



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING  
AMENDMENTS TO THE AGENDA  
July 22, 2010**

**AGENDA ITEM #  
PAGE #**

**APPLICATION/CHANGE**

**ADD ON TO AGENDA AND POSTPONEMENT**

14.                                   DOA-2010-0143                   Hagen Ranch/Boynton Beach MUPD  
  (Control 2006-520)

Motion to postpone to Thursday, August 26, 2010

15.                                   ZV/PDD-2010-0415               Legend Lakes Center  
  (Control 2003-015)

Motion to postpone to Thursday, August 26, 2010

**AMENDMENTS**

3.           (2-27)                   Z-2010-0657                   Pioneer Growers  
  (Control 2008-238)

Delete All Petitions Condition 1

6.           (84-105)               ABN/Z2010-656               Military Coconut Rezoning

Add ZC Recommendation to agenda: Approval of Development Order Abandonment 8-0 and Approval as amended of Official Zoning Map Amendment 8-0.

8.           (128-163)               DOA.R-2009-3933               Villages of Windsor SE Civic  
  (Control 1996-081)

Add Engineering Condition 25 to read as follow:

25. Prior to final DRO approval of the Site Plan for the SE Civic Site associated with Application DOA/R-2009-3933, the site plan shall be revised to provide a continuous 3-lane section along the main spine road between the access connections for the northern school parking area. (DRO: ENGINEERING-Eng)

9.           (164-202)               DOA/R-2010-0417               Rainberry PUD Pods A & B  
  (Control 1984-139)

Correction to ZC Recommendation on the agenda: approval of Development Order Amendment 7-1 and approval of Requested Use 8-0

Amend Architectural Review Condition 1 to read as follow:

1. Prior to final approval by the Development Review Officer (DRO), the property owner shall submit a line of sight analysis cross section of Building A to demonstrate compliance with building height and to address visual impact from adjacent residential properties. (DRO: ARCH REVIEW – Zoning)

Amend Architectural Review Condition 2 to read as follow:

2. Prior to final approval by the Development Review Officer (DRO), the property owner shall indicate on the site the location of either a centralized mechanical equipment air cooling facility for the development or location of individual units for each building. The air cooling equipment (centralized or individual units) shall be screened from view from adjacent properties. There shall be no mechanical equipment, or dumpsters located on the east side of building E. (DRO: ARCH REVIEW – Zoning)

Add Building Condition 6 and 7 to read as follow:

6. The noise level generated by the centralized mechanical equipment air cooling facility for the development or individual units for each building shall be in compliance with Article 5.E.4.B, Noise Limitations and Prohibitions. (ONGOING: CODE ENF – Zoning)
7. Prior to building permit, the site plan shall reflect the location of dumpsters and mechanical equipment for building E. No mechanical equipment or dumpster are allowed on the east side of building E. (BLDG PERMIT: BLDG – Zoning)

**13. First Reading and Request to Advertise for Adoption Hearing – Unified Land Development Code (ULDC) – Amendment Round 2010-01**

(291) Exhibit F - Landscaping, Part 1, lines 1 thru 31, is hereby withdrawn.

**(363) Exhibit R – Westgate Community Redevelopment Area Overlay (WCRAO) – Non-conformities:**

**Option 1: WCRAO request** – proposes no limitation on value of maintenance, renovations or disaster damage repairs for conforming uses with non-conforming structures or site elements, provided that a minimum of 25% of improvements be dedicated to exterior building and site elements. If approved, requires the following amendment:

Amend Part 1 of Exhibit R – Westgate Community Redevelopment Area Overlay (WCRAO), Lines 23 – 24 as follows\*: ...for Maintenance, Renovation and Natural Disaster Damage Repair, up to a maximum of 50 percent provided all the standards below are met:

**Option 2: Zoning Division Recommendation** – no change to existing provisions for non-conformities as recently amended in early 2010 (Ord. 2010-005), which included increasing the limitation on investment for maintenance, renovations and disaster damage repair from 30 percent to 50 percent. If approved, requires the following:

Exhibit R, Part 1, Lines 2 – 42, is withdrawn in it's entirety.

