



**Planning, Zoning
& Building Department**

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**INTER-OFFICE COMMUNICATION
PLANNING, ZONING AND BUILDING DEPARTMENT
PLANNING DIVISION**

TO: Ms. Cheri Pavlik, Chair, and
Members of the Zoning Commission

FROM:  Bryan Davis, Principal Planner
Planning Division

DATE: February 21, 2025

RE: Comprehensive Plan Consistency Determination for proposed
Unified Land Development Code (ULDC) amendments

The Planning Division has determined that the proposed ULDC amendments as found in Agenda Items C.3 and C.4, Loxahatchee Estates Overlay (LEO) and Affordable Housing Program (AHP) Parking Waiver, respectively, in the packet provided by the Zoning Division, and scheduled for the March 6, 2025 meeting, is generally consistent with the Comprehensive Plan.

Additional review will be required for any revision(s) to an amendment other than for the purpose of correcting grammatical or spelling errors.

cc: Thuy Shutt, Planning Director
Jeff Gagnon, Deputy Planning Director
Lisa Amara, Zoning Director
Wendy Hernandez, Deputy Zoning Director
Jerome Ottey, Principal Site Planner, Zoning Division
Travis Goodson, Senior Planner, Planning Division



ULDC REVISIONS STAFF REPORT

ZONING COMMISSION AND LAND DEVELOPMENT REGULATION COMMISSION, MARCH 6, 2025

I. General Data

Project Name: Loxahatchee Estates Overlay (LEO) – Privately Proposed Revision (PPR) Phase 2

Articles: 3

Project Manager: Alexander Biray, Site Planner II

Agency Manager: Lisa Amara, Zoning Director

Staff Recommendation: Staff recommends *approval of Phase 2* based on the findings and conclusions presented in this report.

II. Item Summary

Summary: The item before the Board is consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to implement the LGA-2024-00010 Rawlings Estates Comprehensive Plan future land use and text amendment which establishes the Loxahatchee Estates Overlay (LEO). This ULDC amendment will establish property development regulations and access requirements to implement the new Overlay.

Assessment: The associated Plan amendment and Concurrent Zoning application (CA-2024-00746) are scheduled to be presented to the Board on February 27, 2025, and this proposed ULDC revision will implement the Plan amendment pursuant to Section 163.3202, F.S. The initiation of the associated Plan Amendments served as Phase 1 for the ULDC Revisions pursuant to Art. 2.D.8.A.1. The 104-acre subject site and surrounding area consist of very low density future land use designations ranging from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Rural Residential, 1 unit per 10 acres (RR-10). However, the lot pattern that exists to the east predominantly comprises of 1.25-acre acre lots, developed with Single Family Dwellings. The Applicant, therefore, proposes to establish an Overlay to create lots consistent with the existing lots to the east, while remaining in the Rural Tier, with rural levels of service. This proposed revision will implement the changes proposed to the Comprehensive Plan by establishing associated property development regulations and access requirements.

III. Hearing History

Board of County Commissioners RPA: *Scheduled for February 27, 2025.*

Zoning Commission: *Scheduled for March 6, 2025*

LDRC Recommendation: *Scheduled for March 6, 2025*

Board of County Commissioners First Reading and Adoption: *Scheduled for March 27, 2025*

IV. Intent

The item before the Board is consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to implement the LGA-2024-00010 Rawlings Estates Comprehensive Plan future land use and text amendment which establishes the Loxahatchee Estates Overlay (LEO). This ULDC amendment will establish property development regulations and access requirements to implement the new Overlay.

V. Data and Analysis

This section provides a summary of the Applicant's site prompting the request, an analysis of the Standards of Review, and the Consistency with the Comprehensive Plan.

A. Comprehensive Plan Amendment

This proposed ULDC revision will implement the Comprehensive Plan amendment that establishes an Overlay within the Rural Tier with a Low Residential, 1 unit per acre future land use designation. The associated Plan amendment and Concurrent Zoning application are scheduled to be presented to the Board for adoption on February 27, 2025. Pursuant to Section 163.3202, F.S., the County is required to amend land development regulations to be consistent with and implement the adopted Comprehensive Plan Amendment.

163.3202 Land development regulations.—

(1) Within 1 year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to s. 163.3191, each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.

