



**PALM BEACH COUNTY ZONING COMMISSION
AMENDMENTS TO THE AGENDA
Thursday, September 1, 2005**

AGENDA

ITEM #/PAGE # PETITION / CHANGE

MOVE TO CONSENT

- 9. Pages 110-150 **PDD/TDR2003-079 WINDSOR PLACE MXPD**
(Control 2003-079)

- 12. Pages 194-217 **PDD/W2004-778 (WOODWIND PUD)**
(Control 2004-524)

- 20. Pages 405-426 **DOA/R2005-594 (LEXUS OF PALM BEACH)**
(Control 1975-072)

Modify Standard Landscape Condition 4 to read as follows:

- 4. The landscape program on site ~~including buffers and interior planting shall be pursuant to an Alternative Landscape Plan (ALP). This plan shall be submitted for review and approval by the Landscape Section prior to final site plan approval by the Development Review Officer (DRO), and shall be generally consistent with the Landscape Plan dated July 15, 2005 prepared by the Witkin Design Group.~~ (DRO:LANDSCAPE-Zoning)

Delete Landscaping-Along the North and West Property Lines (Frontages of Okeechobee Boulevard and Citation Drive Condition 1.

AMENDMENTS TO THE AGENDA

- 11. Pages 174-193 **PDD2004-656 (LOWES HOME IMPROVEMENT CENTER WEST PALM BEACH)** (Control 2004-454)

Modify Zoning-Landscaping –Abutting the South Property Line Condition 1. to read as follows:

ZONING - LANDSCAPING- ABUTTING THE SOUTH PROPERTY LINE
(FRONTAGE OF OKEECHOBEE BOULEVARD)

- 1. In addition to the proposed landscaping and code requirements landscaping and buffer width along the south property line shall be upgraded to include:

- a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
- b. ~~a minimum two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) feet or a continuous berm with a minimum height of two and one-half (2.5) feet high berm; and,~~
- c. a six (6) foot high fence with masonry columns shall be located on the plateau of the berm. Details of this fence/column shall be consistent with the Regulating Plan dated June 27, 2005;
- d. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters--;
- e. all plant materials shall be planted alternating on both sides of the wall; and,
- f. this condition shall only apply to the area between the east property line to the edge of the western access point for an approximate length of 400 feet. (BLDG PERMIT: ZONING-Landscape)

Modify Zoning-Landscaping –Abutting the North, East and West Property Line Conditions 1, 9, and 10 to read as follows:

ZONING - LANDSCAPING- ALONG THE NORTH, EAST AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL)

- 1. In addition to ULDC requirements, landscaping and buffering requirements along the north, east and west property lines abutting residential shall be upgraded to include:
 - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
 - b. a minimum of three (3) foot high berm; (berm height shall be measured from the nearest top of curve or the nearest finished floor elevation, whichever is higher);
 - c. a six (6) foot high concrete panel wall to be located on the plateau of the berm. The wall shall be increased to eight (8) feet in height along that portion of the east property line abutting the residential lot west of the Military Trail School. This wall shall measure a minimum length of 440 linear feet and shall be connected at both ends to the 6-foot high wall;

- 9. Landscaped diamonds shall be provided in the parking lot where a landscape median is not located. A minimum of two (2) diamonds shall be provided every ~~five (5)~~ ten (10) spaces except in areas where a light pole is located, the diamond may be reduced to one (1). (DRO:ZONING-Zoning)

- 10. Special planting treatment shall be provided on ~~both the western sides of the eastern access point, the eastern side of the western access point, and both sides of the western~~ center access points on Okeechobee Boulevard. Planting for each access point shall consist of the following:
 - a. a minimum of five (5) Royal Palms or any other species acceptable to the Landscape Section on each side of the access drive;

Modify Zoning-Signs Condition 4. to read as follows:

ZONING - SIGNS

4. ~~Wall signs shall be limited to any two (2) facades of each building and individual lettering size shall be limited to twenty-four (24) inches high, subject to compliance with all applicable ULDC requirements. Wall signs shall be limited to identification of tenants only. (BLDG PERMIT: BLDG - Zoning)~~

