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

JANUARY 27, 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 1-3)**

- 3. CONSENT AGENDA (Pages 4-5)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Page 6-13)**

- 5. DIRECTOR COMMENTS (Page 13)**

- 6. COMMISSIONER COMMENTS (Page 13)**

- 7. ADJOURNMENT (Page 13)**

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

JANUARY 27, 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. **DOA2004-296** Title: Resolution approving a Development Order Amendment petition of Town Commons LLC, by Land Design South, Agent. Request: To delete land area and reconfigure the site plan for a Multiple Use Planned Development. General Location: Northeast corner of Hypoluxo Road and Lyons Road (**TOWN COMMONS MUPD #1**).

N/A

Size: 15.47 acres ±

BCC District: 3

MOTION: None required (by right postponement to February 24, 2005).

- 2. **PDD2004-298** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Town Commons LLC, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1,100 feet east of Lyons Road on the north side of Hypoluxo Road (**TOWN COMMONS MUPD #2**).

N/A

Size: 3.23 acres ±

BCC District: 3

MOTION: None required (by right postponement to February 24, 2005).

3. **PDD2004-297** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Town Commons LLC, by Land Design South, Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District and the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 654 feet north of Hypoluxo Road on the east side of Lyons Road (**TOWN COMMONS PUD**).

N/A

Size: 21.28 acres ±

BCC District: 3

MOTION: None required (by right postponement to February 24, 2005).

4. **Z2004-447** Title: Resolution approving an Official Zoning Map Amendment petition of Steven Zeiger, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 350 feet south of Fredrick Small Road on the east side of Palmwood Road (**ZEIGER PROPERTY**).

Page 1

Size: 2.21 acres ±

BCC District: 1

MOTION: None required (by right postponement to February 24, 2005).

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

N/A

MOTION: To postpone sixty (60) days to March 24, 2005.

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 (MUPD) District (**WINSBERG FARM MUPD**).

Pages 2-5

Size: 15.0 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to February 24, 2005.

7. **SR 1973-157A.4** Status Report for Resolution R-91-243 (Petition 1973-157A), the petition of King's Academy, Inc. Property owner: Palm Beach County. General Location: Approximately 0.1 mile east of Military Trail on the north side of Cherry Road. Current zoning: Multifamily Residential with a Special Exception to increase square footage and amend the site plan for a private school (**KING'S ACADEMY**).

Pages 6-9

Size: 30.31 acres ±

BCC District: 2

MOTION: To postpone sixty (60) days to March 24, 2005.

B. WITHDRAWALS

C. REMANDS

8. **PDD2004-301** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Boca Raton, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Approximately 1 mile north of Clint Moore Road on the east side of Lyons Road (**DUBOIS AGR PUD**).

Page 10

Size: 720.85 acres ±

BCC District: 5

MOTION: None required (remanded by the Zoning Commission to the February 9, 2005 Development Review Officer meeting).

– END OF POSTPONEMENTS/WITHDRAWALS/REMANDS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS

9. **DOA2004-218** Title: Resolution approving a Development Order Amendment petition of Land Passages, Inc., by Jeff Iravani, Inc., Agent. Request: To modify/delete conditions of approval, allow an assembly non-profit, membership, and reconfigure the site plan for a Special Exception to allow a Planned Commercial Development. General Location: Southwest corner of Indiantown Road and Jupiter Farms Road (**JUPITER FARMS SHOPPING CENTER**).

Pages 11-54

Size: 37.89 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to modify/delete conditions of approval, allow an assembly nonprofit, membership, and reconfigure the site plan for a Special Exception to allow a Planned Commercial Development.

C. PREVIOUSLY POSTPONED STATUS REPORTS

10. **CR 1997-017** Status Report for Resolution R-2002-1011 (Petition 1997-017), the petition of Mecca Farms, Inc. Property owner: Palm Beach County. General Location: Approximately 0.7 mile north of Northlake Boulevard on the east side of Seminole Pratt Whitney Road. Current zoning: Special Agriculture with a Class A Conditional Use to allow a Type III Excavation (**GROVE EXCAVATION**).

Pages 55-57

Size: 1,631.6 acres ±

BCC District: 1

MOTION: To adopt a resolution approving a Development Order Amendment to delete conditions of approval (reports) in Resolution R-2002-1011.

D. STATUS REPORTS – CONSENT

11. **SR 1977-168A** Status Report for Resolutions R-2001-1863 and R-2001-1864 (Petition 1977-168A), the petition of Copart of Connecticut. Property owner: Copart of Connecticut, Inc. General Location: Approximately 700 feet east of Benoist Farms Road on the south side of Belvedere Road. Current zoning: General Industrial with a Class A Conditional Use to allow a salvage yard (**COPART**).

Pages 58-61

Size: 3.65 acres ±

BCC District: 6

MOTION: To 1) adopt a resolution to revoke Resolution No. R-2001-1864, which approved a Class A Conditional Use to allow a salvage yard; and 2) exempt Resolution No. R-2001-1863, which approved a rezoning to the General Industrial (IG) Zoning District, from further Unified Land Development Code Article 2.E. review.

12. **SR 2000-111** Status report for Resolution 2001-2072 (Petition 2000-111), the petition of Tabernaculo de Salvacion, Inc. Property owner: Prime Group Developers LLC. General Location: Approximately 330 feet east of Kirk Road on the south side of Melaleuca Lane. Current zoning: Multifamily Residential with a Class A Conditional Use to allow a church or place of worship (**SALVATION TABERNACLE**).

Pages 62-65

Size: 3.58 acres ±

BCC District: 3

MOTION: To adopt a resolution to revoke Resolution No. R-2001-2072 (Petition 2000-111), which approved a Class A Conditional Use to allow a church or place of worship.

13. **CR 1980-153K** Status Report for Resolution R-2002-1471 (Petition 1980-153K), the petition of Jewish Community Center. Property owner: Temple Torah of West Palm Beach Inc. General Location: Northeast corner of Jog Road and Gateway Boulevard. Current zoning: Single Family Residential with a Special Exception to allow a Planned Unit Development (Aberdeen PUD), and a Development Order Amendment to reconfigure the master plan, allow a general daycare and modify/delete conditions of approval (**TEMPLE TORAH OF WEST BOYNTON BEACH**).

Pages 66-69

Size: 6.72 acres ±

BCC District: 3

MOTION: To approve a time extension until May 1, 2005, to comply with condition number E.21 of Resolution R-2002-1471.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

14. [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 17 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**).

Pages 70-99

Size: 8.78 acres ±

BCC District: 3

Staff Recommendation: Approval of the rezoning, subject to conditions, and denial of the Transfer of Development Rights.

Zoning Commission Recommendation: Approved as amended, 4-2.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

MOTION: To adopt a resolution denying a Class A Conditional Use to allow the Transfer of Development Rights for 17 units and to designate this petition as the receiving area.

15. **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**).

Pages 100-120

Size: 4.0 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 5-1.

MOTION: To adopt a resolution approving the abandonment of a Special Exception to allow an office/warehouse combination and equipment repair facility granted by Resolution R-83-0983.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the General Commercial Zoning District to the Multiple Use Planned Development District.

MOTION: To adopt a resolution approving a Requested Use to allow self-service storage.

16. **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**).

Pages 121-145

Size: 44.05 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 5-1.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac restrictions.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

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

Pages 146-173

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 a condition of approval for a Multiple Use Planned Development.

18. **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 174-192

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 February 24, 2005 at 9:30 a.m.

C. ZONING PETITIONS

19. **PDD/DOA2004-654** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Cypress Island Property Owners Association, Inc., and Estates of Pennock Point, LLC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Residential Transitional Suburban (RTS) Zoning District with a Conditional Overlay Zone (COZ) to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment petition of Cypress Island Property Owners Association, Inc., and Estates of Pennock Point, LLC, by Kilday & Associates, Inc., Agent. Request: To delete/add land area and reconfigure the master plan of a Special Exception for a Residential Planned Unit Development. General Location: Approximately 2,700 feet north of Donald Ross Road on the east side of Palmwood Road (**CYPRESS ISLAND PUD**).

