) Zoning District. Title: Resolution approving a Development Order Amendment petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: To add land area and add square footage to a Special Exception to permit a Planned Office Business Park. Title: Resolution approving a Class A Conditional Use petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: To allow a medical office. General Location: Approximately 300 feet west of Ohio Road on the south side of Lake Worth Road (**ROMANELLI OFFICE EXPANSION**).

Page 12

Size: 1.36 acres ±

BCC District: 6

MOTION: None required.

C. REMANDS

10. **CA/TDR2004-012** Title: Resolution approving a Class A Conditional Use petition of Gulfstream Square LLC, by Barretta & Associates, Agent. Request: To allow the Transfer of Development Rights for 9 units and to designate this petition as the receiving area. General Location: Approximately 1,200 feet south of Lake Worth Road on the west side of Gulfstream Road (**GULFSTREAM SQUARE**).

Pages 13-14

Size: 2.46 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Denial.

MOTION: To remand back to the February 3, 2005 Zoning Commission Hearing for reconsideration.

– END OF POSTPONEMENTS/WITHDRAWALS/REMANDS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

- 11. **CA2004-444** Title: Resolution approving a Class A Conditional Use petition of Central Baptist Church, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship and a general daycare. General Location: Approximately 0.2 mile east of Military Trail on the south side of Gun Club Road (**CENTRAL BAPTIST CHURCH**).

Pages 15-29

Size: 4.43 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 5-0.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a church or place of worship and a general daycare.

C. STATUS REPORTS – CONSENT

- 12. **SR 1988-072B** Status Report for Resolutions R-2001-1363 and R-2001-1364 (Petition 1988-072B), the petition of Sohio Oil and Ann Throgmorton. Property owner: BP Products North America, Inc. General Location: Southwest corner of Military Trail and Hypoluxo Road. Current zoning: Community Commercial with a Class A Conditional Use to allow a convenience store with gas sales (**BP AMOCO**).

Pages 30-33

Size: 1.51 acres ±

BCC District: 3

MOTION: To 1) approve a time extension until August 23, 2006, for Resolutions R-2001-1363 and R-2001-1364; and, 2) revoke concurrency for any new construction which would be permitted by Resolution R-2001-1364.

- 13. **SR 2000-010A** Status Report for Resolution R-2001-1664 (Petition 2000-010A), the petition of Palm Beach County Board of County Commissioners. Property owner: G.R. Brockway, Tr. and H.C. Gibson, Tr. General Location: Northeast corner of Green Street and Military Trail. Current zoning: Multiple Use Planned Development with restaurant, fast food (2) and general repair and maintenance (**GOLFVIEW PLAZA**).

Pages 34-36

Size: 6.04 acres ±

BCC District: 2

MOTION: To adopt a resolution to approve a Development Order `Amendment to delete the 5,000 square foot free standing restaurant.

D. TDR CONTRACT, ESCROW AGREEMENT AND DEED

14. Z/DRO

2004-354 Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Coconut Barwick Partners LLC for the sale and purchase of 5 Transfer of Development Right (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit as approved by Palm Beach County, Zoning Division, Development Review Officer. Request: Approve an escrow agreement between Palm Beach County, Coconut Barwick Partners LLC and Timothy G. Glass, P.A., (escrow agent) for the sale and purchase of 5 TDR units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit, as approved by the Palm Beach County, Zoning Division, Development Review Officer (**COCONUT LANE PROPERTY**).

Pages 37-44

BCC District: 4

MOTION: To approve a contract for the sale and purchase of 5 development rights at a purchase price of \$15,837.00 per unit for a total price of \$79,185.00.

MOTION: To approve an escrow agreement for 5 development rights at a purchase price of \$15,837.00 per unit for a total price of \$79,185.00.

15. Z/DRO

2004-354 Execute a deed conveying 5 Development Rights units to Coconut Barwick Partners LLC as authorized by Palm Beach County, Zoning Division, Development Review Officer, which approved the purchase of 5 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit and the designation of the Coconut Lane Property as a TDR Receiving Area for those units (**COCONUT LANE PROPERTY**).

Pages 45-46

BCC District: 4

MOTION: To execute a deed conveying 5 Development Right units to Coconut Barwick Partners LLC, as authorized by Palm Beach County, Zoning Division, Development Review Officer.