Wall signs shall be limited to the following content, dimensions and locations:

- a. Home Improvement Center:
- i. south façade;
 - ii. lettering size: 60 inches;
 - iii. content: tenant identification only;
- b. Garden Center:
- i. south and east facades;
 - ii. lettering size: 24 inches;
 - iii. content: Garden Center.
(BLDG PERMIT: BLDG - Zoning)

17. Pages 321-337 **DOA2005-024 (SPACE PLUS)** (Control 1997-032)

Modify Zoning-Use Limitations Condition 2. to read as follows:

2. Hours of operation for business activities (open to the public), including deliveries and loading activities shall be limited to the following:

18. Pages 338-380 **DOA/PDD/W2005-475 (MINTO OKEECHOBEE PUD)**
(Control 1974-081)

Modify Zoning –Landscaping-Standard Condition 4. to read as follows:

ZONING - LANDSCAPING-STANDARD

4. Field adjustment of berm height and location, and of plant material locations and spacing may be permitted, ~~subject to approval by the Landscape Section,~~ to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation to remain. (BLDG PERMIT: ZONING-Landscape)

Modify Zoning –Landscaping-Along the North, South, East and West Property Lines Condition 1. c. to read as follows:

ZONING - LANDSCAPING-ALONG THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES (ABUTTING OKEECHOBEE BOULEVARD)

1. In addition to the proposed landscaping and buffering program and code requirements, the landscape buffer along the north, south, east and west property lines shall be upgraded to include:
- c. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;

Modify Planned Unit Development Conditions 4, and 6 to read as follows:

PLANNED UNIT DEVELOPMENT

4. ~~Prior to final approval by the Development Review Officer (DRO), the Master/Site Plans shall be amended to indicate a landscape focal point at the terminus of all dead-end streets. Details of each focal point shall be subject to review and approval by the Landscape Section. (DRO: ZONING -Landscape)~~

Details of each focal point as shown on the Master/Site plans/Regulating Plans shall be subject to review and approval by the Landscape Section, prior to final approval by the Development Review Officer (DRO). (DRO: LANDSCAPE-Zoning)

6. Prior to final approval by the Development Review Officer (DRO), the Master/Site/Regulating Plans shall be amended to indicate a minimum five (5) foot wide paved, pathway composed of stamped concrete, paver blocks or other improved surface within each open space and within each recreation area. These pathways shall be connected to the adjacent sidewalk. (DRO: ZONING - Zoning)

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



Robert Weisman

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

**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

SEPTEMBER 1, 2005

**THURSDAY
9:00 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. Disclosures

2. POSTPONEMENTS/REINSTATEMENTS/WITHDRAWALS (Pages 1-2)

3. CONSENT AGENDA (Page3)

4. REGULAR AGENDA (Pages 4-10)

5. COMMISSIONER COMMENTS (Page 10)

6. DIRECTOR COMMENTS (Page 10)

7. ADJOURNMENT (Page 10)

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, SEPTEMBER 1, 2005

1. CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- 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 Jane M. Thompson Memorial Chambers, 301 N. Olive Avenue, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the Jane M. Thompson Memorial Chambers, 301 N. Olive Avenue, West Palm Beach, FL, at 9:30 A.M. on Thursday, September 22, 2005, to take final action on the applications listed below.

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

2. POSTPONEMENTS/REINSTATEMENTS/WITHDRAWALS

POSTPONEMENTS

- 1. [Z/CA2005-477](#) Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To allow a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard (**LEVY LEARNING CENTER**). (Control 2005-193)

Page 1

Size: 0.98 acres ±

BCC District: 1

MOTION: None required (by right).

2. [DOA2004-826](#) Title: Resolution approving a Development Order Amendment application of Mizner Trail Golf Club, Ltd, by Sanders Planning Group, P.A., Agent. Request: To re-designate land use from golf course to residential, add units, and add an access point. General Location: Northwest corner of SW 18th Street and Military Trail (**BOCA DEL MAR PUD**). (Control 1984-152)

Page 2

Size: 43.29 acres ±

BCC District: 4

MOTION: None required (by right).

