

Board of County Commissioners

Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson
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Warren H. Newell
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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

JANUARY 26, 2006

<u>AGENDA ITEM #</u>	<u>APPLICATION/CHANGE</u>
<u>PAGE #</u>	

AMENDMENTS TO THE AGENDA

6. Page 43	SR 2002-021 – KINGS WRECKER SERVICE
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Amend motion to read as follows:

MOTION: To postpone to June 22, 2006. (Requested by the property owner)

23. Page 236	Z2005-383 - TURTLE COVE PROFESSIONAL
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Modify Planning Conditions 3., 4. and 5. to read as follows:

PLANNING

- 3. Prior to final approval by the DRO, the site plan shall be amended to include a vehicular and pedestrian connection to the west, and vehicular and pedestrian connection to the south that aligns with the approved stub street connection within Nicola PUD, with an easement a note that shall read "proposed vehicular and pedestrian cross access to be paved to the property line." when and if the western parcel is developed as a non-residential use". (DRO:PLANNING-Planning)
- 4. Prior to the issuance of the Certificate of Occupancy or Certificate of Completion, the property owner shall pave the property to the edge of the western and southern property line at the location shown on the site plan that will read proposed vehicular and pedestrian cross access..." (CO:MONITORING/PLANNING-Planning)
- 4. 5. Prior to final approval by the DRO, the property owner shall record cross access easement(s) from the subject property to the parcel to the west and south in a form acceptable to the County Attorney. (DRO:COUNTY ATTY-Planning)

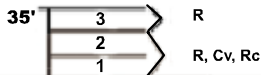
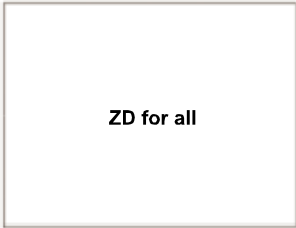

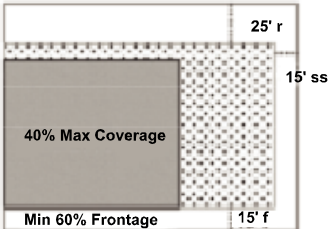

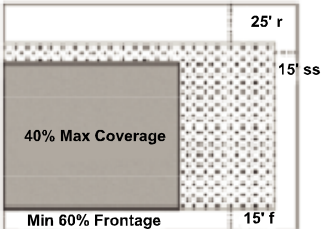
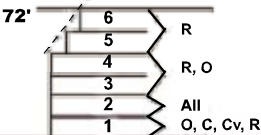
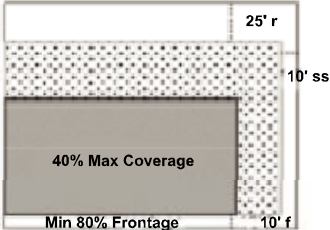
Add the following:

Reason for amendment: Clarification for consistency with Comprehensive Plan.

EXHIBIT J, WCRAO, PART 2, BETWEEN LINES 1 – 3

Reason for amendment: Minor revisions to Figure 3.B.15.F-3, WCRAO Sub-area Building Configurations and Lot Placement to ensure consistency with information listed in Table 3.D.1.A-5 Property Development Regulations, Table 3.B.15.G-5, WCRAO Supplementary Standards by Sub-Area and Table 4.A.3.A-1 – Use Matrix.

Figure 3.B.15.F.3 - WCRAO Sub-area Building Configurations and Lot Placements

Sub-area	Maximum Height, Number of Floors, and Uses by Floor	PDRs - Setbacks, Building Area, and a Maximum Building Coverage
NR		
NRM		
NG		
NC		

KEY for allowable usage by floor:*
 R= Residential O= Office
 C= Commercial I= Industrial
 Cv= Civic Rc= Recreational
 All= R, O, C, I, Cv, Rc

Key for setbacks:
 f= front setback ss= side setback
 s= side setback r= Rear Setback
 ZD= Regulations of Applicable Zoning District

 Building Coverage
 Buildable Area

* Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-1, WCRAO Mixed Use.

