

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



Robert Weisman

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

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

OCTOBER 23, 2003

**THURSDAY
9:30 AM**

**COMMISSION
CHAMBERS**

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Opening Prayer and Pledge of Allegiance
 - C. Proof of Publication
 - D. Swearing In
 - E. Adoption of Agenda

- 2. POSTPONEMENTS/REMANDS /WITHDRAWALS (Pages 1-3)**

- 3. CONSENT AGENDA (Pages 4-11)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Pages 12-13)**

- 5. DIRECTOR COMMENTS (Page 13)**

- 6. COMMISSIONER COMMENTS (Page 13)**

- 7. ADJOURNMENT (Page 13)**

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

THURSDAY, OCTOBER 23, 2003

1. CALL TO ORDER

- A. Roll Call – **9:30 A.M.**
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication – Motion to receive and file
- D. Swearing In – County Attorney
- E. Motion to Adopt Agenda

2. POSTPONEMENTS, REMANDS, WITHDRAWALS

A. POSTPONEMENTS

- 1. **PDD2002-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lawrence Gideon Johnson, by Gentile Holloway O'Mahoney & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: SEC of Belvedere Rd. and FLA Turnpike (**JOHNSON PROPERTY MUPD**).

Page 1

Size: 54.63 acres ±

BCC District: 6

MOTION: None required. (Petitioner requested by right).

- 2. **PDD/TDR2003-013** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E.B. Developers, Inc., by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of E.B. Developers, Inc., by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 48 units and to designate this petition as the receiving area. General Location: Approx. 1,200 feet north of Lantana Rd. on the east side of Haverhill Rd. (**BELMONT AT HAVERHILL PUD**).

Page 2

Size: 24.86 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to December 4, 2003. (Postponed by Zoning Commission).

3. **PDD/TDR2003-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E. B. Developers, Inc., by Land Design South, Agent. Request: Rezoning from the Residential Estate (RE) and the Agricultural Residential (AR) Zoning Districts to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of E. B. Developers, Inc., by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 62 units and to designate this petition as the receiving area. General Location: NWC of Lantana Rd. and Myers Rd. (**BELMONT AT GREENACRES PUD**).

N/A

Size: 22.67 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to December 4, 2003. (Postponed by Zoning Commission).

4. **PDD2002-037** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ronald Mastroianni & David Moscarelli, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 330 feet west of FLA Turnpike on the south side of Lake Worth Rd. (**MASTROIANNI MUPD**).

N/A

Size: 9.15 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to December 4, 2003. (Postponed by Zoning Commission).

5. **SR 1986-13.8** Status Report for Resolutions R-86-573-26 and R-86-573-27 (Petition 1986-013), the petition of Forrest C. Mobley, TR. Property owner: GCR Associates Ltd. Partnership. General Location: Approx. 200 feet west of Military Tr. on the south side of Gun Club Rd. Current zoning: Specialized Commercial with a Special Exception to allow a Planned Office Business Park (**BELFER OFFICE PARK**).

Pages 3-5

Size: 6.9 acres ±

BCC District: 2

MOTION: To postpone thirty (30) days to December 4, 2003.

6. **SR 2000-038** Status Report for Resolution R-2000-1225 (Petition 2000-038), the petition of Sarah Zolten. Property owner: Depot Center LLC. General Location: SWC of Lake Worth Rd. and Military Tr. Current zoning: General Commercial with a Class A Conditional Use to allow a dog daycare facility (**CANINE TO FIVE**).

Pages 6-8

Size: 5.85 acres ±

BCC District: 2

MOTION: To postpone thirty (30) days to December 4, 2003.

7. **SR 1999-077** Status Report for Resolution R-2000-1234 (Petition 1999-077), the petition of Arthur Leibovit/Helen Godfriend/Irving Denmark. Property owner: Weldon Townhouse Limited. General Location: Approx. 375 feet east of SR 7/US441 on the south side of Okeechobee Blvd. Current zoning: Residential Planned Unit Development (**OKEECHOBEE/441 PUD**).

Pages 9-12

Size: 40 acres ±

BCC District: 6

MOTION: To postpone sixty (60) days to January 29, 2004.

B. REMANDS

8. **PDD2002-028** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Fred Keller Trust by Land Design South, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District and to allow 3 fast food restaurants and a convenience store with gas sales (requested uses). General Location: NWC of Pike Rd. and Southern Blvd. (**KELLER MUPD**).