REINSTATEMENT

3. [Z/COZ1976-101\(A\)](#) Title: Resolution approving an Official Zoning Map Amendment application of PBC BCC, Warren H. Newell Chairman by PBC Zoning Division, Agent. Request: Rezoning from Preservation/Conservation Zoning District to the Public Ownership Zoning District. General Location: Approximately 1,000 feet northeast of the Port of Palm Beach, approximately 1,500 feet due west of Lake Worth Inlet and approximately 0.1 mile south of Blue Heron Boulevard (**PEANUT ISLAND REZONING**).

Pages 3-4

Size: 84 acres ±

BCC District: 1

MOTION: None required.

WITHDRAWALS

4. [DOA2005-305](#) Title: Resolution approving a Development Order Amendment application of AT & T Corporation, by Moyle, Flanigan, Agent. Request: To modify/delete conditions of approval, reconfigure the site plan and add square footage. General Location: South of Glades Road on the west side of Boca Rio Road (**SPACE PLUS**). (Control 1997-032)

Page 5

Size: 3.0 acres ±

BCC District: 5

MOTION: None required.

END OF POSTPONEMENTS/REINSTATEMENTS/WITHDRAWALS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

END OF CONSENT AGENDA

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

5. **PDD/W2004-658** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA PUD**). (Control 2004-456)

Pages 6-37

Size: 93.67 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

6. **PDD2004-660** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA MUPD**). (Control 2004-457)

Pages 38-62

Size: 17.99 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Multiple Use Planned Development District.

7. **PDD2005-866** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of OK Ventures, LLC, by Jeff H. Iravani, Inc., Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 0.5 mile west of Haverhill Road at the terminus of Stacy Street (**HAVERHILL ACRES PUD**). (Control 2005-103)

Pages 63-85

Size: 11.21 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Residential High Density Zoning District to the Residential Planned Unit Development District.

8. **Z/CA2004-497** Title: Resolution approving an Official Zoning Map Amendment application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Lake Worth Road and Blanchette Trail (**BETHEL ASSEMBLY OF GOD**). (Control 2004-009)

Pages 86-109

Size: 18.26 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a church or place of worship.

9. **PDD/R/TDR2003-079** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Windsor Place, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Mixed Use Planned Development (MXPDP) District. Title: Resolution approving a Requested Use application of Windsor Place, LLC, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 52 units and to designate this application as the receiving area. General Location: Northwest corner of Hypoluxo Road and Lyons Road (**WINDSOR PLACE MXPDP**). (Control 2003-079)

Pages 110-150

Size: 40.0 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Mixed Use Planned Development District.

MOTION: To recommend approval of a Requested Use to allow the Transfer of Development Rights for 52 units and to designate this application as the receiving area.

C. ZONING PETITIONS

10. **PDD2004-589** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Wellington Professional Center, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPDP) District. General Location: Approximately 1,400 feet east of Lyons Road on the south side of Lantana Road (**WESTERN RETAIL CENTER**). (Control 2004-354)

Pages 151-173

Size: 4.82 acres ±

BCC District: 3

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential and the General Commercial Zoning Districts to the Multiple Use Planned Development District.

11. **PDD2004-656** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Harland Properties, Jimmy Boyd, and Palm Beach Holdings 2002, LLC, by Levy Kneen Mariana, Agent. Request: Rezoning from the Multifamily Residential (RM) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 0.25 mile west of Military Trail on the north side of Okeechobee Boulevard (**LOWES HOME IMPROVEMENT CENTER WEST PALM BEACH**). (Control 2004-454)

Pages 174-193

Size: 21.66 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Multifamily Residential and the General Commercial Zoning Districts to the Multiple Use Planned Development District.