16. PDD/TDR

2004-001 Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Briella Townhomes LLC for the sale and purchase of 77 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit as approved by the Palm Beach County Board of County Commissioners on October 28, 2004 by Resolution No. R-2004-2279. Request: Approve an escrow agreement between Palm Beach County, Briella Townhomes LLC and Leopold, Korn & Leopold, P.A., (escrow agent) for the sale and purchase of 77 TDR units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit, as approved by the Palm Beach County Board of County Commissioners on October 28, 2004. (**BREILLA PUD**).

Pages 47-54

MOTION: To approve a contract for the sale and purchase of 77 development rights at a purchase price of \$15,837.00 per unit for a total price of \$1,219,449.00.

MOTION: To approve an escrow agreement for 77 development rights at a purchase price of \$15,837.00 per unit for a total price of \$1,219,449.00.

17. **PDD/TDR**
2004-001 Execute a deed conveying 77 Development Rights units to Briella Townhomes LLC as authorized in Resolution No. R-2004-2279, which approved the purchase of 77 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit and the designation of the Briella PUD as a TDR Receiving Area for those units (**BREILLA PUD**).

Pages 55-56

MOTION: To execute a deed conveying 77 Development Rights units to Briella Townhomes LLC as authorized in Resolution No. R-2004-2279.

18. **PDD/TDR**
2004-008 Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Piper's Cay LLC for the sale and purchase of 29 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit as approved by the Palm Beach County Board of County Commissioners on October 28, 2004 by Resolution No. R-2004-2254. Request: Approve an escrow agreement between Palm Beach County, Piper's Cay LLC and Cohen, Norris, Scherer, Weinberger & Wolmer, (escrow agent) for the sale and purchase of 29 TDR units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit, as approved by the Palm Beach County Board of County Commissioners on October 28, 2004 (**WYNDAM II PUD**).

Pages 57-64

MOTION: To approve a contract for the sale and purchase of 29 development rights at a purchase price of \$15,837.00 per unit for a total price of \$459,273.00.

MOTION: To approve an escrow agreement for 29 development rights at a purchase price of \$15,837.00 per unit for a total price of \$459,273.00.

19. **PDD/TDR**
2004-008 Execute a deed conveying 29 Development Rights units to Piper's Cay LLC as authorized in Resolution No. R-2004-2254, which approved the purchase of 29 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit and the designation of the Wyndam II PUD as a TDR Receiving Area for those units (**WYNDAM II PUD**).

Pages 65-66

MOTION: To execute a deed conveying 29 Development Rights units to Piper's Cay LLC as authorized in Resolution No. R-2004-2254.

20. **PDD/TDR**
2003-105 Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Colson & Colson Construction Co. for the sale and purchase of 8 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit as approved by the Palm Beach County Board of County Commissioners on September 30, 2004 by Resolution No. R-2004-2030. Request: Approve an escrow agreement between Palm Beach County, Colson & Colson Construction Co. and First American Title (escrow agent) for the sale and purchase of 8 TDR units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit, as approved by the Palm Beach County Board of County Commissioners on September 30, 2004 (**SOUTH WIND HEIGHTS PUD**).

Pages 67-74

MOTION: To approve a contract for the sale and purchase of 8 development rights at a purchase price of \$15,837.00 per unit for a total price of \$126,696.00.

MOTION: To approve an escrow agreement for 8 development rights at a purchase price of \$15,837.00 per unit for a total price of \$126,696.00.

21. **PDD/TDR**
2003-105 Execute a deed conveying 8 Development Rights units to Colson & Colson Construction Co. as authorized in Resolution No. R-2004-2030, which approved the purchase of 8 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit and the designation of the Southwind Heights PUD as a TDR Receiving Area for those units (**SOUTHWIND HEIGHTS PUD**).

Pages 75-76

MOTION: To execute a deed conveying 8 Development Rights units to Colson & Colson Construction Co. as authorized in Resolution No. R-2004-2030.

E. ABANDONMENT RESOLUTION

22. **ABN1984-017** Request: To abandon the Special Exception to allow a Recreation facility including a private club granted under Resolution R-1984-1102.

Pages 77-79

BCC District: 1

MOTION: To adopt a resolution approving the abandonment of the Special Exception to allow a Recreation facility including a private club granted under Resolution R-1984-1102.

F. CORRECTIVE RESOLUTION

23. **SE1984-196** Corrective Resolution: To correct the legal description contained in Resolution R-1985-584.