Figure 3.B.15.F.3 - WCRAO Sub-area Building Configurations and Lot Placements

Sub-area	Maximum Height, Number of Floors, and Uses by Floor	PDRs - Setbacks, Building Area, and Maximum Building Coverage
UG		
UH		
UI		

KEY for allowable usage by floor:*

R= Residential O= Office
 C= Commercial I= Industrial
 Cv= Civic Rc= Recreational
 All= R, O, C, I, Cv, Rc

Key for setbacks:

f= front setback ss= side setback
 s= side setback r= Rear Setback
 ZD= Regulations of Applicable Zoning District

Building coverage
 Buildable Area

* Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-1, WCRAO Mixed Use.

Reason for amendment: Scrivener error – a letter omitted in citation.

3. The minimum required fire flow from fire hydrants shall be determined as per Art. 15.B.8.A.21.a.

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

JANUARY 26, 2006

**THURSDAY
9:30 AM**

**SOLID WASTE AUTHORITY
AUDITORIUM**

- 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 (Pages 1-3)**

- 3. CONSENT AGENDA (Pages 4-8)**
 - o Staff
 - o Board
 - o Public

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

- 5. DIRECTOR COMMENTS (Page 12-13)**

- 6. COMMISSIONER COMMENTS (Page 13)**

- 7. ADJOURNMENT (Page 13)**

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**

JANUARY 26, 2006

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

A. POSTPONEMENTS

- 1. **Z/CA2005-477** Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To allow a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard (**LEVY LEARNING CENTER**). (Control 2005-193)

N/A

Size: 0.98 acres ±

BCC District: 1

MOTION: None required. (Postponed by the Zoning Commission to February 23, 2006)

- 2. **DOA2005-480** Title: Resolution approving a Development Order Amendment application of Prime Projects Development, LLC, by Kilday & Associates, Inc., Agent. Request: To re-designate land use from recreation to residential, reconfigure the master plan, and add units. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

N/A

Size: 9.49 acres ±

BCC District: 3

MOTION: None required. (Postponed by the Zoning Commission to February 23, 2006)

3. **PDD/R/TDR/W2005-1322** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow the Transfer of Development Rights for 36 units and to designate this application as the receiving area. Title: Resolution approving a Waiver application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northeast corner of Lantana Road and Fearnley Drive (**FAIRWAY VIEW OF THE PALM BEACHES**). (Control 2005-449)

N/A

Size: 16.97 acres ±

BCC District: 2

MOTION: None required. (Postponed by the Zoning Commission to February 23, 2006)

4. **Z2004-496** Title: Resolution approving an Official Zoning Map Amendment application 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**). (Control 2004-348)

Pages 1-36

Size: 40.0 acres ±

BCC District: 6

MOTION: To postpone sixty (60) days to March 23, 2006. (Requested by the applicant)

5. **SR 2002-034** Status Report for Resolutions R-2002-1963 and R-2002-1964 (Petition 2002-034), the petition of Lawrence Fisher. Property owners: Mike S. Soueid, Masoud Sanati and Mohammed Eftekhari. General Location: Approximately 1,000 feet south of Lantana Road on the west side of Jog Road. Zoning District: Residential Transitional with a Class A Conditional Use to allow a general daycare (**THE CAMBRIDGE SCHOOL**).

Pages 37-42

Size: 2.39 acres ±

BCC District: 3

MOTION: To postpone to February 23, 2006. (Requested by the property owner)

6. **SR 2002-021** Status Report for Resolution R-2002-1961 (Petition 2002-021), the petition of Jerry Lopez. Property owner: Amado Lopez. General Location: Approximately 1,100 feet west of Tall Pines Road on the south side of Wallis Road. Zoning District: Light Industrial with a Conditional Overlay Zone (**KINGS WRECKER SERVICE**).

Pages 43-48

Size: 2.96 acres \pm

BCC District: 6

MOTION: To postpone to March 23, 2006. (Staff recommendation)

– END OF POSTPONEMENTS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

7. **Z2005-155** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.75 mile east of Jog Road on the south side of Western Way (**OSPREY OAKS PARCEL #5**). (Control 2005-061)

Pages 49-65

Size: 4.92 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

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.

8. **DOA2005-988** Title: Resolution approving a Development Order Amendment application of Malasky Properties, by Greenberg Traurig, PA, Agent. Request: To modify a condition of approval. General Location: Approximately 0.5 mile north of Okeechobee Boulevard on the east side of Military Trail (**LANDMARK AUTOCARE**). (Control 1982-152)

Pages 66-87

Size: 4.16 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to modify a condition of approval.