(371) Amend Exhibit S – Agricultural Enclave (AGE),line 26 as follows\*:

**Table 3.B.18.E – AGE Transect Zone, Natural Transect Width Requirements**

<b>Natural Transect</b>	<b>Minimum Width</b>
<u>AGEO Perimeter Boundary</u>	<u>100 feet (1)</u>
<u>Landscape Buffer adjacent to <del>collector street</del>, arterial street or Rural Parkway, or a street shown on the County's Thoroughfare Identification Map</u>	<u>50 feet measured from the edge of the ultimate R-O-W which shall include a pedestrian pathway, bike lane or equestrian trail (2)(3) (4)</u>
<u>Landscaping, Landscape Buffer adjacent to <u>streets other than identified above residential street</u></u>	<u>30 feet which shall include pedestrian pathway, bike lane or equestrian trail (3)(4)</u>
<u>Recreation</u>	<u>75 feet by 100 feet in length</u>
<u>Agriculture, Conservation, Greenways, Pastures, Preservation, Wetlands, Water Management Tracts Well fields,</u>	<u>100 feet</u>
<u>Notes:</u>	
<u>1. Except where indicated pursuant to the Site Specific FLU Amendment Conceptual Plan.</u>	
<u>2. Rural Parkways are identified by the Transportation Element of the Plan</u>	
<u>3. A minimum of eight feet in width for a single pedestrian pathway, bike lane or equestrian trail, <del>and</del> or a minimum of 15 feet in width where a pedestrian pathway or bike lane is combined.</u>	
<u>4. Streets shall not be included in the Natural Transect, except for any unimproved portions dedicated as a parkway easement for non-vehicular pathways.</u>	

(372) Amend Exhibit S – Agricultural Enclave (AGE),line 1 – 3, as follows\*:

1) The Natural Transect is included with the Development Order and shall be dedicated to either a special district, other government agency or the Master Property Owners' Association pursuant to Art. 5.F.1.B.2, AG Enclave (AGE) for the affected area;

(374) Amend Exhibit S – Agricultural Enclave (AGE), line 21 as follows\*:

....Development Order, and all Property Owners' Association(s) of the developed parcels within  
 ....

(374) Amend Exhibit S – Agricultural Enclave (AGE), line 26 as follows\*:

....c. The Notice shall be sent to the landowners and Property Owners' Association(s) by certified....

\* Double underlined or ~~double crossed~~ out indicates add/delete language  
 .... Indicates language omitted to save space.



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY JULY 22, 2010**

**9:30 A.M. 6<sup>TH</sup> FLOOR**

**JANE M. THOMPSON MEMORIAL CHAMBERS**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**DIRECTOR COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

*Disclaimer: Agenda subject to changes at or prior to the public hearing.*

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

**JULY 22, 2010**

**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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **SCA-2009-00069** Title: Boynton Beach Blvd Office & Industrial, Small Scale Land Use Amendment application of Mazzone Farms Inc by Land Design South Inc., Agent. Request: Medium Residential, 5 units per acre (MR-5) to to Industrial (+/-5.2 acres) and Commercial Low Office (+/-3.7 acres)

General Location: North side of Boynton Beach Boulevard, approximately one half (1/2) mile west of Jog Road. **(Boynton Beach Office/Industrial)** (Control 2009-01683)

Pages: 1 - 1

Project Manager: David Wiloch

Size: 8.56 acres ±

BCC District: 5

(affected area 8.87 acres ±)

Staff Recommendation: To postpone the application to Thursday August 26, 2010.

Planning Commission Recommendation: Motion by Ms. Katharine Murray, second by Mr. Harvey Arnold to recommend approval of staff's recommendation, with the included condition, passed in a 14-0 vote at the March 12, 2010 Planning Commission Public Hearing.

**MOTION:** To postpone the application to Thursday August 26, 2010.

2. **PDD-2009-02680** Title: an Official Zoning Map Amendment to a Planned Development District application of Mazzone Farms Inc by Land Design South Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Approximately 0.5 mile west of Jog Road on the north side of Boynton Beach Boulevard **(Boynton Beach Office and Storage)** (Control 2009-01683)

Pages: 1 - 1

Project Manager: Andrea Harper

Size: 8.87 acres ±

BCC District: 5

Staff Recommendation: Staff recommends to postpone the application to Thursday, August 26, 2010.