The Comprehensive Plan amendment (LGA-2024-00010 Rawlings Estates) consists of a future land use change from RR-10 to LR-1, and text amendment to establish an Overlay allowing LR-1 in the Rural Tier and to revise the Special Planning Areas Map LU 3.1 to depict the boundaries. The data and analysis supporting the proposed ULDC are provided in the associated Plan amendment staff report and in Exhibit 2, Applicant's Justification Statement.

Zoning application CA-2024-00746 will be presented concurrently to allow a Class A Conditional use approval for a Single Family Subdivision; a residential project with more than 50 acres pursuant to the Unified Land Development Code (ULDC), Table 4.A.9.B - Thresholds for Projects Requiring Board of County Commissioners Approval on 104.07 acres. The proposed changes to the ULDC provides for property development regulations and access requirements for the Overlay that are being proposed in the zoning application. The Zoning application includes a Condition of Approval proposed by the Property and Real Estate Management (PREM) Division for an area to be set aside for the future development of a Fire Station. The proposed ULDC amendment includes language to allow a Government Services use, the use under which a Fire Station is classified, to be allowed as Permitted by Right when proposed with a BCC approved residential subdivision, and FLU amendment. If the BCC does not approve the Condition of Approval, the proposed language in the ULDC amendment may be removed.

B. Standards for Review

Pursuant to ULDC Article 2.D.5, when considering an application for a PPR to the ULDC, the Phase 2 Staff Report shall include, but not be limited to, the following items. Each item is provided below with Staff Analysis. Exhibit 2 provides the Applicant's Justification Statement with full Applicant's response for each item.

1. A finding that the proposed ULDC revision does not violate State, Federal, or other local government laws

Staff Analysis: The proposed ULDC revisions are to ensure consistency with the proposed Comprehensive Plan text amendment, and do not violate State, Federal or other local government laws.

2. An analysis demonstrating consistency with the Plan, with the inclusion of any proposed Plan amendments being reviewed concurrently.

Staff Analysis: This proposed ULDC revision will implement the Comprehensive Plan amendment that allows the establishment of an Overlay within the Rural Tier with a Low Residential, 1 unit per acre future land use designation. The associated Plan amendment and Concurrent Zoning application is scheduled to be presented to the Board on February 27, 2025. Pursuant to Section 163.3202, F.S., the County is required to amend land development regulations to be consistent with and implement the adopted Comprehensive Plan amendment within one year of adoption. The Planning Division has reviewed and analyzed the proposed revisions and has provided a Consistency Determination letter.

3. An analysis and finding of internal consistency within the ULDC, with inclusion of any other ULDC revisions that may be necessary to ensure internal consistency.

Staff Analysis: Following Initiation and approval of the Comprehensive Plan text amendment by the BCC, the Zoning Division has coordinated with the Applicant and the Planning Division to develop the associated ULDC revision. The proposed revisions are internally consistent within the ULDC.

4. An identification of properties that may be affected by the proposed ULDC revisions, and an analysis of the implications of the proposed revisions.

Staff Analysis: The Applicant's proposal to establish the LEO will only apply to the subject 104 acres as outlined in the proposed Comprehensive Plan amendment and ULDC revisions. There are no other properties that will be affected by this revision to the ULDC, and no implications on other properties.

5. An analysis and Identification of examples of similar land development regulations adopted in other jurisdictions under the same circumstances, such as similar FLU designation or zoning districts, compatibility, buffering, roadway frontage, and other similar site considerations.

Staff Analysis: Overlays are typically used to provide special land development regulations for clearly defined geographical areas. The proposed LEO provides for the preservation of the rural character of the subject area and allows for consistency with existing lots to the east of the subject site. An analysis of the land development regulations of other local governments indicates that this concept has been similarly

utilized by other Jurisdictions in providing specific regulations to preserve the rural character of an area. The Lithia/Southeast County Overlay District, in Hillsborough County, and the Narcoossee Community Overlay, in Osceola County, were established to preserve the rural character of the surrounding areas through specific land development regulations that applies only to the areas within the Overlays.

6. Staff recommendation on whether the proposed ULDC revisions should be approved, approved with modifications, or denied.