Pages 80-81

MOTION: To adopt a resolution correcting the legal description contained in Resolution R-1985-584.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED STATUS REPORTS

24. **SR 1992-007.6** Status Report for Resolutions R-1993-515 and R-1993-516 (Petition 1992-007), the petition of Shirley K. Bernstein and Ann K. Schulman. Property owner: Morningstar Nursery, Inc. General Location: Northeast corner of Hypoluxo Road and Military Trail. Current zoning: Community Commercial with a Special Exception for a Planned General Commercial Development, including a fast food restaurant with drive-thru window, auto service station (automatic) and financial institution with 3 drive-up tellers (**LIPKINS PCD**).

Pages 82-85

Size: 7.92 acres ±

BCC District: 3

MOTION: To approve a time extension until June 24, 2006, for Resolutions R-1993-515 and R-1993-516.

C. STATUS REPORTS

25. **SR 1980-188D.3** Status Report for Resolutions R-96-1956 and R-96-1957 (Petition 1980-188D), the petition of Florida Conference Association of 7th Day Adventist. Property owner: Florida Conference Association of 7th Day Adventist. General Location: Approximately 800 feet east of Jog Road on the south side of Summit Boulevard. Current zoning: Residential Transitional Urban with a Development Order Amendment to add land area (+3.01), add square footage (+13,071), and reconfigure site plan (**7TH DAY ADVENTIST CHURCH**).

Pages 86-89

Size: 7.42 acres ±

BCC District: 6

MOTION: To 1) approve a time extension until October 24, 2006, for Resolutions R-96-1956 and R-96-1957; and, 2) revoke concurrency for the approved unbuilt square footage (11,600 s.f. multi-purpose building).

D. PREVIOUSLY POSTPONED ZONING PETITION

26. **EAC2004-582** Title: Resolution approving a Development Order Amendment/Expedited Application Consideration petition of Slabbage Group LLC., Inc., by Sara Lockhart, Agent. Request: To modify/delete a condition of approval for a Multiple Use Planned Development. General Location: Southeast corner of Lantana Road and Lyons Road (**SHOPPES OF SHERBROOKE**).

Pages 90-117

Size: 10.91 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving a Development Order Amendment to modify/delete a condition of approval, for a Multiple Use Planned Development.

E. ZONING PETITION

27. **Z2004-225** Title: Resolution approving an Official Zoning Map Amendment petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: Rezoning from the Neighborhood Commercial (CN) and the Multifamily Residential (RM) Zoning Districts to the Public Ownership (PO) Zoning District. General Location: Southwest corner of Lake Worth Road and Coconut Road (**MID-COUNTY CENTER**).

Pages 118-136

Size: 12.88 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as amended, 4-0.

MOTION: To recommend approval of an Official Zoning Map Amendment from the Neighborhood Commercial and the Multifamily Residential Zoning Districts to the Public Ownership Zoning District on first hearing, and convene a second public hearing on January 27, 2005 at 9:30 a.m.

F. RECONSIDERATION ZONING PETITION

28. **PDD/R/TDR2004-001** Title: Resolution approving a Development Order Amendment petition of Briella LLC, by Miller Land Planning Consultants, Inc., Agent. Request: To modify condition A.2 of Resolution R-2004-2278. General Location: Southeast Corner of Hagen Ranch Road and 102nd Place South (**BRIELLA PUD**).

Pages 137-166

Size: 30.70 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

MOTION: To adopt a resolution approving a Development Order Amendment to modify condition A.2 of Resolution R-2004-2278.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

29. **MOTION: TO APPROVE ON FIRST PUBLIC HEARING AND TO ADVERTISE FOR ADOPTION HEARING ON JANUARY 27, 2004:** AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: TO AMEND **ARTICLE 1** – GENERAL PROVISIONS; CHAPTER A – AUTHORITY; CHAPTER B – INTERPRETATION OF THE CODE; CHAPTER C – RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER D – IMPLEMENTATION; CHAPTER E – PRIOR APPROVALS; CHAPTER F – NONCONFORMITIES; CHAPTER G – EMINENT DOMAIN; CHAPTER H – LOT OF RECORD **ARTICLE 2** – DEVELOPMENT REVIEW PROCEDURES; CHAPTER A – GENERAL; CHAPTER B – PUBLIC HEARING PROCEDURES; CHAPTER C – FLU PLAN AMENDMENTS; CHAPTER D – ADMINISTRATIVE PROCESSES; CHAPTER E – MONITORING; CHAPTER F – CONCURENCY (ADEQUATE PUBLIC FACILITY STANDARDS) **ARTICLE 3** – OVERLAYS AND ZONING DISTRICTS; CHAPTER A – GENERAL; CHAPTER B – OVERLAYS; CHAPTER C – STANDARD DISTRICTS; 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; CHAPTER C – COMMUNICATION TOWER, COMMERCIAL; CHAPTER D – EXCAVATION; **ARTICLE 5** - SUPPLEMENTARY STANDARDS; CHAPTER A – GENERAL; CHAPTER B – ACCESSORY AND TEMPORARY USES; CHAPTER C – DESIGN STANDARDS; CHAPTER D – PARKS AND RECREATION – RULES AND RECREATION STANDARDS; CHAPTER E – PERFORMANCE STANDARDS; CHAPTER F – LEGAL DOCUMENTS; CHAPTER G – DENSITY BONUS PROGRAM; **ARTICLE 6** - PARKING; CHAPTER A – PARKING; CHAPTER B – LOADING STANDARDS; CHAPTER C – DRIVEWAYS AND ACCESS;