D. ZONING APPLICATIONS

- 9. **Z2005-624** Title: Resolution approving an Official Zoning Map Amendment application of James Shaw, by Basehart Consulting, Inc., Agent. Request: Rezoning from Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approximately .25 mile north of Belvedere Road on the east side of Skees Road (**SHAW'S CONTRACTORS STORAGE**). (Control 2005-231)

Pages 88-105

Size: 8.43 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

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

- 10. **DOA2005-1121** Title: Resolution approving a Development Order Amendment application of Lyons Retail, Inc., by HSQ Group, Inc., Agent. Request: To reconfigure the site plan and add square footage. General Location: Northeast corner of Lantana Road and Lyons Road (**SHERBROOKE CENTER**). (Control 1989-063)

Pages 106-139

Size: 8.89 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add square footage.

E. PREVIOUSLY POSTPONED STATUS REPORTS

- 11. **SR 1997-004B** Status Report for Resolution R-2002-1017 (Petition 1997-004B), the petition of Don Stiller. Property owners: Steven Kerekes, Trust and Kerekes Land Trust No. 9. General Location: Northeast corner of Jog Road and Boynton Beach Boulevard. Zoning District: Multiple Use Planned Development with a general repair and maintenance facility, a convenience store with gas sales, and a car wash facility (**KEREKES PLAZA**).

Pages 140-147

Size: 24.97 acres ±

BCC District: 5

MOTION: To 1) adopt a resolution approving a Development Order Amendment to amend conditions of approval (TPS) in Resolution R-2002-1017, and 2) approve a time extension until June 19, 2007, for Resolution R-2002-1017.

F. STATUS REPORTS

12. **SR 1985-113B.10** Status Report for Resolution R-94-12 (Petition 1985-113B), the petition of William and Daphne Cleve. Property owner: Green Capital, LLC. General Location: Northeast corner of Hypoluxo Road and High Ridge Road. Zoning District: Community Commercial with a Conditional Overlay Zone (**FRANCALBY CORPORATION**).

Pages 148-152

Size: 1.5 acres ±

BCC District: 3

MOTION: To 1) adopt a resolution approving a Development Order Amendment to amend conditions of approval (site plan), and 2) postpone to July 27, 2006 (Requested by the property owner)

13. **SR 1994-080B** Status Report for Resolutions R-2001-1861 and R-2001-1860 (Petition 1994-080B), the petition of Royal Palm Presbyterian Church. Property owner: Royal Palm Presbyterian Church, Inc. General Location: Approximately 0.1 mile east of Jog Road on the south side of Hypoluxo Road. Zoning District: Residential Transitional with a Class A Conditional Use to allow a daycare, general (**ROYAL PALM PRESBYTERIAN CHURCH**).

Pages 153-158

Size: 4.65 acres ±

BCC District: 3

MOTION: To approve a time extension until October 25, 2007, for Resolutions R-2001-1861 and R-2001-1860.

14. **SR 2001-012** Status Report for Resolution R-2001-1859 (Petition 2001-012), the petition of New Light Fellowship Church. Property owner: New Light Fellowship. General Location: Approximately 1,000 feet east of Military Trail on the south side of Lakewood Road. Zoning District: Multifamily Residential with a Class A Conditional Use to allow a church or place of worship and accessory daycare (**NEW LIGHT FELLOWSHIP CHURCH**).

Pages 159-164

Size: 5.13 acres ±

BCC District: 3

MOTION: To approve a time extension until October 25, 2007, for Resolution R-2001-1859.

- 15. **SR 2001-013** Status Report for Resolution R-2001-1857 (Petition 2001-013), the petition of Southeastern Conference Association of 7th Day Adventist, Inc. Property owner: Southeastern Conference Association of 7th Day Adventist, Inc. General Location: Southwest corner of Okeechobee Boulevard and E Road. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a church or place of worship (**FIRST SEVENTH DAY ADVENTIST CHURCH**).

Pages 165-170

Size: 5.0 acres ±

BCC District: 6

MOTION: To approve a time extension until October 25, 2007, for Resolution R-2001-1857.

- 16. **CR 2001-075.2** Status Report for Resolution R-2002-0503 (Petition 2001-075), the petition of United States Postal Service. Property owner: United States Postal Service. General Location: Southeast corner of Coconut Boulevard and Northlake Boulevard. Zoning District: Public Ownership with a Conditional Overlay Zone (**NORTHLAKE POST OFFICE**).

