



**ZONING COMMISSION  
AMENDMENTS TO THE AGENDA  
APRIL 4, 2024**

**CONSENT AGENDA**

**4. CA-2023-00656 RCRU Investments TDR**

**REVISE – To amend the Class A Conditional Use** Conditions of Approval in Exhibit C as shown below with the deleted text struck out and the added text underlined:

**COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the ~~Voluntary Commitments~~ Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
  
2. Failure to comply with any of the ~~Voluntary Commitments~~ Compliance Condition of Approval for the subject property at any time may result in:
  - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or,
  - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or,
  - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing ~~Voluntary Commitments~~ Compliance Condition; and/or,
  - d. Referral to Code Enforcement; and/or,
  - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other Zoning Approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any ~~Voluntary Commitment~~ Compliance Condition of Approval. (ONGOING: MONITORING - Zoning)

**8. PDD-2022-0134 Lakehaven PUD**

**ADD – To amend the Official Zoning Map Amendment** Conditions of Approval to add conditions to Exhibit C as shown with the added text underlined:

**PREM**

1. Platting & Deed  
The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 8.92 acre public civic site (net usable area - including minimum required perimeter landscape buffers), in a location and form acceptable to Facilities Development & Operations Department (FD&O) by April 25,

2026 or other date that is mutually agreeable to the Property owner and FD&O. Property Owner to plat and dedicate the civic site to Palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.

a) Title

Property Owner to provide a title policy insuring marketable title to Palm Beach County for the civic site and any easements that service the civic site as required by the County Attorney's office. All title exception documentation to be provided to County. Policy is subject to Property & Real Estate Management (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site or the contract purchase price on a per acre basis if the contract purchase was concluded within the previous 24 month period. If an appraisal is required it shall be obtained by the Property Owner. The Property Owner shall release the County from all Declarations of Covenants and Conditions of the P.U.D. or other restrictive covenants as they may apply to the civic site.

b) Concurrency

Property Owner to assign sufficient traffic trip capacity such that the traffic volume associated with a County facility shall be attached to the civic site and recorded on the concurrency reservation for the entire PUD. The Property Owner shall be provided with input as to the size of a structure (and proposed use) which the civic site would support and the corresponding amount of trips. If no County use is applied to the civic site, Property Owner shall assign sufficient traffic trip capacity equivalent to the number of units the civic site would support if it were a residential pod.

c) Taxes

All ad valorem real estate taxes and assessments for the year of acceptance shall be pro-rated to include the day of acceptance.

d) Site condition

Civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

e) Retention and Drainage

Property Owner shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Property Owner shall specifically address the following issues:

1) The discharge of surface water from the proposed civic site into the Property Owner's water retention basins.

2) An easement across Property Owner's property from the proposed civic site to the retention basins, if required.

f) On-Site Inspections

By acceptance of these conditions Property Owner agrees to allow the County to perform any on-site inspections and testing deemed appropriate to support the acquisition of the civic site.

g) Vegetation Permit

Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is determined by PREM that clearing is not required at time of conveyance, the cost of such clearing shall be paid to the County.

h) Buildable Grade

Prepare civic site to buildable grade under the direction of the FD&O Department. Site shall be stabilized with

1) sod and watered or,

2) seeded, mulched and watered (at the discretion of FD&O), all of which shall be to the satisfaction of FD&O.

The buildable grade elevation required will generally be the highest crown of road adjacent to the civic site, unless otherwise determined by PREM. Proposed County Critical Care Facilities may require higher elevations as determined by County, at County's sole discretion.

Property Owner to provide:

1) In-place density test (density requirements as determined by PREM),

2) Soil placement monitoring report,

3) Test of materials used in the soil placement monitoring report,

4) Final survey to include topo results.

i) Water, Sewer and Reclaim Water

Property Owner to provide water, sewer, reclaim water stubbed out to the property line and other required utilities as determined by PREM.

j) Irrigation

Property owner to provide an easement across Property Owner's property, from the proposed civic site to available retention basins, if requested by PREM. (DATE: MONITORING - Property Real Estate Management)

## 2. Survey

The Property Owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by October 25, 2025 or other date that is mutually agreeable to the Property Owner and FD&O. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

- a) The survey must meet the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J-17.050-.052, Florida Administrative Code, pursuant to section 472.027, Florida Statutes and Countywide PPM CW0-058.
- b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.
- c) The survey should include a location of any proposed water retention area that will border the civic site and the proposed drainage easement area for storm water outfall from the proposed civic site to the development's storm water management system.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey. (DATE: MONITORING - Property Real Estate Management)

## 3. Environmental Survey

The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by October 25, 2025 or other date that is mutually agreeable to the Property Owner and FD&O. The minimum assessment of the property will be a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use. Prior use of the property (Example: Ag Production, golf course, other uses as determined by County) that creates the possibility of soil and groundwater impacts above environmental target clean up levels will require further soil and ground water investigation and testing, unless waived by County at County's sole discretion.

The assessment will include but not be limited to the following:

- a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.
- b) Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach county Environmental Resources Management Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
- 2) Comprehensive Environmental Response compensation and Liability Act system List (CERCLA)
- 3) Hazardous Waste Data Management System List (HWDMS).
- c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.
- d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.
- e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone. (DATE: MONITORING - Property Real Estate Management)

## 4. Cash-Out

The Property Owner may request to exchange the required on-site dedication of land for cash of equal value or off-site land equal in acreage, however, this option shall be used only upon County approval when the County has established that the cash or off-site land is the more viable option and enhances or supports a County property, facility or function in the general vicinity of the PUD. In addition, should the off-site land option be chosen, each PREM condition listed in numbers 1, 2 & 3 above will also apply. If the land off-site is of less cash value than the on-site dedication the Property Owner shall contribute cash equal to the difference in values. Valuation of the on-site and off-site land shall be subject to the County appraisal process and be at the cost of the Property Owner. If off-site land or cash contribution is accepted by Palm Beach County, the

Property Owner shall be deemed to have satisfied the intent of the ULDC. (ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

5. Prior to Technical Compliance of the Plat for the westerly 80 R.O.W shown on the Master Plan to abut east side of the public civic site, the Property Owner shall grant a Perpetual Access Easement to the County in a form, manner and configuration deemed acceptable to PREM to serve the public civic site. (TC: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management)

6. The Property Owner shall include in homeowners documents as well as all written sales brochures, sales contracts, Master Plans and related Site Plans a disclosure statement identifying and notifying prospective property owners that the community includes the public civic site and is designed to provide future ingress and egress serving the public civic site from both of the community entryways. The Property Owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building beginning on October 25, 2025 or other date that is mutually agreeable to the Property Owner and FD&O, and then continuing until all units and the entirety of the commercial pod have been sold. (DATE: MONITORING - Property Real Estate Management)

## **REGULAR AGENDA**

### **9. Z/CA-2023-01471 CMFC Farm (aka Gulfstream Hass)**

**REVISE - To amend the Class A Conditional Use to allow Zero Lot Line Homes** Conditions of Approval to modify in Exhibit C-2 as shown with the added text underlined and deleted text struck out:

#### ALL PETITIONS

1. The approved Preliminary Site Plan is dated February 23, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners ~~or the Zoning Commission~~. (ONGOING: ZONING - Zoning)

#### ENVIRONMENTAL

2. After receipt and review of the formal wetland determination from the applicable regulatory authority, if the cypress trees that are to be located on Lot 28 are not in a jurisdictional wetland, the applicant shall ~~be~~ preserve the cypress trees by an acceptable means to the Department of Environmental Resources Management. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

#### COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition ~~Voluntary Commitments~~ of this Approval. (ONGOING: MONITORING - Zoning)

**REVISE - To amend the Class A Conditional Use to allow Workforce Housing Density** Conditions of Approval to modify in Exhibit C-3 as shown with the added text underlined and deleted text struck out:

#### ALL PETITIONS

1. The approved Preliminary Site Plan is dated February 23, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code must be approved by the Board of County Commissioners or ~~the Zoning Commission~~. (ONGOING: ZONING - Zoning)

COMPLIANCE

- 1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Conditions ~~Voluntary Commitments~~ of this Approval. (ONGOING: MONITORING - Zoning)

**10. ABN/DOA/CA-2023-01491 Polo Gardens MUPD**

**REVISE - To amend the Development Order Amendment** Conditions of Approval to modify conditions Exhibit C-2 as shown with the added text underlined and the deleted text struck out:

ALL PETITIONS

- 1. The approved Site Plan is dated January, 22 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners ~~of the Zoning Commission~~. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

- 1. ....{omitted for brevity}
  - a. The north and south facades shall provide the same ~~a~~-Primary Roof Design Element and a Secondary Roof Treatment.
  - b. The north, south, east and west facades shall shall comply with the Required Design Elements and the provision of Recesses/Projections and Walls.....

PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION



**ZONING COMMISSION HEARING**

**Thursday, April 4, 2024**

**9:00 a.m., 1<sup>st</sup> Floor Vista Center,  
2300 N Jog Rd, West Palm Beach, 33411**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Approval of the Minutes
- H. Amendments to the Agenda
  - Presentation of Add/Delete
  - Request to Pull Items from Consent
  - Motion to adopt the Agenda
- I. Disclosures for All items on Agenda
- J. Conflicts/Recusals

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**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**  
**ZONING COMMISSION**  
**APRIL 4, 2024**

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**CALL TO ORDER**

- A. Roll Call – 9:00 AM.
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista enter, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to and other actions the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on applications not subject to Zoning Commission final action.

- D. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following:

- Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.
- Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.
- Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.
- Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.
- The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.
- Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - **Motion** to receive and file
- F. Swearing In - County Attorney
- G. Approval of the Minutes - [Motion to approve the minutes](#)
- H. Amendments to the Agenda
  - Presentation of Add/Delete
  - Request to Pull Items from Consent
  - **Motion** to adopt the Agenda
- I. Disclosures for all items on Agenda
- J. Conflicts/Recusals

## POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

### A. Postponements

1. [PDD/DOA-2023-00848 Valencia Shores AGR PUD Preserve](#) (2004-00369)  
**Zoning Application of** One Mile Properties LLC, Michael Crabb, Anthony Amante by JMorton Planning & Landscape Architecture  
**Project Manager:** Imene Haddad, Senior Site Planner  
**BCC District:** 5  
**MOTION:** No motion required. Administratively postponed to May 2, 2024.
2. [Z-2023-00850 One Mile Property](#) (2023-00016)  
**Zoning Application of** One Mile Properties LLC by JMorton Planning & Landscape Architecture  
**Project Manager:** Imene Haddad, Senior Site Planner  
**BCC District:** 5  
**MOTION:** No motion required. Administratively postponed to May 2, 2024.

### B. Remands

### C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

## CONSENT AGENDA

### A. Requests to pull items from Consent

### B. Zoning Applications

3. [ZV-2022-01784 West Boca Presbyterian Church](#) (1983-00078)  
**Zoning Application of** School Property Development West Boca LLC by Schmidt Nichols  
**Location:** East side of Hammock Street, approx. 0.13 miles north of Judge Winikoff Road  
**Project Manager:** Larry Damato, Site Planner II  
**BCC District:** 5  
**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.
  - a. **Title:** a Type 2 Variance **Request:** to allow a 12 foot easement overlap within a Type 2 Incompatibility Buffer for 100 linear feet of southwest property line on 6.07 acres  
**MOTION:** To adopt a resolution approving item 3.a
4. [CA-2023-00656 RCRU Investments TDR](#) (1982-00157)  
**Zoning Application of** RCRU Investments LLC by Land Research Management Inc.  
**Location:** Northwest corner of Kirk Road and Selberg Lane  
**Project Manager:** Matthew Boyd, Site Planner II  
**BCC District:** 3  
**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.
  - a. **Title:** a Class A Conditional Use **Request:** to allow the Transfer of Development Rights in excess of 2 units per acre (4 TDRs) on 1.18 acres  
**MOTION:** To recommend approval of item 4.a



5. [DOA-2023-01160 Costco at Boca Congress Center](#) (1995-00063)

**Zoning Application of** Costco Wholesale Corporation - Beth Schrantz by Dunay Miskel and Backman LLP

**Location:** East side of Congress Avenue, approx. 0.25 miles north of Clint Moore Road

**Project Manager:** Larry Damato, Site Planner II

**BCC District:** 4

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD to modify the Site Plan to modify approved uses, and to modify Conditions of Approval on 27.77 acres

**MOTION:** To recommend approval of item 5.a

b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan to add pumps and fueling positions for the Class A Retail Gas and Fuel use, and to modify Conditions of Approval on 27.77 acres

**MOTION:** To recommend approval of item 5.b

6. [ABN/Z/CA-2023-00657 Eternal Gospel Church](#) (1997-00062)

**Zoning Application of** Gods Church Of Faith Inc by Land Research Management Inc.

**Location:** East side of S. Haverhill Road, approx. 0.25 miles south of Gun Club Road

**Project Manager:** Nancy Frontany Bou, Senior Site Planner

**BCC District:** 3

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

a. **Title:** a Development Order Abandonment **Request:** to abandon a Place of Worship on 1.77 acres

**MOTION:** No motion is required for item 6.a

b. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Single-Family Residential (RS) Zoning District on 0.67 acres

**MOTION:** To recommend approval of item 6.b

c. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare on 2.45 acres

**MOTION:** To recommend approval of item 6.c

7. [DOA-2023-01450 Heritage Park](#) (1984-00085)

**Zoning Application of** VS Delray Beach East LLC by Urban Design Studio

**Location:** West side of Sims Road, approximately 700 feet north of Atlantic Avenue

**Project Manager:** Joyce Lawrence, Senior Site Planner

**BCC District:** 5

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

a. **Title:** a Development Order Amendment **Request:** to modify the overall PUD Site Plan to add residents/beds to an existing Congregate Living Facility on 16.53 acres

**MOTION:** To recommend approval of item 7.a

8. [PDD-2022-01134 Lakehaven PUD](#) (2022-00058)  
**Zoning Application of** Lornco Farms LLC, Robin Fleming, Fleming Properties LLC, Kolter Group Acquisitions, LLC by Urban Design Studio  
**Location:** North side of Southern Boulevard, approximately 1.75 miles west of Seminole Pratt Whitney Road  
**Project Manager:** Joyce Lawrence, Senior Site Planner  
**BCC District:** 6  
**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.  
 a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 446.14 acres  
**MOTION:** To recommend approval of item 8.a

**- END OF CONSENT AGENDA -**

**REGULAR AGENDA**

- A. **Items Pulled From Consent**  
 B. **Zoning Applications**
9. [Z/CA-2023-01470 CMFC Farm \(aka Gulfstream Haas\)](#) (2021-00147)  
**Zoning Application of** C & M Farm LLC and F & C Farm LLC - Terri Campbell by WGINC  
**Location:** East side of Lyons Road, approximately 0.3 miles south of Lake Worth Road  
**Project Manager:** Zubida Persaud, Senior Site Planner  
**BCC District:** 6  
**Staff Recommendation:** Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1, C-2, and C-3.  
 a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District on 10.00 acres  
**MOTION:** To recommend approval of item 9.a  
 b. **Title:** a Class A Conditional Use **Request:** to allow Zero Lot Line Homes on 10.00 acres  
**MOTION:** To recommend approval of item 9.b  
 c. **Title:** a Class A Conditional Use **Request:** to allow Workforce Housing density increase greater than 50 percent (13 additional units) on 10.00 acres  
**MOTION:** To recommend approval of item 9.c
10. [ABN/DOA/CA-2023-01491 Polo Gardens MUPD](#) (2013-00296)  
**Zoning Application of** Elan Polo Gardens Owner LLC by JMorton Planning & Landscape Architecture  
**Location:** Southeast corner of Lake Worth Road and Polo Club Road  
**Project Manager:** Larry Damato, Site Planner II  
**BCC District:** 6

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

a. **Title:** a Development Order Abandonment **Request:** to abandon a Class A use for a Hospital on 25.79 acres

**MOTION:** No action required for item 10.a

b. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD to modify the Site Plan to add and delete uses on 25.79 acres

**MOTION:** To recommend approval of item 10.b

c. **Title:** a Class A Conditional Use **Request:** to allow a Type 1 Restaurant with a drive-through on 25.79 acres

**MOTION:** To recommend approval of item 10.c

**C. ULDC Revisions**

**11. Coastal Resiliency Waiver - Privately Proposed Revision Phase 1**

**Summary:** The item before the Commission consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) as summarized below:

- To establish a Type 2 Waiver process to allow reductions in minimum property development regulations to accommodate the Coastal Construction Control Line (CCCL) in order to allow the redevelopment of coastal properties.

**Staff Recommendation:** Staff recommends to initiate the proposed PPR (Phase 1).

**MOTION:** To approve Staff recommendation for item 11

**- END OF REGULAR AGENDA -**

**COMMENTS**

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. EXECUTIVE DIRECTOR
- E. COMMISSIONERS

**ADJOURNMENT**