Staff Analysis: The BCC will be presented with policy revisions to the Comprehensive Plan through the privately proposed amendment Rawlings Estates (LGA 2024-010). This proposed ULDC revision implements the Plan amendment to establish an Overlay within the Rural Tier. Pursuant to Section 163.3202, F.S., the County is required to amend land development regulations to be consistent with and implement the adopted comprehensive plan amendment. Staff coordinated with the Applicant on the proposed language as presented in the attached Exhibit 1, and recommends approval.

D. Business Impact Estimate

In 2024, the Florida Legislature adopted SB 1628 to remove the exemption for business impact statements related to comprehensive plan and land development regulation ordinances, unless those changes are privately proposed. This request is privately proposed, and therefore a business impact statement is not required.

E. Consistency with the Comprehensive Plan

The Planning Division has participated in the review and drafting of the proposed ULDC revisions and have provided the attached letter with a finding of consistency with the Comprehensive Plan as Exhibit 3.

VII. Assessment and Conclusions

The associated Plan amendment and Concurrent Zoning application (CA-2024-00746) are scheduled to be presented to the Board on February 27, 2025, and this proposed ULDC revision will implement the Plan amendment pursuant to Section 163.3202, F.S. The initiation of the associated Plan Amendments served as Phase 1 for the ULDC Revisions pursuant to Art. 2.D.8.A.1. The 104-acre subject site and surrounding area consist of very low density future land use designations ranging from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Rural Residential, 1 unit per 10 acres (RR-10). However, the lot pattern that exists to the east predominantly comprises of 1.25-acre acre lots, developed with Single Family Dwellings. The Applicant, therefore, proposes to establish an Overlay to create lots consistent with the existing lots to the east, while remaining in the Rural Tier, with rural levels of service. This proposed revision will implement the changes proposed to the Comprehensive Plan by establishing associated property development regulations and access requirements.

Attachments

Exhibit 1 – Proposed changes in strike out and underline format	E - 1
Exhibit 2 – Applicant's Justification Statement	E - 2
Exhibit 3 – Planning Consistency Determination Letter	E – 3

EXHIBIT 1
LOXAHATCHEE ESTATES OVERLAY (LEO)

This exhibit revises the following Articles:

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS

Revision Key: Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 3.B.21 Overlays and Zoning Districts, Overlays, Loxahatchee Estates Overlay, is hereby amended as follows:

CHAPTER B OVERLAYS

....

Section 21 Loxahatchee Estates Overlay (LEO)

A. Purpose and Intent

The purpose of the Loxahatchee Estates Overlay (LEO) is to implement FLUE Policy 1.4.3 of the Plan to preserve the low-density rural character of the Rural Tier and surrounding area by allowing new residential subdivisions that are consistent with the existing lot pattern.

B. Boundaries

The boundaries of the LEO are depicted on the Special Planning Areas Map, LU 3.1.

C. Property Development Regulations

1. Minimum Lot Dimensions

- a. Size: one acre
- b. Width/Frontage: 125feet
- c. Depth: 200feet

2. Maximum Building Coverage: 30%

3. Minimum Setbacks

- a. Front: 50 feet
- b. Side: 15 feet
- c. Side Street: 25 feet
- d. Rear: 25 feet

4. Accessory Structures shall be in accordance with Art. 5., Supplementary Standards

D. Access

A subdivision within the LEO shall have access in accordance with the requirements of Article 11.E.2.A.2 Minimum Legal Access Requirement and Table 11.E.2.A Chart of Minor Streets, unless an alternative right-of-way width and roadway section is approved by the agency that will be maintaining said roadways and the County Engineer.

E. Uses

1. Government Services

Government Services may be Permitted by Right use on a lot within a residential subdivision if the use was approved by the Board of County Commissioners as part of an application for a Future Land Use Amendment and Conditional Use for a Residential Subdivision.

....

EXHIBIT 2
APPLICANT’S JUSTIFICATION STATEMENT

JUSTIFICATION STATEMENT
Loxahatchee Estates Overlay (LEO)
ULDC Privately Proposed Revision (PPR)
Application No. TBD | Control No. 1996-30143
Initial Submittal: July 19th, 2024, December 18th, 2024

I. REQUEST

On behalf of the Applicant, WGI, Inc. is requesting approval of the following:

- 1) **ULDC Privately Proposed Revision (PPR)** to amend the ULDC language in Article 3-Overlays and Zoning District to include the proposed Loxahatchee Estates Overlay (LEO).