Pages 193-208

Size: 35.96 acres ±
(affected area 1.92 acres)

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Development Order Amendment to delete/add land area and reconfigure the master plan of a Special Exception for a Residential Planned Unit Development.

20. **Z/DOA2004-655** Title: Resolution approving an Official Zoning Map Amendment petition of Estates of Pennock Point, LLC, and Cypress Island Property Owners Association, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Residential Planned Unit Development (PUD) District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Development Order Amendment petition of Estates of Pennock Point, LLC, and Cypress Island Property Owners Association, Inc., by Kilday & Associates, Inc., Agent. Request: To delete/add land area and reconfigure the site plan. General Location: Approximately 2,700 feet north of Donald Ross Road on the east side of Palmwood Road (**HARBOR PLACE**).

Pages 209-225

Size: 6.25 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone and the Residential Planned Unit Development District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

MOTION: To adopt a resolution approving a Development Order Amendment to add/delete land area and reconfigure the site plan.

21. **PDD/DOA1993-039B** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Arch Stone Smith, by Charles Putnam & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment petition of Arch Stone Smith, by Charles Putnam & Associates, Agent. Request: To add land area, add units, and to reconfigure the master plan for a Residential Planned Unit Development. General Location: Southwest corner of West Atlantic Avenue and Sims Road (**CAMERON PARK PUD**).

Pages 226-254

Size: 40.55 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area, add units, and to reconfigure the master plan for a Residential Planned Unit Development.

D. 2004 ULDC AMENDMENTS

22. MOTION: TO ADOPT 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.

Pages 255-390

RECESS AS THE BCC AND CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

23. MOTION: TO ADOPT 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.

Pages 391-402

ADJOURN AS THE ENVIRONMENTAL CONTROL BOARD AND RECONVENE AS THE BCC

E. MORATORIUM ORDINANCES

24. Request for Permission to Advertise for a Public Hearing and Adoption of an Ordinance approving a Moratorium on the Transfer of Development Rights.

Pages 403-406

MOTION: To approve on Preliminary Reading and advertise for adoption at the next available public hearing: 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: AMENDING ARTICLE 5.G.2, TRANSFER OF DEVELOPMENT RIGHTS (TDRS) – SPECIAL DENSITY PROGRAM, IMPOSING A 90 DAY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR THE DEVELOPMENT REVIEW OFFICER APPROVAL OF THE TRANSFER OF DEVELOPMENT RIGHTS OF TWO UNITS PER ACRE OR LESS IN THE RESIDENTIAL TRANSITIONAL ZONING DISTRICT. PROVIDING FOR: REPEAL OF LAWS IN CONFLICT; SEVERABILITY; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

25. [Request for Permission to Advertise for a Public Hearing and Adoption of an Ordinance approving a Moratorium on rezonings in the Loxahatchee Groves area.](#)

Pages 407-412

MOTION: To approve on Preliminary Reading and advertise for adoption at the next available public hearing: 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: AMENDING ARTICLE 2 OF THE UNIFIED LAND DEVELOPMENT CODE, DEVELOPMENT REVIEW PROCEDURES, CREATING NEW CHAPTER G, LOXAHATCHEE GROVES MORATORIUM, IMPOSING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR REZONINGS WITHIN THE BOUNDARIES OF LOXAHATCHEE GROVES THROUGH DECEMBER 31, 2005; PROVIDING FOR THE TREATMENT OF PENDING APPLICATIONS AND REZONINGS REQUIRED TO IMPLEMENT COMPREHENSIVE PLAN AMENDMENTS ADOPTED IN AMENDMENT ROUND 2004-2. PROVIDING FOR INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

26. [Motion to approve settlement agreement between Palm Beach County and the City of Greenacres.](#)

Pages 413-420

27. [Motion to approve an interlocal agreement between Palm Beach County and the City of Greenacres.](#)

Pages 421-429

B. ZONING DIRECTOR

28. [Emergency Generator Memo to BCC dated December 28, 2004](#)

Pages 430-433

C. PLANNING DIRECTOR

29. Ag Reserve TMD Point System

(under separate cover)

6. COMMISSIONER COMMENTS

7. ADJOURNMENT