

Board of County Commissioners

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

Monday, June 25, 2001

**MONDAY
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. Motion to Adopt Agenda

2. POSTPONEMENTS AND WITHDRAWALS (Pages 1-3)

3. CONSENT AGENDA (Pages 4-9)

- " Staff
- " Board
- " Public

4. REGULAR AGENDA (Pages 10-13)

5. DIRECTOR COMMENTS (Page 13)

6. COMMISSION COMMENTS (Page 13)

7. ADJOURNMENT (Page 13)

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AGENDA

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

MONDAY, JUNE 25, 2001

1. CALL TO ORDER.

- A. Roll Call - **9:30 AM**.
- 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 June 25, 2001 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. **Z2001-006** Official Zoning Map Amendment (Z) from Residential High Density (RH) to Commercial High Office (CHO) petition of Congress Medical Associates, by Charles Putnam, Agent. General Location: Approx. 0.5 mile south of 6th Ave. on the west side of Congress Ave. (**CONGRESS MEDICAL CENTER**)

Page 1

Size: 3.16 acres ±

BCC District: 3

MOTION: None. (Postponement by right to July 26, 2001. Petitioner requested 30 days.)

2. **Z2001-001** Official Zoning Map (Z) from Agricultural Residential (AR) to Public Ownership (PO) petition of Palm Beach County Solid Waste Authority, by Alex Makled, Agent. General Location: NW corner Lyons Rd and Lantana Rd (**LANTANA HILLS GOLF COURSE**).

N/A

Size: 231.3 acres ±

BCC District: 6

MOTION: To postpone 30 days until July 26, 2001. (Requested by petitioner. Staff has no objection.)

3. **Z/CA1989-069(A)** Official Zoning Map Amendment (Z) from Specialized Commercial/ Special Exception (CS/SE) to General Commercial (CG) and a Class A Conditional Use (CA) to allow a convenience store with gas sales petition of LDR Real Estate LC, by Winston Lee, Agent. General Location: SW Corner Lawrence Rd. and Lantana Rd. (**LAWRENCE LANTANA CENTER**)

Page 2

Size: 5.24 acres ±

BCC District: 3

MOTION: To postpone 30 days until July 26, 2001. (Requested by petitioner. Staff has no objection.)

4. **Z/CA1988-072(B)** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and General Commercial/Planned Commercial Development (CG/PCD) to Community Commercial (CC) and a Class A Conditional Use (CA) to allow a convenience store with gas sales and accessory car wash petition of Sohio Oil and Ann Throgmorton, by Sara Lockhart, Agent. General Location: SW corner of Military Trail and Hypoluxo Rd. (**BP AMOCO**)

Page 3

Size: 0.44 acres ± (affected)
1.58 acres ± (overall)

BCC District: 3

MOTION: To postpone 30 days until July 26, 2001. (Requested by petitioner. Staff has no objection.)

5. **DOA1981-186(G)** Development Order Amendment(DOA) to allow a self-service storage facility and truck rental (requested uses) petition of Mini Storage Developers, by Mark Bradford, Agent. General Location: NE corner of Jog Rd. and Lantana Rd. (**LEE SQUARE**).

Page 4

Size: 38.19 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To postpone 30 days until July 26, 2001. (Requested by petitioner. Staff has no objection.)

6. **SR 90-17A** Status Report for Resolution R-97-1289 (Petition 90-17A), the petition of George T. Kelly IV. Property owner: Lawrence J. Gabriel and Acquiport Amsdell I Ltd Partnership. General Location: Approx. 500 ft. east of Hagen Ranch Rd. on the south side of Boynton Beach Blvd. Current zoning: Multiple Use Planned Development (**BOYNTON SELF STORAGE**)

Pages 5-8

Size: 2.40 acres ± (affected)
6.32 acres ± (overall)

BCC District: 5

MOTION: To postpone 30 days until July 26, 2001.

7. **CR
79-148
B/E3**

Status Report for Resolution R-98-1297 (Petition 79-148B), the petition of Irving Dodds. Property owner: Irving L. Dobbs. Location: Approx. 500 feet west of Jog Rd. on the south side of Okeechobee Blvd. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development (**PALM BEACH ACURA**).

Pages 9-12

Size: 10.4 acres ±

BCC District: 2

MOTION: To postpone 60 days until August 23, 2001.

8. **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: Approx. 186 feet south of PGA Blvd. on the west side of Ellison Wilson Rd. (**PGA/ELLISON WILSON**) a.k.a Hatties Landing

Size: 2.22 acre ±

BCC District: 1

Page 13

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

LPA Recommendation: Approval of staffs recommendation for a future land use change from HR-12 to CH/12, subject to a condition with additional modifications. (7-6 vote)

MOTION: To continue to the October 4, 2001 BCC Public Hearing, and remand the application back to the LPA for consideration of limited retail use.

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. **ADOPTION OF RESOLUTION** - Zoning petition approved on May 24, 2001, with amended conditions. Administrative matter not subject to public comment.

NOTE: Adoption is mandatory based on prior action by the Board of County Commissioners unless a Board member wishes to clarify an amended condition. Public hearing requirements have been satisfied, therefore, adoption of the resolutions is not subject to public comment.

9. **PDD 2000-071** Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/PUD) petition of Richard Siemens, by Land Design South, Agent. **(BOYWIC PUD)**

(under separate cover)

C. PREVIOUSLY POSTPONED ZONING PETITIONS

10. **DOA1974-081(E)** Development Order Amendment (DOA) to add an access point and a Substantial Deviation Determination petition of Fox Property Venture, by Robert Bentz, Agent. General Location: SW corner of Okeechobee Blvd. and SR 7/US 441 **(FOX DRI- SOUTH MUPD)**.

Pages 14-32

Size: 23.98 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: This is not a Substantial Deviation.

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add an access point.

D. ZONING PETITIONS - CONSENT

11. **PDD/DOA/
TDR1998-
040(A)**

Official Zoning Map Amendment (PDD) from Community Commercial (CC) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area, add units and a Transfer of Development Rights (TDR) for 6 units and designate DOA1998-040(A) as the receiving area petition of Home Devco Inc., by Bradley Miller, Agent. General Location: Approx. 2,000 feet west of Military Trail on the south side of West Atlantic Ave. (**THE ENCLAVE PUD**)

Pages 33-60

Size: 2.0 acres ± (affected)
27.98 acres ± (overall)

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Community Commercial (CC) to Planned Unit Development (PUD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, add units.

MOTION: To adopt a resolution approving the request for a Transfer of Development Rights (TDR) for 6 units and designate DOA1998-040(A) as the receiving area.

12. **DOA1976-
134(A)**

Development Order Amendment (DOA) to reconfigure site plan and add square footage petition of Tylander Realty Corp, by Carole Turk, Agent. General Location: NW Corner Southern Blvd. and Kelly Dr. (**PONDEROSA INDUSTRIAL PARK TRACT A**)

Pages 61-75

Size: 5.1 acres ±

BCC District: 6

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 (DOA) to reconfigure site plan and add square footage.

13. **DOA1975-
072(G)**

Development Order Amendment (DOA) to add indoor entertainment (skate board facility) (requested use) petition of Larise Inc., by Land Design South, Agent. General Location: SE Corner of Okeechobee Blvd. and Citation Dr. (**FACTORY STORES OF PALM BEACH**)

Pages 76-97

Size: 18.2 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add indoor entertainment.

14. **PDD/DOA
1985-
171(D)**

Official Zoning Map Amendment (PDD) from Residential Transitional Urban (RTU) to Residential Single Family/Planned Unit Development (RS/PUD) and a Development Order Amendment (DOA) to add land area, add square footage, reconfigure master plan and to add private school (existing) (requested use) petition of Palm Beach Jewish Community Campus Corp, by Kieran Kilday, Agent. General Location: Approx. 0.2 mile north of Community Dr. on the west side of Military Trail (**DORFMAN PUD**)

Pages 98-129

Size: 8.26 acres ± (affected)
40.72 acres ± (overall)

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 an Official Zoning Map Amendment (PDD) from Residential Transitional Urban (RTU) to Residential Single Family/Planned Unit Development (RS/PUD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, add square footage, reconfigure master plan and to add private school.

15. **EAC1997-
086(A)**

Development Order Amendment/Expedited Application Consideration (EAC) to modify a condition of approval, petition of Linton Jog Associates, by Charles Millar, Agent. General Location: SE corner of Linton Blvd and Jog Road (**ADDISON CENTER MUPD**).

Pages 130-150

Size: 9.41 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to modify a condition of approval.

16. **EAC1999-
017(A)**

Development Order Amendment/ Expedited Application Consideration (EAC) to modify a condition of approval, petition of Bethlehem Baptist Church Inc. of PBC, by Helen LaValley, Agent. General Location: SW corner of Haverhill Road and Purdy Lane (**BETHLEHEM BAPTIST CHURCH**).

Pages 151-163

Size: 0.50 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order to modify a condition of approval.

E. STATUS REPORTS - CONSENT

17. **SR 74-175A.4** Status Report for Resolutions R-90-372 and R-90-373 (Petition 74-175A), the petition of Burton Leon Reynolds. Property owner: School Board of Palm Beach County. General Location: Approx.0.2 mile north of 159th Ct. on the north west side of Jupiter Farms Rd. (100th Ave., North). Current zoning: General Commercial with a Special Exception for a Planned Commercial Development to include 1) an auto service station (no repairs), 2) a car wash, and 3) recreation facilities, amusements, and attractions, and exhibits (petting zoo) (extinguishing a Special Exception use for commercial sale of products associated with agriculture in particular, feed, grain, tack supplies, western apparel and similar items) (**BURT REYNOLDS RANCH**).

Pages 164-167

Size: 4.4 acres ±

BCC District: 1

MOTION: To direct staff to place resolutions on the July 26, 2001 agenda of the Board of County Commissioners to rezone property which was the subject of Zoning Petition 74-175(A) from the CG-General Commercial zoning district to the CC-Community Commercial zoning district, and to revoke the Special Exception for a Planned Commercial Development which included 1) an auto service station (no repairs), 2) a car wash, and 3) recreation facilities, amusements, and attractions, and exhibits (Petting Zoo).

18. **SR 76-170D.6** Status Report for Resolution R-90-1295 (Petition 76-170D), the petition of Plaza at Town Centre Joint Venture. Property owner: Teachers Boca Prop II, Inc. and Azrieli Foundation. General Location: south side of Town Center Rd., bounded on the east by Military Tr. Current zoning: Specialized Commercial with a Special Exception for a Planned Office Business Park to include a financial institution, and three (3) drive up teller windows (**MED PLEX ADDITION**).

Pages 168-171

Size: 1.02 acres ± (affected)
4.4 acres ± (overall)

BCC District: 4

MOTION: To approve a time extension until May 7, 2003, for Resolution R-90-1295.

19. **SR 87-32B.6** Status Report for Resolutions R-91-244 and R-91-245 (Petition 87-32B), the petition of Jack E. Cook and Willie H. Day. Property owner: Hippocrates Health Institute of Florida Inc. General Location: Approx. one-half mile north of Belvedere Rd. on the west side of Skees Rd., bound on the north by the Lake Worth Drainage District Lateral Canal No. 2. Current zoning: Residential Transitional Suburban with a Special Exception for a Planned Unit Development to consisting exclusively of a Congregate Living Facility - Type III (**HIPPOCRATES HEALTH INSTITUTE CLF**).

