

Karen Marcus, Chair
Tony Masilotti, Vice Chair
Jeff Koons
Warren H. Newell
Mary McCarty
Burt Aaronson
Addie L. Greene



Robert Weisman

Department of Planning, Zoning & Building
100 Australian Ave
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165

**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
(SCRIPPS RELATED ITEMS)**

AGENDA INDEX

SEPTEMBER 20, 2004

**MONDAY
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. REGULAR AGENDA (Pages 1-3)**
 - A. ULDC Amendments
 - B. Zoning Petition – Mecca Site
 - 1. Development of Regional Impact
 - 2. Rezoning
 - 3. Requested Uses
 - 4. Waiver
 - C. Zoning Petition – Accessory Multi-Use Site

- 3. DIRECTOR COMMENTS (Page 3)**

- 4. COMMISSIONER COMMENTS (Page 3)**

- 5. ADJOURNMENT (Page 3)**

– START OF REGULAR AGENDA –

2. REGULAR AGENDA

A. ULDC AMENDMENTS

1. **MOTION:** To approve on first public hearing and to advertise for adoption hearing on **September 30, 2004 at 9:30 a.m.** AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE 03-0067, KNOWN AS THE UNIFIED LAND DEVELOPMENT CODE OF PALM BEACH COUNTY, FLORIDA AS FOLLOWS: TO AMEND **ARTICLE 3** – OVERLAYS AND ZONING DISTRICTS; CHAPTER A – GENERAL; CHAPTER B – OVERLAYS; CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDs); **ARTICLE 4** – USE REGULATIONS; CHAPTER B – SUPPLEMENTARY USE STANDARDS; CHAPTER D – EXCAVATION; **ARTICLE 5** – SUPPLEMENTARY STANDARDS; CHAPTER G – DENSITY BONUS PROGRAMS; **ARTICLE 7** – LANDSCAPING; APPENDIX D; – CHECKLIST OF STANDARDS THAT CAN BE ALTERED WITH AN APPROVED ALP; AND **ARTICLE 18** – DEFINITIONS; CHAPTER A – ZONING DEFINITIONS AND ACRONYMS; PROVIDING FOR INTERPRETATION OF CAPTIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Pages 1-18

B. ZONING PETITION – MECCA SITE

PDD/R/W2004-352 Title: Resolution approving a Development of Regional Impact petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: A Development of Regional Impact.

Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: Rezoning from the Agricultural Residential (AR) and Special Agricultural (SA) Zoning Districts to the Planned Industrial Park Development (PIPD) District.

Title: Resolution approving Requested Uses petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: To allow one or more of the following requested uses – 1) college or university; 2) daycare general; 3) dog daycare (2); 4) financial institution (2); 5) hospital or medical center; 6) laboratory, research; 7) school, elementary or secondary; and, 8) removal of excess fill (excavation, type II).

Title: Resolution approving a Waiver petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: To reduce required separation of excavation from residential land use.

General Location: Approximately 1 mile north of Northlake Boulevard on the east side of Seminole Pratt Whitney Road (**PALM BEACH COUNTY BIOTECHNOLOGY RESEARCH PARK**).

Pages 19-109

Size: 1919.23 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

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

1. **MOTION: To continue Development of Regional Impact to September 30, 2004 at 9:30 a.m.**
2. **MOTION: To approve an Official Zoning Map Amendment from the Agricultural Residential and Special Agricultural Zoning Districts to the Planned Industrial Park Development District on first hearing and convene a second public hearing on September 30, 2004 at 9:30 a.m.**
3. **MOTION: To approve one or more of the following requested uses – 1) college or university; 2) daycare, general; 3) dog daycare (2); 4) financial institution (2); 5) hospital or medical center; 6) laboratory, research; 7) school, elementary or secondary; and, 8) removal of excess fill (excavation, type II) and continue on September 30, 2004 at 9:30 a.m.**
4. **MOTION: To approve a waiver to reduce required separation of excavation from residential land use and continue on September 30, 2004 at 9:30 a.m.**

C. ZONING PETITION – ACCESSORY MULTI-USE SITE

Z2004-351 Title: Resolution approving an Official Zoning Map Amendment petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: Rezoning from the Preservation/Conservation (PC) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.5 mile north of Northlake Boulevard on the west side of Seminole Pratt Whitney Road (**RESEARCH PARK ACCESSORY MULTI USE SITE**).

Pages 110-125

Size: 28.37 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to voluntary commitments.

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

1. **MOTION: To approve an Official Zoning Map Amendment from the Preservation/Conservation Zoning District to the Public Ownership Zoning District on first hearing and convene a second public hearing on September 30, 2004 at 9:30 a.m.**

3. DIRECTOR COMMENTS

A. PLANNING DIRECTOR

B. ZONING DIRECTOR

4. COMMISSIONER COMMENTS

5. ADJOURNMENT