12. **PDD/W2004-778** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of M/I Homes of West Palm Beach, LLC, by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of Woodwind Lane and State Road 7/US441 (**WOODWIND PUD**). (Control 2004-524)

Pages 194-217

Size: 36.35 acres ±

BCC Districts: 2 & 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

13. **DOA2005-480** Title: Resolution approving a Development Order Amendment application of Prime Projects Development LLC, by Kilday & Associates, Inc., Agent. Request: To re-designate land use from recreation to residential, reconfigure the master plan, and add units. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

Pages 218-236

Size: 9.49 acres ±

BCC District: 3

MOTION: To recommend approval of a Development Order Amendment to re-designate land use from recreation to residential, reconfigure the master plan, and add units.

14. **PDD/W2004-811** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach, LLC, by Julian Bryan & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of M/I Homes of West Pam Beach, LLC, by Julian Bryan & Associates, Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of west Atlantic Avenue and Florida's Turnpike (**ATLANTIC COMMONS PUD**). (Control 2004-525)

Pages 237-265

Size: 123.62 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

15. **PDD/W2005-021** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XIX, LLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Resolution approving a Waiver application of Boynton Beach Associates XIX, LLP, by Kilday & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road (**LYONS WEST AGR-PUD**). (Control 2005-003)

Pages 266-303

Size: 929.75 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

16. **DOA2005-023** Title: Resolution approving a Development Order Amendment application of Public Storage Inc., by Moyle, Flanigan, Agent. Request: To delete land area. General Location: Approximately 1,350 feet south of Glades Road on the west side of Boca Rio Road (**BOCA RIO CENTER**). (Control 1984-030)

Pages 304-320

Size: 10.10 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to delete land area.

17. [DOA2005-024](#) Title: Resolution approving a Development Order Amendment application of AT&T Corporation, by Moyle, Flanigan, Agent. Request: To add land area and reconfigure the site plan. General Location: Approximately 1,350 feet south of Glades Road on the west side of Boca Rio Road (**SPACE PLUS**). (Control 1997-032)

Pages 321-337

Size: 4.79 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to add land area and reconfigure the site plan.

18. [DOA/PDD/W2005-475](#) Request: Substantial Deviation Determination. Title: Resolution approving a Development Order Amendment application of Minto Communities, Inc. Request: To modify/delete conditions of approval and to modify the master plan. Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Minto Communities, Inc. Request: Rezoning from Single Family Residential (RS) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Minto Communities, Inc. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Approximately 1,950 feet west of State Road 7/US441 on the north side of Okeechobee Boulevard (**MINTO OKEECHOBEE PUD**). (Control 1974-081)

Pages 338-380

Size: 250.50 acres ±

BCC District: 6

MOTION: The request is not a Substantial Deviation.

MOTION: To recommend approval of a Development Order Amendment to modify/delete conditions of approval and to modify the master plan.

MOTION: To recommend approval of an Official Zoning Map Amendment from the Single Family Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

19. **DOA2005-501** Title Resolution approving a Development Order Amendment application of Summit Christian School, by Dennis P. Koehler, P.A., Agent. Request: To add land area, add square footage, reconfigure the site plan, and modify a condition of approval. General Location: Southeast corner of Summit Boulevard and Haverhill Road (**SUMMIT CHRISTIAN SCHOOL**). (Control 1986-114)

Pages 381-404

Size: 9.78 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to add land area, add square footage, reconfigure the site plan, and modify a condition of approval.

20. **DOA/R2005-594** Title: Resolution approving a Development Order Amendment application of Auto Nation Imports of Palm Beach, Inc., by Ruden McClosky, Agent. Request: To reconfigure the site plan and modify a condition of approval. Title: Resolution approving a Requested Use application of Auto Nation Imports of Palm Beach, Inc., by Ruden McClosky, Agent. Request: To allow vehicle sales and rental. General Location: Approximately 0.5 mile east of Florida's Turnpike on the south side of Okeechobee Boulevard (**LEXUS OF PALM BEACH**). (Control 1975-072)

Pages 405-426

Size: 18.20 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and modify a condition of approval.

MOTION: To recommend approval of a Requested Use to allow vehicle sales and rental.

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**