Pages 171-176

Size: 11.25 acres ±

BCC District: 6

MOTION: To approve a time extension until December 1, 2006 for Conditions E.3.A. and E.3.C., and until June 1, 2007 for Condition E.3.B. of Resolution R-2002-0503.

G. TDR CONTRACT, ESCROW AGREEMENT AND DEED

- 17. **DRO 2005-1527** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Ernest Carradori for the sale and purchase of 1 Transfer of Development Right (TDR) unit from the Palm Beach County TDR Bank at a purchase price of \$25,000.00 per unit as approved by Palm Beach County, Zoning Division, Development Review Officer. Request: Approve an escrow agreement between Palm Beach County, Ernest Carradori and Carney Legal Group (escrow agent) for the sale and purchase of 1 TDR unit from the Palm Beach County TDR Bank at a purchase price of \$25,000.00 per unit, as approved by Palm Beach County, Zoning Division, Development Review Officer. General Location: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road (**CARRADORI REZONING**). (Control 2004-590)

Pages 177-185

BCC District: 1

MOTION: To approve a contract for the sale and purchase of 1 development right at a purchase price of \$25,000.00 per unit for a total price of \$25,000.00.

MOTION: To approve an escrow agreement for 1 development right at a purchase price of \$25,000.00 per unit for a total price of \$25,000.00.

18. **DRO**
2005-1527 Execute a deed conveying 1 Development Right unit to Ernest Carradori, as authorized by Palm Beach County, Zoning Division, Development Review Committee, which approved the purchase of 1 Development Right from the County's TDR Bank at a cost of \$25,000.00 per unit and the designation of the Carradori Rezoning as a TDR Receiving Area for that unit. General Location: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road (**CARRADORI REZONING**). (Control 2004-590)

Pages 186-187

BCC District: 1

MOTION: To execute a deed conveying 1 Development Right unit to Ernest Carradori, as authorized by Palm Beach County, Zoning Division, Development Review Officer.

H. EXECUTION OF NEW TDR DEED

19. **PDD/TDR**
2003-045 Execute a deed conveying 36 Development Rights units to Lo Land Assets - LP, a Delaware Limited Partnership, as authorized by Resolution R-2004-1654, which approved the purchase of 36 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit. General Location: Approximately 0.75 miles north of Gateway Boulevard on the west side of Military Trail (**COLONY LAKES PUD**). (Control 2003-045)

Pages 188-190

BCC District: 3

MOTION: To execute a deed conveying 36 Development Rights units to Colony Lakes PUD as authorized in Resolution R-2004-1654.

I. CORRECTIVE RESOLUTIONS

20. Corrective Resolution: To correct the Engineering conditions of Exhibit C in Resolution No. R-2005-1794 (**SUMMIT CHRISTIAN SCHOOL**). (DOA2005-501, Control 1986-114)

Pages 191-195

BCC District: 2

MOTION: To adopt a resolution to correct Resolution No. R-2005-1794.

21. Corrective Resolution: To correct the Engineering and Health conditions of Exhibit C in Resolution No. R-2005-1421 (**WELLINGTON MUPD**). (DOA-2005-358, Control 2001-028)

Pages 196-200

BCC District: 6

MOTION: To adopt a resolution to correct Resolution No. R-2005-1421.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. SMALL SCALE LAND USE PLAN AMENDMENT AND ZONING APPLICATION

22. **SCA 2005-00028** Turtle Cove LLC, by Miller Land Planning Consultants, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 3 units per acre (LR-3) to Commercial High-Office, with an underlying 3 units per acre (CH-O/3). General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road (**BROOKS OFFICE II a.k.a. TURTLE COVE PROFESSIONAL**)

Pages 201-235

Size: 2.02 acres ±

BCC District: 3

Staff Recommendation: Denial of the requested future land use change from LR-3 to CH-O/3.

LPA Recommendation: Approval of the requested future land use change from LR-3 to CH-O/3. (8-3 vote)

MOTION: To deny the proposed amendment from LR-3 to CH-O/3.

23. **Z2005-383** Title: Resolution approving an Official Zoning Map Amendment application of Turtle Cove LLC, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High Office (CHO) Zoning District. General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road (**TURTLE COVE PROFESSIONAL**). (Control 2003-040)

Pages 236-256

Size: 2.02 acres ±

BCC District: 3

Staff Recommendation: Denial.