II. APPLICATION SUMMARY

The subject property, known as “Loxahatchee Estates Overlay”, is a 104.074-acre site located in unincorporated Palm Beach County (“County”). The site is located approximately 1.3 miles west of Seminole Pratt Whitney Rd and 0.33 miles south of W Sycamore Dr., on the west side of 180 Ave N. It is located in the County’s Rural Tier, comprised of two parcels currently designated RR-10 (Rural Residential, 1 unit per 10 acres) on the County’s Future Land Use Atlas (“FLUA”), and zoned AR (Agricultural Residential). **Table 1** below includes site information that corresponds with **Figure 1**. The proposed development single-family subdivision with up to 54 lots.

Table 1-Site Information

Map Key	PCN	Existing FLU	Proposed FLU	Zoning
1	0040431500001220	RR-10 (Rural Residential, 1 unit per 10 acres)	LR-1 (Low Residential, 1 unit per acre)	AR (Agricultural Residential)
2	0040431500005030	RR-10 (Rural Residential, 1 unit per 10 acres)	LR-1 (Low Residential, 1 unit per acre)	AR (Agricultural Residential)

Figure 1- Site Aerial



III. CONCURRENT APPLICATIONS

The subject property is associated with three additional applications. The Comprehensive Plan Text Amendment Application (“Text Amendment”) was initiated by the BCC on May 1st, 2024, requesting to create the Loxahatchee Estates Overlay in the Future Land Use element. Future Land Use Atlas (“FLUA”) Amendment (LGA-2024-010), was filed on May 8th, 2024 and is under review by the Planning Department. The FLUA Amendment request is to amend the Future Land Use designation of the site from RR-10 (Rural Residential, 1 unit per 10 acres) to LR-1 (Low Residential, 1 Unit per Acre). In addition, a Class A Conditional Use (CA-2024-00746) to allow for a residential project with more than 50 acres per Table 4.A.9.B in the Unified Land

Development Code (ULDC) is under review by the Zoning Department. All applications including the ULDC PPR Application are being reviewed concurrently.

IV. PROJECT HISTORY

The subject property is identified by control number 1996-30143. There are no zoning approvals associated with the site.

V. SURROUNDING PROPERTIES

The table below summarizes the surrounding properties.

Surrounding Properties			
Adjacent Property	FLU	Zoning District	Use
East	RR-2.5 (Rural Residential, 1 unit per 2.5 acres)	AR (Agricultural Residential)	Single Family Residential
North	RR-5 Rural Residential, 1 unit per 5 acres	AR (Agricultural Residential)	Single Family Residential
South	RR-10, Rural Residential, 1 unit per 10 acres	AR (Agricultural Residential)	Single Family Residential / Equestrian
West	RR-5 Rural Residential, 1 unit per 5 acres	AR (Agricultural Residential)	Single Family Residential
	RR-10, Rural Residential, 1 unit per 10 acres	AR (Agricultural Residential)	Utilities

The proposed development is consistent with the surrounding properties, and less dense than the development to the east. If the property were to have been developed in the exact same development pattern as the land to the east in the Acreage (in a grid pattern with lot lines extending to the centerline of the abutting streets and drainage canals and with no upland or wetland preserve areas), the number of lots that would have been built on the subject property would be higher than what is proposed. Development of the site under the proposed LR-1 FLU, Loxahatchee Estates Overlay, and current ULDC standards propose a density of 0.52 units per acre with an average gross lot size of 1.93 acres, which is a lower density than the typical 1.24-acre lots in the Acreage to the east and north.

VI. PROPOSED ULDC PRIVATELY PROPOSED REVISION (PRR)

The purpose of the ULDC PRR is to support the concurrent development applications including the Comprehensive Plan Text Amendment, FLUA Amendment, and Conditional Use Application. The overall development program of 54 single-family homes is dependent on approval of all concurrent applications. Therefore consistency between the ULDC and Comprehensive Plan are required to ensure compliance with county standards.

Language has been added to *Article 3, Chapter B-Overlays* to include the proposed LEO. Section 21 – Loxahatchee Estates Overlay is a proposed addition to Article 3, Chapter B. This section addresses the purpose and intent, boundaries, approval process, minimum project size, density, minimum lot size, and access standards for the LEO. Incorporating this language into the ULDC further establishes the proposed overlay and promotes consistency between the ULDC and Comprehensive Plan.