Zoning Commission Recommendation: Approval, as amended: 7-0

**MOTION:** To postpone the application to Thursday, August 26, 2010.

**B. REMANDS**

**C. WITHDRAWALS**

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. DISCLOSURES FOR THE CONSENT ITEMS**

**C. STATUS REPORTS - NEW**

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**E. ZONING APPLICATIONS - NEW**

- 3. **Z-2010-00657** Title: an Official Zoning Map Amendment application of Pioneer Growers Cooperative by SK Consortium Inc, Agent. Request: to allow a rezoning from the Residential High (RH) and the Agricultural Residential (AR) Zoning Districts to the Light Industrial (IL) Zoning District

General Location: Northwest corner of N Main Street and NW Avenue L (**Pioneer Growers**) (Control 2008-00238)

Pages: 2 - 25

Conditions of Approval (15 - 16)

Project Manager: Joyce Lawrence

Size: 51.79 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 9 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential High (RH) and the Agricultural Residential (AR) Zoning Districts to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

4. **ZV/DOA/R-2009-03940** Title: a Development Order Amendment application of Boca Mission LLC by Siegel Lipman Dunay Shepard & Miskel LLP, Agent. Request: to reconfigure the site plan  
Title: a Requested Use of Boca Mission LLC by Siegel Lipman Dunay Shepard & Miskel LLP, Agent. Request: to allow a financial institution with a 4 lane drive-through facility  
General Location: North of Glades Road, on the West side of State Road 7 (**TD Bank**) (Control 1984-00099)

Pages: 26 - 58

Conditions of Approval (44 - 53)

Project Manager: Ora Owensby

Size: 36.45 acres ±

BCC District: 5

(affected area 0.87 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 30 conditions of approval for the Development Order Amendment as indicated in Exhibit C-2, and 7 conditions of approval for the Requested Use as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan subject to the Conditions of Approval as indicated in Exhibit C-2

**MOTION:** To adopt a resolution approving a Requested Use to allow a financial institution with a 4 lane drive-through facility subject to the Conditions of Approval as indicated in Exhibit C-3.

5. **EAC-2010-00987** Title: An Expedited Application Consideration application of Mountaineer Properties LLC by Covelli Design Associates Inc., Agent. Request: to modify Conditions of Approval (Landscape)  
General Location: Northwest Corner of Century Blvd. and East St. (**Resident Service Center**) (Control 1993-00040)

Pages: 59 - 83

Conditions of Approval (73 - 77)

Project Manager: Carol Glasser

Size: 2.38 acres ±

BCC District: 2

(affected area 0.06 acres ±)

Staff Recommendation: Staff recommends approval subject to 24 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to modify Conditions of Approval (Landscape) subject to the Conditions of Approval as indicated in Exhibit C.



6. **ABN/Z-2010-00656** Title: a Development Order Abandonment application of WELLS FARGO BANK N.A. successor by mer by Urban Design Kilday Studios, Agent. Request: to allow for the abandonment of a Special Exception granted under Resolution R-1980-672 for office/warehouse and a private tennis court and abandonment of Resolution R-1985-466 for a Planned Business Park.

Title: an Official Zoning Map Amendment of WELLS FARGO BANK N.A. successor by mer by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Specialized Commercial (CS) and the Residential Single Family (RS) Zoning Districts to the General Commercial (CG) Zoning District

General Location: Northeast corner of Military Trail and Coconut Lane **(Military and Coconut)** (Control 1988-00109)

Pages: 84 - 105

Conditions of Approval (99 - 100)

Project Manager: Donna Adelsperger

Size: 8.41 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the Development Order Abandonment and approval of an Official Zoning Map Amendment subject to a Conditional Overlay Zone and 11 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to allow the abandonment of the Special Exception granted under Resolution R-1980-672 for office/warehouse and a private tennis court and the abandonment of Resolution R-1985-466 which granted the approval for a Planned Business Park.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Specialized Commercial (CS) and the Residential Single Family (RS) Zoning Districts to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

- 7. **ABN/EAC-2010-00985** Title: a Development Order Abandonment application of GR 305 LLC & GR 470 LLC & GR 2902 LLC by Land Design South Inc., Agent. Request: to allow an abandonment of Resolution R-2009-0896  
Title: an Expedited Application Consideration of GR 305 LLC & GR 470 LLC & GR 2902 LLC by Land Design South Inc., Agent. Request: to allow a conversion of the approved 4000 square foot Financial Institution with two teller drive-thru lanes and one ATM drive-thru lane back to the 6,973 square foot Type II Restaurant use  
General Location: Northeast corner of Florida's Turnpike and Glades Road **(ARVIDA TURNPIKE PLAZA)** (Control 1979-00119)

Pages: 106 - 127

Conditions of Approval (117 - 119)

Project Manager: Douglas Robinson

Size: 1.00 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 21 Conditions of Approval contained in Exhibit C.