ARTICLE 7 – LANDSCAPING; CHAPTER A – GENERAL; CHAPTER B – TYPES OF PLANS; CHAPTER C – MANAGED GROWTH TIER SYSTEM TIER COMPLIANCE; CHAPTER D – GENERAL STANDARDS; CHAPTER E – INSTALLATION, MAINTENANCE, PRUNING AND IRRIGATION; CHAPTER F – PERIMETER BUFFER LANDSCAPE REQUIREMENTS; CHAPTER G – OFF-STREET PARKING REQUIREMENTS; CHAPTER H – ENFORCEMENT; APPENDIX D – CHECKLIST OF STANDARDS THAT CAN BE ALTERED WITH AN APPROVED ALP; **ARTICLE 8** - SIGNAGE; CHAPTER A – GENERAL; CHAPTER B – EXEMPTIONS; CHAPTER C – PROHIBITIONS; CHAPTER D – TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER E – PROCEDURES FOR SIGNAGE; CHAPTER F – GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G – STANDARDS FOR SPECIFIC SIGN TYPES; CHAPTER H – OFF-SITE SIGNS; CHAPTER I – ADMINISTRATION AND ENFORCEMENT; **ARTICLE 9** – ARCHAEOLOGICAL AND HISTORIC PRESERVATION; CHAPTER A – ARCHAEOLOGICAL RESOURCES PROTECTION; CHAPTER B – HISTORIC PRESERVATION PROCEDURES; **ARTICLE 11** – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER B – SUBDIVISION REQUIREMENTS; CHAPTER E – REQUIRED IMPROVEMENTS; **ARTICLE 12** – TRAFFIC PERFORMANCE STANDARDS; CHAPTER A – GENERAL; CHAPTER B – STANDARD; CHAPTER C – TRAFFIC IMPACT STUDIES; CHAPTER I – CONSTRAINED FACILITIES; CHAPTER H – AFFORDABLE HOUSING; CHAPTER J – COASTAL RESIDENTIAL EXCEPTION; **ARTICLE 14** – ENVIRONMENTAL STANDARDS; CHAPTER A – SEA TURTLE PROTECTION AND SAND PRESERVATION; CHAPTER B – WELLFIELD PROTECTION; CHAPTER C – VEGETATION PRESERVATION AND PROTECTION; CHAPTER D – PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE; **ARTICLE 18** – DEFINITIONS; CHAPTER A – ZONING DEFINITIONS AND ACRONYMS; AND REPEALING **ARTICLE 5.G.1** - VOLUNTARY DENSITY BONUS (VDB), ORDINANCE 03-067, ADOPTING IN ITS PLACE A NEW **ARTICLE 5.G.1** - WORKFORCE HOUSING PROGRAM (WHP); PROVIDING FOR: REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

(under separate cover)

30. **RECESS AS THE BCC AND CONVENE AS THE ENVIRONMENTAL CONTROL BOARD**

MOTION: TO APPROVE ON FIRST PUBLIC HEARING AND TO ADVERTISE FOR ADOPTION HEARING ON JANUARY 27, 2004: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SITTING AS THE ENVIRONMENTAL CONTROL BOARD, AMENDING ARTICLE 15 OF THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-068, AS FOLLOWS: TO AMEND **ARTICLE 15** – HEALTH REGULATIONS; CHAPTER A – (ENVIRONMENTAL CONTROL RULE 1) - ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); CHAPTER B – (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.

(under separate cover)

**ADJOURN AS THE ENVIRONMENTAL CONTROL BOARD AND RECONVENE
AS THE BCC**

6. COMMISSIONER COMMENTS

7. ADJOURNMENT