VII. PRR STANDARDS

Ordinance No. 2024-001 was adopted on January 25th, 2024 by the Board of County Commissioners. This Ordinance outlines amendments to Article 3 of the code including the process and standards for Privately Initiated Amendments to the ULDC. The LEO amendment has already been initiated, and is now in the Phase 2 review process. Per Article 2.3.D.5.B.2, the Phase 2 PPR Staff Report shall include, but not be limited to, the following:

- a. A finding that the proposed ULDC revision does not violate State, Federal, or other local government laws;

Response: The proposed ULDC text revision does not violate State, Federal, or other local government laws. The amendment will be processed through Palm Beach County and follow the process established in Ordinance 2024-001, and has already been initiated. The proposed ULDC revision is in compliance with *Florida Statute 163.3202 Land development regulations* as follows:

- **F.S 163.3202(1)** *...each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan."*

The proposed ULDC revisions are consistent with the adopted comprehensive plan, and do not propose any conflicts. ULDC language revisions regarding the LEO are consistent with the Comprehensive Plan Text Amendment being processed concurrently and outline the same overlay standards.

- **F.S 163.3202(1)** *Local land development regulations shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall at a minimum:*

(a) Regulate the subdivision of land.

(b) Regulate the use of land and water for those land use categories included in the land use element and ensure the compatibility of adjacent uses and provide for open space.

The revised language does not impact ULDC subdivision regulations, and the subject property will be subdivided into 54 single-family lots per ULDC Article 11 Standards. The proposed single-family use is also consistent with the AR zoning per Table 4.B.1.A - Residential Use Matrix. The proposed subdivision includes 21.65 acres of upland preserve, 7.89 acres of wetlands, 0.47 acres of recreation open space, a 9.47-acre water management tract and a 20-foot wide open space fronting along 180th Avenue North within which many existing trees will be preserved.

- **F.S 163.3202(e)** *Ensure the protection of environmentally sensitive lands designated in the comprehensive plan.*

Although the revised language does not directly address environmentally sensitive lands, the LEO and development program is designed to ensure the protection of such lands. Some of the existing wetlands on site are to be preserved, with 7.89 acres of wetlands total on the site. In addition, a 21.65-acre upland preserve area is located on the southern parcel which equates to 25.7% of the total upland vegetation. Additionally, a 20-foot wide open space area is being provided along 180th Ave North in order to preserve as many existing trees as possible in this area.

- An analysis demonstrating consistency with the Plan, with the inclusion of any proposed Plan amendments being reviewed concurrently;

Response: The proposed ULDC text revision is consistent with the Plan, as well as the proposed Loxahatchee Estates Overlay (LEO).

The addition of *Section 21 – Loxahatchee Estates Overlay (LEO)* is consistent with the Comprehensive Plan Text Amendment, which proposes *Objective 1.4.3 Loxahatchee Estates Overlay (LEO)* in the Future Land Use Element. Both sections reference criteria including the approval process which requires all of the applications currently in process, maximum density of one unit per acre, and minimum lot size of 1 unit per acre. The language in these sections are not identical, as they are located in separate governing documents, but they are consistent in establishing the overlay district.

- An analysis and finding of internal consistency within the ULDC, with inclusion of any other ULDC revisions that may be necessary to ensure internal consistency; and

Response: The proposed ULDC text revision is consistent with the ULDC, therefore no additional amendments are requested.

Per Article 3.B.1.D, *"If a conflict exists between provisions of an overlay and other Articles in this Code, the provisions of the overlay shall prevail except where superseded by State or Federal laws"*. Therefore, this section of the

code establishes the requirements of the LEO and takes precedence over requirements for standard zoning districts.

The proposed revisions do not affect ULDC criteria that apply to the development such as permitted uses, parking, recreation and facilities, and landscaping.

- **Uses**

Per Table 4.B.1.A – Residential Use Matrix, single-family homes are permitted within the AR zoning district. 54 single-family homes are proposed, which is consistent with this requirement.

- **Parking**

Table 6.B.1.B – Minimum Parking and Loading Requirements required 2 spaces per each single-family home.

Table 6.B.1.B – Minimum Parking and Loading Requirements	
Single Family	2 spaces per unit

108 spaces will be required to accommodate 54 proposed homes. Each home in the development will have adequate parking by garage and driveway, meeting this requirement.

- **Recreation and Facilities**

0.35 acres of recreation are required on site per Article 5.D.2.B.2 which requires two and one-half acres of development per 1,000 people population and the 2010 census Person Per Household (PPH) rate of 2.39. 0.47 acres are provided, which exceeds this requirement.

- **Landscaping**

A 10-foot compatibility buffer is located on the north property line of the north parcel. A 10-foot open space is provided on the north side of the southern parcel and a 10-foot compatibility buffer is provided on the south side of the southern parcel along the proposed residential lots.

Per Article 7.A.2.C, residential landscaping in the Rural Tier is meant to incorporate informal design patterns including, naturalistic landscaped areas, native vegetation preservation, and reduced impervious areas. Landscape plans will be provided at the time of building permits, and will comply with Article 7 requirements.

- d. An identification of properties that may be affected by the proposed ULDC revisions, and an analysis of the implications of the proposed revisions;

Response: The proposed ULDC text revision focuses on the LEO, which is designed to be compatible with the surrounding areas. This area of Palm Beach County is of lower density and primarily consists of single-family homes. Development within the LEO is permitted up to a scale and density consistent with the surrounding areas. Due to consistency in density and scale, the proposed LEO is designed to minimize negative impacts to the area of the Acreage.

The amendment of Table 3.D.1.A. may affect properties zoned AR or RE. The proposed language removes some restrictions for properties zoned AR and RE, as the amendment now exempts site with FLU designation of LR-1 and higher from rezoning, rather than only sites within the Urban/Suburban Tier. Any properties zoned AR or RE may be affected by this amendment, but in a non-restrictive way.

- e. An analysis of Identification of examples of similar land development regulations adopted in other jurisdictions under the same circumstances, such as similar FLU designation or zoning districts, compatibility, buffering, roadway frontage, and other similar site considerations.; and

Response: Due to the unique nature of the LEO, it resembles the regulations of a standard zoning district. The proposed LEO does not have overlay-specific property development regulations. Rather, it utilizes the AR Zoning property development standards. Upon review of other jurisdictions, specifically overlay

districts, it can be determined that the proposed amendment focuses more on allowing AR zoning regulations in the Rural tier rather than property development regulations. Utilizing AR property development regulations also furthers compatibility with the surrounding area.

- f. Staff recommendation on whether the proposed ULDC revisions should be approved, approved with modifications, or denied.

Response: The proposed amendment will be reviewed by staff, and a recommendation will be provided in the staff report.

VIII. CONCLUSION

On behalf of the Applicant, WGI, Inc requests approval of the ULDC Privately Proposed Revision (PPR) Application to allow for revisions to Article 3 that reference the proposed Loxahatchee Estates Overlay (LEO). This request runs concurrently with the Comprehensive Plan Text Amendment Application to create the LEO, the Future Land Use Atlas (FLUA) Amendment Application, and Conditional Use Application. Upon approval of all applications, the proposed 54 lot single-family home subdivision will be permitted.

EXHIBIT 3
PLANNING CONSISTENCY DETERMINATION LETTER



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& Building Department**
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**INTER-OFFICE COMMUNICATION
PLANNING, ZONING AND BUILDING DEPARTMENT
PLANNING DIVISION**

TO: Ms. Cheri Pavlik, Chair, and
Members of the Zoning Commission

FROM:  Bryan Davis, Principal Planner
Planning Division

DATE: February 21, 2025

RE: Comprehensive Plan Consistency Determination for proposed
Unified Land Development Code (ULDC) amendments

The Planning Division has determined that the proposed ULDC amendments as found in Agenda Items C.3 and C.4, Loxahatchee Estates Overlay (LEO) and Affordable Housing Program (AHP) Parking Waiver, respectively, in the packet provided by the Zoning Division, and scheduled for the March 6, 2025 meeting, is generally consistent with the Comprehensive Plan.

Additional review will be required for any revision(s) to an amendment other than for the purpose of correcting grammatical or spelling errors.

cc: Thuy Shutt, Planning Director
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