**MOTION:** To adopt a resolution approving the Development Order Abandonment to revoke Resolution R-2009-0896 which granted a Development Order Amendment to modify a site plan to allow a financial institution

**MOTION:** To adopt a resolution approving an Expedited Application Consideration for a Development Order Abandonment subject to the Conditions of Approval as indicated in Exhibit C.

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

- A. ITEMS PULLED FROM CONSENT**
  
- B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA**
  
- C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS**
  
- D. PREVIOUSLY POSTPONED STATUS REPORTS**
  
- E. STATUS REPORTS - NEW**
  
- F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**
  
- G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**
  
- H. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

## I. ZONING APPLICATIONS - NEW

8. **DOA/R-2009-03933** Title: a Development Order Amendment application of Civic Development Group LLC by Miller Land Planning, Agent. Request: to reconfiguration the site plan

Title: a Requested Use of Civic Development Group LLC by Miller Land Planning, Agent. Request: to allow a Daycare, General with 250 children and a Private Elementary school with 350 children

General Location: Southeast corner of Hypoluxo and Lyons Road. **(Villages of Windsor SE Civic)** (Control 1996-00081)

Pages: 128 - 163

Conditions of Approval (145 - 159)

Project Manager: Andrea Harper

Size: 12.12 acres ±

BCC District: 3

## DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 64 Conditions of Approval as indicated in Exhibit C-1 and 5 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the master plan and site plan subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use to allow a Daycare, General with 250 children and a Private Elementary school with 350 children subject to Conditions of Approval as indicated in Exhibit C-2.

9. **DOA/R-2010-00417** Title: a Development Order Amendment application of Jewish Community Facilities Corp by Land Design South Inc., Agent. Request: to modify and delete Conditions of Approval (Engineering, Landscaping, Lighting, Building & Site Design and Use Limitations), add square footage and reconfigure the master plan and site plan

Title: a Requested Use of Jewish Community Facilities Corp by Land Design South Inc., Agent. Request: to allow for a Congregate Living Facility Type III, Assembly Non-Profit Institutional use, and a Nursing or Convalescent Facility

General Location: Approximately one half mile south of Glades Road on the east side of 95th Avenue (**Rainberry PUD Pods A & B**) (Control 1984-00139)

Pages: 164 - 202

Conditions of Approval (187 - 198)

Project Manager: Andrea Harper

Size: 39.01 acres  $\pm$

BCC District: 5

(affected area 33.03 acres  $\pm$ )

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests for a DOA to modify and delete Conditions of Approval (Engineering, Landscaping, Lighting, Building & Site Design and Use Limitations), add square footage, reconfigure the site plan subject to 44 Conditions of Approval as indicated in Exhibit C-1 and add 3 requested uses (CLF Type 3, a Non-Profit Assembly Institutional use and Nursing or Convalescent Facility) within Pod B and 7 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 7-1

**MOTION:** To adopt a resolution approving a Development Order Amendment request to modify and delete Conditions of Approval (Engineering, Landscaping, Lighting, Building & Site Design and Use Limitations), add square footage and reconfigure the master plan and site plan subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use for a Congregate Living Facility Type III, Assembly Non-Profit Institutional use, and a Nursing or Convalescent Facility subject to Conditions of Approval as indicated in Exhibit C-2.

10. **Z-2010-00667** Title: an Official Zoning Map Amendment application of by PBC Zoning Division, Agent. Request: to allow a rezoning from multiple Zoning Districts to the Urban Center (UC) Zoning District.

General Location: Along the east and west sides of Congress Avenue and Military Trail, and bordered by Southern Boulevard to the north and extend as far south as the Lake Worth Drainage District L-8 Canal. Additional locations are along Lake Worth Road and 10th Avenue North. **(Urban Center PRA Rezoning)** (Control 2010-00113)

Pages: 203 - 222

Project Manager: Autumn Sorrow

Size: 263.24 acres ±

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment to rezone the subject properties from multiple zoning districts to the Urban Center (UC) Zoning Districts.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To recommend approval on first reading, of an Official Zoning Map Amendment to allow a rezoning from multiple Zoning Districts to the Urban Center (UC) Zoning District and schedule a second hearing on August 26, 2010.