N/A

Size: 5.66 acres ±

BCC District: 6

MOTION: None required. (Remanded by the Zoning Commission to the October 8, 2003 DRC meeting).

C. WITHDRAWALS

– END OF POSTPONEMENTS, REMANDS, WITHDRAWALS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 9. **Z2003-046** Title: Resolution approving an Official Zoning Map Amendment petition of William E. and Mary Morgan, by William E. Morgan, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 1 mile east of Jog Rd. on the south side of Ranches Rd. (**MORGAN SUBDIVISION**).

Pages 13-24

Size: 4.86 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to voluntary commitments.

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

MOTION: To adopt a resolution approving the request for a rezoning from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

- 10. **DOA1999-065B** Title: Resolution approving a Development Order Amendment petition of ZC Properties, by Land Design South, Agent. Request: To reconfigure site plan, add square footage and add an access point. General Location: Approx. 0.5 mile south of Boynton Beach Blvd. on the west side of Jog Rd. (**CARLTON CLUB (PUD) CLF (aka JOG PINES (PUD) CLF)**).

Pages 25-54

Size: 5.31 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request to reconfigure the site plan, add square footage and add an access point.

- 11. **Z/COZ2002-058A** Title: Resolution approving an Official Zoning Map Amendment petition of TLHC-2, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone (RT/COZ). General Location: NEC of Dillman Rd. and Whipporwill Blvd. (**10 ACRE DILLMAN PROPERTY PUD**).

Pages 55-72

Size: 10 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 rezoning from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

- 12. **DOAEAC2000-052A** Title: Resolution approving a Development Order Amendment/Expedited Application Consideration petition of GL Homes of Boynton Beach Assoc. IV & GI Homes VI by Kilday & Associates Inc, Agent. Request: To modify a condition of approval. General Location: Approx. 800 feet south of Hypoluxo Rd. on the east and west side of Lyons Rd. (**VALENCIA SHORES PUD**).

Pages 73-105

Size: 454.18 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request to modify an Engineering condition of approval.

- 13. **CA2003-041** Title: Resolution approving a Class A Conditional Use petition of JNR Petroleum, Inc., by Basehart Planning, Inc, Agent. Request: To allow a convenience store with gas sales. General Location: NWC of Forest Hill Blvd. and Military Tr. (**FOREST HILL STATION**).

Pages 106-127

Size: 0.46 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 to allow a convenience store with gas sales.

C. PREVIOUSLY POSTPONED ZONING PETITIONS

- 14. **PDD1998-073(4)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Herbert F. Kahlert & Karl A. Kahlert, by Kilday and Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a restaurant, fast food (requested use). General Location: SWC of Hagen Ranch Rd. and Boynton Beach Blvd. (**NEW ALBANY POD E**).

Pages 128-158

Size: 23.88 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 rezoning from the Agricultural Residential Zoning District to the Multiple Use Planned Development District with a restaurant, fast food.

D. PREVIOUSLY POSTPONED STATUS REPORTS

- 15. **SR 1997-017.2** Status Report for Resolutions R-1997-769 and R-1997-770 (Petition 1997-017), the petition of Mecca Farms, Inc. Property owner: Lantana Farm Associates Inc. General Location: Approx. 0.7 mile north of Northlake Blvd. on the east side of Seminole Pratt Whitney Rd. Current zoning: Special Agriculture with a Class A Conditional Use for Type III Excavation (**GROVE EXCAVATION**).

Pages 159-161

Size: 225 acres ±

BCC District: 6

MOTION: To approve a time extension until March 31, 2005 for Resolutions R-1997-769 and R-1997-770.

E. STATUS REPORTS – CONSENT

- 16. **SR 1978-040A** Status Report for Resolution R1999-104 (Petition 1978-040A), the petition of Nicholas & Joan Wellman. Property owner: Wellman Care, Inc. and Ortega Mgmt. Corp. General Location: NWC of Melaleuca Ln. and Military Tr. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development including an auto service station and a financial institution with drive up teller windows (**WELLMAN PLAZA**).