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

DISCLOSURE

MOTION: To adopt a resolution denying an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Commercial High Office Zoning District with a Conditional Overlay Zone.

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

24. **PDD/W2005-780** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Toll Brothers, Inc., by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the Residential Transitional Suburban (RTS) Zoning Districts to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Toll Brothers, Inc., by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Southwest corner of Hypoluxo Road and the future extension of Haverhill Road (**ABELL PROPERTY PUD**). (Control 2005-289)

Pages 257-280

Size: 44.43 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

DISCLOSURE

MOTION: To adopt a resolution approving the abandonment of a Class A Conditional Use to allow a retail nursery granted by Resolution R-1999-968.

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

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and/or dead-end restrictions.

25. **Z/CA2005-299** Title: Resolution approving an Official Zoning Map Amendment application of Joseph Beverly, Gary Horvath and Buss Cooper, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District. Title: Resolution approving a Class A Conditional Use application of Joseph Beverly, Gary Horvath and Buss Cooper, by Kilday & Associates, Inc., Agent. Request: To allow a medical or dental office. General Location: Northeast corner of Southern Boulevard and F Road (**GROVE MEDICAL PLAZA**). (Control 1991-043)

Pages 281-302

Size: 3.63 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Commercial Low Office Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a medical or dental office.

E. ZONING APPLICATIONS

26. **PDD/W2005-989** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associate XXII, LLLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Waiver. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northwest corner of Boynton Beach Boulevard and Lyons Road (**AMESTOY AGR PUD**). (Control 2005-162)

Pages 303-335

Size: 635.04 acres ±

BCC Districts: 3 & 5

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

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

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and/or dead-end restrictions.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

27. [ULDC AMENDMENTS – ROUND 2005-02](#)

Pages 336-432

MOTION: TO APPROVE ON FIRST PUBLIC HEARING AND ADVERTISE FOR ADOPTION HEARING ON FEBRUARY 23, 2006: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067 AND ORDINANCE 03-070, AS AMENDED, AS FOLLOWS: **ARTICLE 1** – GENERAL PROVISIONS; CHAPTER B – INTERPRETATION OF THE CODE; CHAPTER F – NONCONFORMITIES; CHAPTER I – DEFINITIONS AND ACRONYMS; **ARTICLE 2** – DEVELOPMENT REVIEW PROCESS; CHAPTER A – GENERAL; CHAPTER E – MONITORING; CHAPTER F – CONCURRENCY (ADEQUATE PUBLIC FACILITY STANDARD); **ARTICLE 3** – OVERLAYS & ZONING DISTRICTS; CHAPTER A – GENERAL; CHAPTER B – OVERLAYS; CHAPTER C – STANDARD DISTRICTS; CHAPTER D – PROPERTY DEVELOPMENT REGULATIONS; 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 B - ACCESSORY AND TEMPORARY USES; CHAPTER C – DESIGN STANDARDS; CHAPTER D – PARKS & RECREATION – RULES AND RECREATION STANDARDS; CHAPTER E – PERFORMANCE STANDARDS; CHAPTER G – DENSITY BONUS PROGRAMS; **ARTICLE 6** – PARKING; CHAPTER A – PARKING; CHAPTER B – LOADING STANDARDS; CHAPTER C DRIVEWAYS AND ACCESS; **ARTICLE 7** – LANDSCAPING; CHAPTER A – GENERAL; CHAPTER C – MGTS TIER COMPLIANCE; CHAPTER D – GENERAL STANDARDS; CHAPTER F – PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8** – SIGNAGE; CHAPTER D – TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER F – GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G – STANDARDS FOR SPECIFIC SIGN TYPES; CHAPTER H – OFF-SITE SIGNS; **ARTICLE 10** – ENFORCEMENT; CHAPTER C – GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; **ARTICLE 11** – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER A – GENERAL REQUIREMENTS; **ARTICLE 14** – ENVIRONMENTAL STANDARDS; CHAPTER C – VEGETATION PRESERVATION AND PROTECTION; CHAPTER D – PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE; **ARTICLE 15** – HEALTH REGULATIONS; CHAPTER B – (ENVIRONMENTAL CONTRAL RULE II) DRINKING WATER SUPPLY SYSTEMS; **ARTICLE 17** – DECISION MAKING BODIES; CHAPTER B – GENERAL PROVISIONS; CHAPTER C – APPOINTED BODIES;

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.

C. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT