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

JANUARY 31, 2002

**THURSDAY
9:30 AM**

**COMMISSION
CHAMBERS**

1. CALL TO ORDER

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

2. POSTPONEMENTS AND WITHDRAWALS (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 13)

6. COMMISSIONER COMMENTS (Page 13)

7. ADJOURNMENT (Page 13)

Web address: www.pbcgov.com/pzb/

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

THURSDAY JANUARY 31, 2002

1. CALL TO ORDER

- A. Roll Call – **9:30 A.M.**
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair:

The Board of County Commissioners has convened to consider the following applications for Future Land Use Map Amendments, Official Zoning Map Amendments, Conditional Uses, Planned Developments, Development Order Amendments, Waiver Requests, Status Reports for Compliance with Time Limitations and Conditions of Approval, and amendments to the Palm Beach County Unified Land Development Code, and the recommendations of the Land Use Advisory Board, Citizens Task Force, Land Development Regulation Commission, and Zoning Commission pursuant to Chapter 163, Florida Statutes; Chapter 125, Florida Statutes; the Palm Beach County Comprehensive Plan; the Palm Beach County Unified Land Development Code; and other authority vested in the Board. This meeting is being held on January 31, 2002 at 9:30 AM, in the County Commission Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach, Florida.

- D. Proof of Publication – Motion to receive and file.
- E. Swearing In – County Attorney
- F. Motion to adopt Agenda.

2. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

- 1. **01-SCA 26 COM 1** Christopher S. Doyle, by Joseph J. Verdone, Carlton Fields Ward Et. Al. Small Scale Land Use Amendment (SCA): Amend land use from High Residential, 12 units per acre (HR-12) to Commercial High, with an underlying 12 units per acre (CH/12). General Location: 186 feet south of PGA Blvd. on the west side of Ellison Wilson Rd. (**PGA/ELLISON WILSON A.K.A HATTIES LANDING**)

N/A

Size: 2.22 acre ±

BCC District: 1

Staff Recommendation: Approval of the requested future land use change from HR-12 to CH/12, subject to a condition.

LPA Recommendation: Approval of staff's recommendation for a future land use change from HR-12 to CH/12, subject to two conditions. (8-1 vote)

MOTION: To continue to February 28, 2002.

2. **PDD/DOA1984-159(B)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: Rezoning from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment DOA1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: to add land area and square footage. General Location: SW corner Ellison Wilson Rd. and PGA Blvd. (**HATTIES LANDING**).

N/A

Size: 3.97 acres ±

BCC District: 1

MOTION: To postpone to February 28, 2002. [Postponed by the Zoning Commission]

3. **EAC1990-030(F)** Title: Development Order Amendment /Expedited Application Consideration EAC1990-030(F) petition of Fountains of Boynton Associates, Ltd. by Robert E. Basehart, Agent. Request: to reconfigure site plan, add parking garage and increase building height. General Location: Northwest corner of Jog Rd. and Boynton Beach Blvd. (**FOUNTAINS OF BOYNTON**).

Page 1

Size: 5 acres ± (affected)
24.13 acres ± (overall)

BCC District: 5

MOTION: To postpone to February 28, 2002. (Requested by petitioner. Staff supported.)

4. **00-SCA 76 COM 2** Shih C. Ching, by Kevin McGinley, Land Research Management, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 2 units per acre (LR-2) to Commercial Low-Office (CL-O). General Location: Southwest quadrant of Lake Worth Rd. and the Ronald Reagan Turnpike. (**LAKE WORTH/TURNPIKE**)

N/A

Size: 4.88 acre ±

BCC District: 6

Staff Recommendation: Approval of the requested future land use change from LR-2 to CL-O.

LPA Recommendation: Approval of a future land use change from LR-2 to CL-O (6-4 vote).

MOTION: To continue to April 25, 2002.

B. WITHDRAWALS

5. **EAC1997-086(A)** Title: Resolution approving a Development Order Amendment/Expedited Application Consideration EAC1997-086(A) petition of Linton Jog Associates, by Charles Millar, Agent. Request: to modify a condition of approval. General Location: SE corner of Linton Blvd. and Jog Rd. (**ADDISON CENTER MUPD**).

Page 2

Size: 9.41 acres ±

BCC District: 5

MOTION: None. Withdrawn by petitioner.

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

- 6. **PDD2001-024** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-024 petition of Continental Homes of Florida, Inc., by Julian Bryan, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. General Location: Southwest corner of Hypoluxo Rd. and Lawrence Rd. (**DAHLGREN PUD**).

Pages 3-26

Size: 27.04 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment PDD2001-024 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District.

C. ZONING PETITIONS – CONSENT

- 7. **Z/COZ2000-031(A)** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-031(A) petition of PBC Facilities Development & Operations by Melanie Borkowski, Agent. Request: Rezoning from General Commercial (CG) to Public Ownership with a Conditional Overlay Zone (PO/COZ). General Location: NE corner of Military Trail and Gun Club Rd. (**FOUR POINTS CENTER GOVERNMENTAL COMPLEX**).

Pages 27-38

Size: 15.87 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (7-0).

MOTION: To approve the request for an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-031(A) from General Commercial (CG) to Public Ownership with a Conditional Overlay Zone (PO/COZ) on first hearing and convene the second public hearing on February 28, 2002 at 9:30 a.m.

8. **Z/DOA/CA2000-089(A)** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-089(A) petition of Wellington Regional Medical Center by Anna Cottrell, Agent. Request: Rezoning from Agricultural Residential (AR) to Institutional and Public Facility (IPF) Zoning District with a Conditional Overlay Zone (COZ). Title: Resolution approving a Development Order Amendment DOA2000-089(A) petition of Wellington Regional Medical Center by Anna Cottrell, Agent. Request: to add land area and square footage. Title: Resolution approving a Class A Conditional Use CA2000-089(A) petition of Wellington Regional Medical Center by Anna Cottrell, Agent. Request: to allow a congregate living facility, type III. General Location: Approx. 1600 feet north of Forest Hill Blvd. on the west side of SR 7/US 441 (**WELLINGTON MEDICAL OFFICE CAMPUS**).

Pages 39-64

Staff Recommendation: Approval, subject to conditions.

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

Size: 4.34 acres ± (existing)

BCC District: 6

31.56 (+27.22) acres ± (proposed)

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-089(A) from Agricultural Residential (AR) to Institutional and Public Facility (IPF) Zoning District with a Conditional Overlay Zone (COZ).

MOTION: To adopt a resolution approving the request for a Development Order Amendment DOA2000-089(A) to add land area and square footage.

MOTION: To adopt a resolution approving the request for a Class A Conditional Use CA2000-089(A) to allow a congregate living facility, type III.

9. **PDD/TDR2001-029** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-029 petition of Holiday Management Associates, by Land Design South, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving the Transfer of Development Rights TDR2001-029 petition of Holiday Management Associates, by Land Design South, Agent. Request: for 95 TDR units and designating the subject site as the receiving area. General Location: Approx. 500 feet south of Hypoluxo Rd. on the east side of Military Trail (**COLONY CLUB APARTMENTS PUD**).

Pages 65-95

Size: 23.81 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-029 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District.

MOTION: To adopt a resolution approving the request for the Transfer of Development Rights TDR2001-029 for 95 TDR units and designating the subject site as the receiving area.

10. **PDD2001-014** Title: Resolution approving an Official Zoning Map Amendment PDD2001-014 petition of Lana T, LLC, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD). General Location: Approx. 900 feet south of Lantana Rd. on the east side of Lyons Rd. (**GOLF CLUB ESTATES PUD**).

Pages 96-116

Size: 31.03 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment PDD2001-014 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD).

11. **Z/CA2001-042** Title: Resolution approving an Official Zoning Map Amendment Z2001-042 petition of Palm Lakes Baptist Association by Sara Lockhart, Agent. Request: Rezoning from Residential High Density (RH) to Residential Medium Density (RM) Zoning District. Title: Resolution approving a Class A Conditional Use CA2001-042 petition of Palm Lakes Baptist Association, by Sara Lockhart, Agent. Request: to allow 2 churches or places of worship. General Location: NE corner of Haverhill Rd. and 45th St. (**SILOE BAPTIST CHURCH**).

Pages 117-135

Size: 8.83 acres ±

BCC District: 7

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment Z2001-042 from Residential High Density (RH) to Residential Medium Density (RM) Zoning District.

MOTION: To adopt a resolution approving the request for a Class A Conditional Use CA2001-042 to allow 2 churches or places of worship.

D. STATUS REPORTS – CONSENT

12. **SR 1978-231A** Status Report for Resolution R-98-2034 (Petition 1978-231A), the petition of Wash Depot VII, Inc. Property owner: Wash Depot VII, Inc. General Location: Approx. 1550 ft. north of Forest Hill Blvd. on the east side of Military Trail. Current zoning: General Commercial with a Special Exception to allow Class A Conditional Use to allow repair and maintenance, general (**QUICK LUBE/WASH DEPOT VII**).

Pages 136-138

Size: 1.26 acres ±

BCC District: 2

MOTION: To approve a time extension until December 3, 2003, for Resolution R-98-2034.

13. **SR 1986-54B** Status Report for Resolution R-97-1581 (Petition 86-54B), the petition of Seneca Group. Property owner: Security First Storage Ent., Inc. General Location: Approx. 0.1 mile south of Lake Worth Rd. on the east side of Military Trail. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development (**SENECA BUSINESS PARK**).

Pages 139-142

Size: 3.59 acres ±

BCC District: 3

MOTION: To approve a time extension until October 23, 2003, for Resolution R-97-1581.

14. **SR 87-33A.7** Status Report for Resolutions R-91-246 and R-91-247 (Petition 87-33A), the petition of Gator Pond Properties II, Inc. Property owner: Family Inc. of Palm Beaches and LJR Assoc. Prop. Ltd. General Location: southwest corner of Westgate Ave. and Congress Ave. Current zoning: General Commercial with a Special Exception to amend the site plan for a commercial new and used automobile sales, rental, and repair facility to increase the land area, increase building square footage, redesign the site, and include an auto service station, convenience store and car wash facility.

Pages 143-146

Size: 0.66 acres ± (affected); 2.30 acres ± (overall)

BCC District: 2

MOTION: To adopt a resolution to amend conditions of approval (architectural) in Resolution R-91-247, and approve a time extension until December 5, 2002, to commence development.

15. **SR 88-116.8** Status Report for Resolutions R-89-1048 and R-89-1049 (Petition 88-116), the petition of Electrical Association, Inc. Property owner: Jarrett Trucking, Inc. General Location: Approx. 330 feet east of Johnson Lane on the north side of Fairgrounds Rd. Current zoning: Light Industrial with a Special Exception to permit a Planned Industrial Development.

Pages 147-150

Size: 4.77 acres±

BCC District: 6

MOTION: To adopt a resolution to amend conditions of approval (architectural) in Resolution R-89-1049, and approve a time extension until December 6, 2003 for commencement of development and compliance with condition number 18 of Resolution No. R-89-1049.

16. **SR 96-79.2** Status Report for Resolution R-96-1950 (Petition 96-79), the petition of Tidal Wave Investment Corp./Murray Logan and Clarence Vogel. Property owner: Brams Adventures, Inc. General Location: northwest corner of Tall Pines Rd. and Wallis Rd. Current zoning: Light Industrial (**HERRING/LOGAN REZONING**).

Pages 151-154

Size: 2.84 acres ±

BCC District: 6

MOTION: To adopt a resolution to amend voluntary commitments (architectural) in Resolution R-96-1950, and approve a time extension until December 2, 2002, to commence development.

- 17. **SR 1997-032** Status Report for Resolution R-97-2076 (Petition 97-32), the petition of Expert Auto Transport, Inc. Property owner: AT&T Corp. General Location: Approx. 0.3 mile south of Glades Rd. on the west side of Boca Rio Rd. Current zoning: Light Industrial with a Conditional Overlay Zone (COZ) (**EXPERT AUTO TRANSPORT, INC.**).

Pages 155-158

Size: 3.03 acres ±

BCC District: 5

MOTION: To approve a time extension until December 4, 2002, for Resolution R-97-2076.

E. ABANDONMENT RESOLUTIONS

- 18. **ABN 1979-054** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-79-719 to allow a daycare center.

Pages 159-160

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-79-719.

- 19. **ABN 1999-075** Abandonment Resolution: To abandon the Type 3 Congregate Living Facility granted by Resolution R-2000-0574. (**GOLDEN LAKES CLF PUD**)

Pages 161-163

MOTION: To adopt a resolution approving the abandonment of the Type 3 Congregate Living Facility granted by Resolution R-2000-0574.

- 20. **ABN 1978-283** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-79-0093 to allow a financial institution with drive-up teller windows, a restaurant/lounge, an on-site water treatment plant and an on-site sewage treatment plant. (**GREAT WESTERN BANK**)

Pages 164-166

MOTION: To adopt a resolution approving the abandonment of a Special Exception to allow a financial institution with drive-up teller windows, a restaurant/lounge, an on-site water treatment plant and an on-site sewage treatment plant.

MOTION: To approve all items on the Consent Agenda (as amended) and adopt resolutions affirming the applicable actions.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. RECONSIDERATION

21. **CA2001-025** Reconsideration of the denial of a Class A Conditional Use CA2001-025 petition of Azinta Thompson, by Kevin McGinley, Agent. Request: to allow a church or place of worship. General Location: Approx. 100 feet east of Haverhill Rd. on the north side of Vilma Lane (**CHURCH OF GOD OF PROPHECY**).

Pages 167-182

Size: 0.92 acres ±

BCC District: 2

MOTION: To adopt a resolution to uphold/overturn the decision of the Board of County Commissioners and to deny/approve a Class A Conditional Use CA2001-025 to allow a church or place of worship.

C. PREVIOUSLY POSTPONED SMALL SCALE AMENDMENT AND ZONING PETITION

22. **02-SCA 71 COM 2** George F. and Cheryl Cassell, Neil and Andrea Stringer, Southern Development, by Kieran Kilday, Kilday and Associates, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Medium Residential, 5 units per acre (MR-5) to Commercial High (CH) with cross-hatching with a condition. General Location: Approx. 240 feet west of Military Trail on the Northwest corner of Military Trail and Purdy Lane. (**MILITARY TRAIL/PURDY LANE**)

Pages 183-212

Size: 0.78 acre ±

BCC District: 2

Staff Recommendation: Denial of the applicants request

LPA Recommendation: Approval of the applicant's request for a future land use change from MR-5 to CH with crosshatching with a condition. (12-1 vote).

MOTION: To deny the request for a land use change from MR-5 to CH with cross-hatching.

23. **Z/COZ2001-051** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2001-051 petition of Southern Development Services by Kilday & Associates, Agent. Request: Rezoning from Residential Medium Density (RM) to General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approx 100 feet north of Purdy Ln. on the west side of Military Tr. (**MILITARY PURDY REZONING**).

Pages 213-233

Size: 2.97 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions of approval.

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

MOTION: To adopt a resolution approving/denying the request for an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2001-051 rezoning from Residential Medium Density (RM) to General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ).

D. PREVIOUSLY POSTPONED ZONING PETITIONS

24. **Z/CA2001-017** Title: Resolution approving an Official Zoning Map Amendment Z2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: Rezoning from Residential High Density (RH) to General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use CA2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: to allow a convenience store with gas sales. General Location: Southwest corner of Boutwell Ave. and 10th Ave. North (**10TH AVENUE/BOUTWELL AMOCO**).

Pages 234-260

Size: 1.14 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (4-2).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment Z2001-017 from Residential High Density (RH) to General Commercial (CG) Zoning District.

MOTION: To adopt a resolution approving the request for a Class A Conditional Use CA2001-017 to allow a convenience store with gas sales.

E. ZONING PETITIONS

25. **DOA1991-047(B)** Title: Resolution approving a Development Order Amendment DOA1991-047(B) petition of Hagen Realty Holdings Inc. by Robert Basehart, Agent. Request: to modify/delete conditions of approval. General Location: SE corner of Hagen Ranch Rd. and Boynton Beach Blvd. (**HAGEN RANCH COMMERCE CENTER**).

Pages 261-284

Size: 7.48 acres ±

BCC District: 5

Staff Recommendation: Denial.

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

MOTION: To adopt a resolution denying the request for a Development Order Amendment DOA1991-047(B) to modify/delete conditions of approval.

26. **DOA1995-022(B)** Title: Resolution approving a Development Order Amendment DOA1995-022(B) petition of Chrysler Realty Corp. by Kim Glas-Castro and Bonnie Miskel, Agent. Request: to reconfigure site plan, delete square footage, modify/delete conditions of approval and to add general repair and maintenance (requested use). General Location: South side of Okeechobee Blvd., immediately west of Florida's Turnpike (**ARRIGO DODGE**).

Pages 285-313

Size: 29.09 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment DOA1995-022(B) to reconfigure site plan, delete square footage, modify/delete conditions of approval and to add general repair and maintenance.

27. **Z/DOA1981-096(B)** Title: Resolution approving an Official Zoning Map Amendment Z1981-096(B) petition of Solid Waste Authority and Lantana Mango and Orange Farms Inc. by Kieran Kilday, Agent. Request: Rezoning from General Commercial/Special Exception (CG/SE) and Residential Single Family (RS) to Public Ownership (PO). Title: Resolution approving a Development Order Amendment DOA1981-096(B) petition of Solid Waste Authority and Lantana Mango and Orange Farms Inc. by Kieran Kilday, Agent. Request: to reconfigure site plan to add land area and square footage. General Location: Approx. 0.25 mile west of Interstate 95 on the south side of Lantana Rd. (**LANTANA TRANSFER STATION**).

Pages 314-338

Size: 9 acres ± (existing)
50 (+41) acres ± (proposed)

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To approve the request for an Official Zoning Map Amendment Z1981-096(B) from General Commercial/Special Exception (CG/SE) and Residential Single Family (RS) to Public Ownership (PO) on first hearing and convene the second public hearing on February 28, 2002 at 9:30 a.m.

MOTION: To approve the request for a Development Order Amendment DOA1981-096(B) to reconfigure site plan to add land area and square footage on first hearing and convene the second public hearing on February 28, 2002 at 9:30 a.m.

28. **PDD2001-009** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-009 petition of United Technologies, by Robert Massareli, Agent. Request: Rezoning from General Industrial (IG) to Multiple Use Planned Development (MUPD) Zoning District. General Location: Approx. 6 miles south of Indiantown Rd. on the west side of Beeline Hwy. (**PRATT WHITNEY BUSINESS PARK**).

Pages 339-360

Size: 135.0 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (5-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-009 from General Industrial (IG) to Multiple Use Planned Development (MUPD) Zoning District.

F. SPECIAL PETITION UNDER SECTION 15 OF THE ULDC (TRAFFIC PERFORMANCE STANDARDS)

29. A) Staff recommends denial of a special petition from a property owner ([OTC Pine Lake Camp Resort, Inc.](#)) for relief from Traffic Performance Standards that currently prevent near-term redevelopment to the owner's desired level of intensity.

Pages 361-365

B) Staff recommends denial of a special petition from a property owner (William G. Lassiter, Jr.) for relief from Traffic Performance Standards that currently prevent near-term development to the owner's desired level of intensity.

5. DIRECTOR COMMENTS

A. ZONING DIRECTOR

30. [Northlake Boulevard](#) Zoning in Progress Twelve (12) Month Extension

Page 366-369

B. PLANNING DIRECTOR

31. 2025 Population Projection Update

N/A

6. COMMISSIONER COMMENTS

7. ADJOURMENT