Pages 172-175

Size: 9.87 acres ±

BCC District: 2

MOTION: To approve a time extension until April 26, 2003, for Resolutions R-91-244 and R-91-245.

20. **SR 92-41.6** Status Report for Resolution R-93-4 (Petition 92-41), the petition of Land Services Group, Inc.. Property owner: Palm Beach Plaza Ltd. General Location: Jog Rd. extension, between Belvedere Rd. and Okeechobee Rd. Current zoning: General Commercial (**PALM BEACH PLAZA**).

Pages 176-180

Size: 2.6 acres ±

BCC District:2

MOTION: To adopt a resolution to amend voluntary commitments (TPS, architectural guidelines) in Resolution R-93-4, and approve a time extension until May 23, 2003, to commence development.

21. **SR 93-19.3** Status Report for Resolution R-93-1025 (Petition 93-19), the petition of Serge Jerome. Property owner: Lake Worth Haitian Church of God. General Location: Approx. one block west of Congress Ave. on the south side of Melaleuca Lane. Current zoning: RM-Multiple Family Residential (Medium Density) with a Class A Conditional Use allowing a church or place of worship with accessory day care (30) children (**HATIAN CHURCH OF GOD**).

Pages 181-184

Size: 1.49 acres ±

BCC District: 3

MOTION: To approve a time extension until May 12, 2002, for Resolution R-93-1025.

22. **SR 96-86** Status Report for Resolutions R-97-533 and -97-534 (Petition 96-86), the petition of Michael & Sari Winston. Property owner: Michael and Sari Winston. General Location: Approx. 0.25 mile north of Atlantic Ave. on the southwest corner of Sims Rd. and Aspen Ridge Cir. Current zoning: Multiple Family Residential (Medium Density) with a Voluntary Density Bonus for 11 units. (**SYNERGY COHOUSING**).

Pages 185-188

Size: 3.6 acres ±

BCC District: 5

MOTION: To adopt a resolution to amend conditions of approval (restrictive covenants, monitoring) in Resolution R-97-534, and approve a time extension until April 24, 2003, to record a plat.

23. **CR 87-24H/G6** Status Report for Resolution R-99-2251 (Petition 87-24H), the petition of Robert J. Amsdell, Tr. Property owners: Robert J. Amsdell, Tr and Devco Assoc Inc. General Location: Approx. 0.25 mile west of Jog Rd. on the south side of Lantana Rd. Current zoning: General Commercial with a Special Exception for Planned Commercial Development.

Pages 189-192

Size: 18.3 acres ±

BCC District: 3

MOTION : To approve a time extension until November 1, 2001, for condition number G.6. Resolution R-99-2251.

F. ADMINISTRATIVE INQUIRY - PREM

24. **AI-01-03** Valencia IV - Petition #00-052 - Civic Site Cash-out

Pages 193-195

G. CORRECTIVE RESOLUTIONS

- 25. [PDD
2000-080](#) South Road PUD

Pages 196-198

- 26. DOA
97-029(A) St. Paul Ame Church

Pages 199-200

- 27. DOA1975-
069(G) Sam's Wholesale Club

Pages 201-202

- 28. [Z97-003\(A\)](#) Aldrich Tool Rental

Pages 203-205

- 29. [DOA
2000-032\(A\)](#) Sussman PUD

Pages 206-209

- 30. [PDD
2000-032\(A\)](#) Sussman PUD

Pages 210-213

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. TIME CERTAIN ITEM

10:00 A.M.

- 31. **PDD/DOA 1976-007(D)** Official Zoning Map Amendment (PDD) from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD) and a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, add square footage, to allow vehicle sales and rental and to allow a congregate living facility type III (requested uses) petition of Bluegreen Enterprises, by Sara Lockhart, Agent. General Location: Approximately 200 feet west of Skees Road on the south side of Okeechobee Blvd. (**OKEECHOBEE BLVD MUPD**).