11. **Z-2010-00668** Title: an Official Zoning Map Amendment application of by Planning Zoning and Building, Agent. Request: to allow a rezoning from multiple Zoning Districts to the Urban Infill (UI) Zoning District

General Location: Along the east and west sides of Congress Avenue and Military Trail, and bordered by Southern Boulevard to the north and extend as far south as the Lake Worth Drainage District L-8 Canal. Additional locations are along Lake Worth Road and 10th Avenue North. **(Urban Infill PRA Rezoning)** (Control 2010-00125)

Pages: 223 - 246

Project Manager: Autumn Sorrow

Size: 435.10 acres ±

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment to rezone the subject properties from multiple zoning districts to the Urban Infill (UI) Zoning Districts.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To recommend approval on first reading, of an Official Zoning Map Amendment to allow a rezoning from multiple Zoning Districts to the Urban Infill (UI) Zoning District and schedule a second hearing on August 26, 2010.

## J. ULDC AMENDMENTS

12. **TITLE: UNIFIED LAND DEVELOPMENT CODE (ULDC) - MORATORIUM ORDINANCE FOR TYPE III EXCAVATIONS (COMMERCIAL MINING) IN THE EVERGLADES AGRICULTURAL AREA.**

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for Adoption on August 26, 2010 at 9:30 a.m.

Pages: 247 - 249

**MOTION:** MOTION: To approve on First Reading and advertise for Adoption on August 26, 2010 at 9:30 A.M.: 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: ARTICLE 4 - USE REGULATIONS; CHAPTER D, EXCAVATION CREATING SECTION 10, MORATORIUM ON ACCEPTANCE OF DEVELOPMENT APPLICATIONS FOR TYPE III EXCAVATIONS (COMMERCIAL MINING) IN THE EVERGLADES AGRICULTURAL AREA EXCLUDING LOCATIONS OF MINES WHICH HAVE ALREADY RECEIVED APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS, EXPIRING AT THE EARLIER OF THE FOLLOWING: ONE YEAR FROM THE EFFECTIVE DATE OF THIS ORDINANCE OR UPON THE EFFECTIVE DATE OF AMENDMENTS TO THE COMPREHENSIVE PLAN REGARDING MINING AND OR PERMITTED USES IN THE EVERGLADES AGRICULTURAL AREA TO BE CONSIDERED IN AMENDMENT ROUND 10-2; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

13. **TITLE: FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE (ULDC) - AMENDMENT ROUND 2010-01**

Staff Recommendation: Staff recommends a motion to approve on First Reading and advertise for Adoption on August 26, 2010 at 9:30 a.m.

Pages: 250 - 380

**MOTION:** MOTION: To approve on First Reading and advertise for Adoption on August 26, 2010 at 9:30 A.M.: 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: ARTICLE 1- GENERAL PROVISIONS; CHAPTER A, AUTHORITY; CHAPTER C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER E, PRIOR APPROVALS; CHAPTER F, NONCONFORMITIES; CHAPTER G, EMINENT DOMAIN; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCESS; CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, MONITORING; CHAPTER F, CONCURRENCY (ADEQUATE PUBLIC FACILITIES STANDARD); 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 F, LEGAL DOCUMENTS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 7- LANDSCAPING; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER E, REVIEW, INSTALLATION AND MAINTENANCE; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; CHAPTER G, OFF-STREET PARKING REQUIREMENTS; ARTICLE 8- SIGNAGE; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; ARTICLE 9- ARCHAEOLOGICAL AND HISTORIC PRESERVATION; CHAPTER B, HISTORIC PRESERVATION PROCEDURES; ARTICLE 11- SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS, CHAPTER A, GENERAL REQUIREMENTS; CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER D, PLATTING; CHAPTER E, REQUIRED IMPROVEMENTS; ARTICLE 12- TRAFFIC PERFORMANCE STANDARDS; CHAPTER A, GENERAL; CHAPTER B, STANDARD; CHAPTER M, FIVE-YEAR ROAD PROGRAM; CHAPTER P, OKEECHOBEE BOULEVARD CRALLS POINT SYSTEM; ARTICLE 14- ENVIRONMENTAL STANDARDS; CHAPTER C, VEGETATION PRESERVATION AND PROTECTION; ARTICLE 17- DECISION MAKING BODIES; CHAPTER C, APPOINTED BODIES; CHAPTER D, STAFF OFFICIALS; 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.

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. OTHER ITEMS**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. EXECUTIVE DIRECTOR**

**B. COUNTY ATTORNEY**



**C. PLANNING DIRECTOR**

**D. ZONING DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**