Pages 162-165

Size: 3.53 acres ±

BCC District: 2

MOTION: To 1) approve a time extension until August 10, 2005 to commence development, and 2) revoke concurrency for the unbuilt square footage-7,250 s.f. daycare center and 2,800 square foot retail space (concurrency exemption: 90-09-12-001 for 2,800 s.f. of retail and equivalency determination 20020118 for 7,250 s.f. daycare).

- 17. **SR 1980-173C.4** Status Report for Resolution R-94-1681 (Petition 1980-173(C)), the petition of Wal-Mart Stores, Inc. Property owner: Wal-Mart Stores #1398. General Location: NWC of Hypoluxo Rd. and Military Tr. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development (**WAL-MART PLAZA**).

Pages 166-169

Size: 9.75 acres ±

BCC District: 3

MOTION: To approve a time extension until August 10, 2005 for Resolution R-94-1681.

18. **SR 1981-152D.2** Status Report for Resolution R-98-1317 (Petition 1981-152D), the petition of Sunset Centres Ltd. Partnership. Property owner: Sunset Centres Ltd Partnership. General Location: NEC of Boynton Beach Blvd. and Military Tr. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development (**BOYNTON TRAIL CENTRE**).

Pages 170-173

Size: 4.00 acres ±

BCC District: 3

MOTION: To 1) approve a time extension until July 1, 2005 to commence development, and 2) approve a time extension until July 1, 2004 to comply with condition number E.1. of Resolution No. R-98-1317; and 3) revoke concurrency for 11,200 s.f. retail space (pharmacy) from reservation number 96-5000340.

19. **SR 1984-058D.3** Status Report for Resolution R-96-1192.1 (Petition 1984-058D), the petition of U-Haul Co. of Florida. Property owner: U-Haul Company of Florida. General Location: Approx. 0.6 mile east of Jog Rd. on the south side of West Atlantic Ave. Current zoning: General Commercial (**PEACHTREE PLAZA**).

Pages 174-177

Size: 7.49 acres ±

BCC District: 5

MOTION: To 1) approve a time extension until August 22, 2005 to commence development, and 2) revoke part of concurrency reservation number 96-5000182-C - (28,662 sq. ft. self service storage plus 27 outdoor storage spaces for rental vehicles and trailers).

20. **SR 1985-113B.9** Status Report for Resolution R-94-12 (Petition 1985-113B), the petition of William and Daphne Cleve. Property owner: Francalby Corp. General Location: NEC of Hypoluxo Rd. and High Ridge Rd. Current zoning: Community Commercial with a Conditional Overlay Zone.

Pages 178-181

Size: 1.5 acres ±

BCC District: 3

MOTION: To 1) approve a time extension until August 10, 2005 to commence development, and 2) revoke concurrency reservation number 93-09-15-002-C.

21. **SR 1987-033A.9** Status Report for Resolutions R-91-246 and R-91-247 (Petition 1987-033A), the petition of Gator Pond Properties II, Inc. Property owner: Family Inc. of Palm Beaches and SSAB Florida Company LLC. General Location: SWC 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 182-185

Size: 2.3 acres ±

BCC District: 2

MOTION: To 1) approve a time extension until August 10, 2005 to commence development, and 2) revoke concurrency exemption for commercial new and used automobile sales, rental, and repair facility (concurrency exemption number 90-0501001-C).

22. **SR 1987-118.11** Status Report for Resolutions R-88-1803 and R-88-1804 (Petition 1987-118), the petition of Thomas B. and Nancy S. Cushing. Property owner: Thomas B. & Nancy P. Cushing. General Location: Approx. 330 feet northeast of the intersection of Johnson Ln. and Fairgrounds Rd. Current zoning: Light Industrial with a Special Exception to permit a Planned Industrial Park Development (**BELVEDERE P.I.D.**).

Pages 186-189

Size: 5.0 acres ±

BCC District: 6

MOTION: To 1) approve a time extension until August 10, 2005 to commence development, and 2) revoke concurrency exemption number 90-1129045.

23. **SR 1992-059A** Status Report for Resolutions ZR-2000-013 and R-2000-1089 (Petition 1992-059A), the petition of Isri Persaud. Property owner: Indranie Enterprises, Inc. General Location: Approx. 0.5 mile south of Northlake Blvd. on the west side of Military Tr. Current zoning: Community Commercial with a Conditional Use B to allow a medical/dental office (**SQUARE LAKE PLAZA**).