Pages 214-257

Size: 17.44 acres ± (existing) BCC District: 2
 24.53 (+7.09) acres ± (overall)

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 (PDD) from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, add square footage, allow vehicle sales and rental and to allow a congregate living facility type III.

C. PREVIOUSLY POSTPONED CONCURRENT SMALL SCALE LAND USE AMENDMENT AND ZONING PETITION

32. **00-SCA
83 COM 2** Let It Ride, L.C., by Robert Bentz, Land design South of Florida, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 3 units per acre (LR-3) to Commercial Low (CL). General Location: On the east side of High Ridge Road, approximately 300 feet south of Lantana Road. **(LANTANA/HIGH RIDGE)**

Pages 258-296

Size: 1.67 acre ±

BCC District: 3

Staff Recommendation: Denial of the requested future land use change from LR-3 to CL, and approval of an alternative recommendation for Commercial Low with cross-hatching.

LPA Recommendation: Denial of the requested future land use change from LR-3 to CL, and approval of staff's recommendation for Commercial Low with cross-hatching. (7-5 vote)

MOTION: To deny the applicant's request and to adopt an ordinance approving staff's recommendation for a future land use change from LR-3 to CL with cross-hatching.

33. **PDD2000-044(A)** Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C., by Land Design South, Agent. General Location: Southeast corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

Pages 297-322

Size: 3.68 acres ±

BCC District: 3

Staff Recommendation: Denial.

Zoning Commission Recommendation: Denied, (7-0).

MOTION: To adopt a resolution **denying** the request for an Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD).

D. PREVIOUSLY POSTPONED ZONING PETITIONS

34. **DOA1995-063(B)**

Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance (requested use) petition of Costco Wholesale Corp, by Kieran Kilday, Agent. General Location: Approximately 0.8 mile north of Clint Moore Road on the east side of Congress Avenue (**COSTCO (aka APPLES & ORANGES)**).

Pages 323-375

Size: 27.77 (-.11 LWDD) acres ± (existing)
27.88 acres ± (previous)

BCC District: 4

Staff Recommendation: Denial.

Zoning Commission Recommendation: Denied, (4-3).

MOTION: To adopt a resolution **denying** the request for a Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance.

E. ZONING PETITIONS

35. **DOA1985-095(F)**

Development Order Amendment (DOA) to modify a condition of approval petition of Bernstein-Glades Assoc. Ltd and Lois Realty Corp, by Charles Millar, Agent. General Location: Approx. 800 feet west of Lyons Rd. on the north side of Glades Rd. (**BERNSTEIN MUPD**)

Pages 376-396

Size: 6.14 acres ±

BCC District: 5

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 (DOA) to modify a condition of approval.

36. **DOA1991-005(B)**

Development Order Amendment (DOA) to modify conditions of approval petition of Atlas-Lox Road Inc., by Scott Mosolf, Agent. General Location: Approx. 5.4 mile west of SR 7 on the south side of Lox Rd. (**WASTE MAGIC**)

Pages 397-420

Size: 51.36 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to modify conditions of approval.

37. **Z/CA2000-114**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Single Family (RS) to Residential Transitional Urban (RTU) and a Class A Conditional Use (CA) to allow Zero Lot Line homes petition of Albanese Homes Inc., by Mark Bradford, Agent. General Location: Approx. 0.5 mile north of Woolbright Rd on the west side of El Clair Ranch Rd (**CRYSTAL LAKE**).

Pages 421-438

Size: 13.9 acres ±

BCC District: 5

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 (Z) from Agricultural Residential (AR) and Residential Single Family (RS) to Residential Transitional Urban (RTU).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow zero lot line homes.

5. **DIRECTOR COMMENTS.**

A. **ZONING DIRECTOR.**

38. **Managed Growth Tier System Code Revision Update**

Page 439

B. **PLANNING DIRECTOR.**

6. **COMMISSION COMMENTS.**

7. **ADJOURNMENT.**