Pages 190-193

Size: 1.24 acres ±

BCC District: 1

MOTION: To adopt a resolution to amend conditions of approval (architectural guidelines) in Resolution ZR-2000-013, and approve a time extension until July 27, 2005 to commence development.

24. **SR 1994-036.4** Status Report for Resolution R-94-1086 (Petition 1994-036), the petition of Valerie Zammit. Property owner: Valerie T. Zammit, TR. General Location: Approx. 0.25 miles east of Pike Rd. on the south side of Belvedere Rd. Current zoning: Light Industrial with a Conditional Overlay Zone (**ZAMMIT PETITION**).

Pages 194-197

Size: 12.5 acres ±

BCC District: 6

MOTION: To adopt a resolution to amend conditions of approval (TPS) in Resolution R-94-1086, and approve a time extension until August 10, 2005 to commence development.

25. **SR 1995-031.7** Status Report for Resolution R-95-1115 (Petition 1995-031), the petition of Johnson Brothers Consolidated Waste, Inc. Property owner: Kirms Communications, Inc. General Location: Approx. 0.1 mile north of Southern Blvd. on the west side of Tall Pines Rd. Current zoning: Light Industrial (**JOHNSON PROPERTY**).

Pages 198-201

Size: 0.74 acres ±

BCC District: 6

MOTION: To approve a time extension until August 10, 2005 for Resolution R-95-1115.

26. **SR 1998-042.3** Status Report for Resolution R-98-1313 (Petition 1998-042), the petition of Bruce K. Greenfield & Charles E. Vallovich. Property owner: Nicholas Rizzo TR & Lori Rizzo, TR. General Location: Approx. 1,300 feet west of "D" Rd. on the north side of Southern Blvd. Current zoning: Community Commercial (**SOUTHERN RETAIL**).

Pages 202-205

Size: 1.76 acres ±

BCC District: 6

MOTION: To approve a time extension until August 10, 2005 for Resolution R-98-1313.

27. **SR 1998-062.2** Status Report for Resolution R-99-99 (Petition 1998-062), the petition of Pike Investments, Inc. and Capital Resources Group, Inc. Property owner: Pike Investments, Inc. General Location: Approx. 1,000 ft. east of Pike Rd. on the north side of 7th Place North. Current zoning: Light Industrial (**WEITZ AND SPARLING**).

Pages 206-207

Size: 10.00 acres ±

BCC District: 6

MOTION: To approve a time extension until August 10, 2005 for Resolution R-99-99.

28. **CR 2001-075** Status Report for Resolution R-2001-0503 (Petition 2001-075), the petition of United States Postal Service. Property owner: United States Postal Service. General Location: SEC of Coconut Blvd. and Northlake Blvd. Current zoning: Public Ownership with a Conditional Overlay Zone (**NORTHLAKE POST OFFICE**).

Pages 208-211

Size: 11.25 acres ±

BCC District: 6

MOTION: To approve a time extension until August 1, 2004 to comply with condition number E.2. of Resolution R-2001-0503; and 2) revoke concurrency reservation 01-5001530-C (21,473 s.f. post office).

F. FIRST AMENDMENT TO CONSERVATION EASEMENT – JOHNSON PROPERTY

29. First Amendment to Conservation Easement – Johnson Property

Pages 212-221

MOTION: To approve the First Amendment to Conservation Easement for Johnson Property (Petition Z/COZ2000-064)

G. TDR CONTRACT, ESCROW AGREEMENT AND DEED

30. **DRC 2003-049** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Gardens of Pine Ridge, Inc., for the sale and purchase of 1 Transfer of Development Right (TDR) unit from the Palm Beach County TDR Bank at a purchase price of \$13,308.00 per unit as approved by the Palm Beach County, Zoning Division, Development Review Committee. Request: Approve an escrow agreement between Palm Beach County, Coastal Management, Inc. and Charles Wender, Esq., (escrow agent) for the sale and purchase of 1 TDR unit from the Palm Beach County TDR Bank at a purchase price of \$13,308.00 per unit, as approved by the Palm Beach County, Zoning Division, Development Review Committee. (**GARDENS OF PINE RIDGE**)

Pages 222-229

BCC District: 2

MOTION: To approve a contract for the sale and purchase of 1 development right at a purchase price of \$13,308.00 per unit for a total price of \$13,308.00.

MOTION: To approve an escrow agreement for 1 development right at a purchase price of \$13,308.00 per unit for a total price of \$13,308.00.

31. **DRC 2003-049** Execute a deed conveying 1 Development Rights units to Gardens of Pine Ridge, Inc. as authorized by Palm Beach County, Zoning Division, Development Review Committee which approved the purchase of 1 Development Right from the County=s TDR Bank at a cost of \$13,308.00 per unit and the designation of the Gardens of Pine Ridge as a TDR Receiving Area for those units. (**GARDENS OF PINE RIDGE**)

Pages 230-231

BCC District: 2

MOTION: To execute a deed conveying 1 Development Right unit to Gardens of Pine Ridge, Inc., as authorized by Palm Beach County, Zoning Division, Development Review Committee.

H. ASSIGNMENT OF TRANSFER OF DEVELOPMENT RIGHTS CONTRACT, ESCROW AND DEED

32. **DRC2002-062** – Request: To approve the assignment of Transfer of Development Rights Contract and Escrow Agreement between Coastal One Management, Inc. and Symphony Builders at Lucerne Lakes, LLC. (**PINES AT LUCERNE POINTE**)

(under separate cover)

BCC District: 2

MOTION: To approve the assignment of Transfer of Development Rights Contract and Escrow Agreement between Coastal One Management, Inc. and Symphony Builders at Lucerne Lakes, LLC.

33. **DRC 2002-062** Execute a deed conveying 2 Development Rights units to Symphony Builders at Lucerne Lakes, LLC. as authorized by Palm Beach County, Zoning Division, Development Review Committee which approved the purchase of 2 Development Rights from the County's TDR Bank at a cost of \$10,399.00 per unit and the designation of the Pines at Lucerne Point as a TDR Receiving Area for those units. (**PINES AT LUCERNE POINTE**)

Pages 232-233

BCC District: 2

MOTION: To execute a deed conveying 2 Development Rights units to Symphony Builders at Lucerne Lakes, LLC., as authorized by Palm Beach County, Zoning Division, Development Review Committee.

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. PREVIOUSLY POSTPONED ZONING PETITIONS

34. **DOA1981-163E** Title: Resolution approving a Development Order Amendment petition of 485 Properites, LLC and WRC Properties, Inc. by Gunster Yoakley, Attorneys at Law, Agent. Request: To modify/delete conditions of approval and reconfigure site plan. General Location: Approx. 1,200 feet south of Glades Rd. on the east side of Military Trail (**BOCA CENTER**).

Pages 234-262

Size: 28.52 acres ±

BCC District: 4

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request to modify/delete conditions of approval and reconfigure site plan.

35. **PDD2003-025** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Exit 93, LLC, by Kilday and Associates, Inc., Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District and to allow a convenience store with gas sales, a hotel and a fast food restaurant (requested uses). General Location: NWC of FLA Turnpike and Lake Worth Rd. (**TURNPIKE PCD**).

Pages 263-293

Size: 4.58 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the abandonment of a special exception to allow an auto service station (no repairs), and a car wash granted by Resolution R-90-63.

MOTION: To adopt a resolution approving the abandonment of a special exception to allow a hotel, and an existing public and private utility service (telephone exchange building and substation) granted by Resolution R-90-65.

MOTION: To adopt a resolution approving the request for a rezoning from the General Commercial Zoning District to the Multiple Use Planned Development District and to allow a convenience store with gas sales, a hotel and a fast food restaurant.

C. ZONING PETITIONS

36. **PDD/DOA2002-065A** Title: Resolution approving an Official Zoning Map Amendment petition of GL Homes of Florida II Corp., by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District and the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone (RTS/COZ) to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment petition of GL Homes of Florida II Corp., by Land Design South, Agent. Request: To reconfigure site plan, add land area, add units and modify/delete conditions of approval. General Location: NEC of Hagen Ranch Rd. and Woolbright Rd. (**HAGEN ASSEMBLAGE PUD**).

Pages 294-336

Size: 243.14 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 rezoning from the Agricultural Residential Zoning District and the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving the request to reconfigure the site plan, add land area, add units and modify/delete conditions of approval.

5. DIRECTOR COMMENTS

A. ZONING DIRECTOR

B. PLANNING DIRECTOR

37. TDR Annual Report

(under separate cover)

6. COMMISSIONER COMMENTS

7. ADJOURNMENT