



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING  
AMENDMENTS TO THE AGENDA  
September 29, 2009**

**AGENDA ITEM #  
PAGE #**

**APPLICATION/CHANGE**

**POSTPONEMENT**

POSTPONE THIRTY (30 Days) TO THURSDAY, OCTOBER 22, 2009

- 14. (149-195) DOA-2008-1672) Star Ranch Excavation Expansion  
(Control 1978-099)

**AMENDMENTS**

- 6. (19-62) DOA/R/TDR2009-218 Town Commons PUD  
(Control 2004-247)

Amend Planning Condition #1 to read and appear as follows:

- 1. The underlying Commercial High (CH), Commercial High Office (CH-O), and Low Residential 2 (LR-2) land uses for this entire 40 acre MLU, which includes this 15.23 acre portion of the MLU, shall be as follows:

Land Use	Acreage Min. – Max.	Intensity/Density	
		Min.	Max.
Commercial High	14.3 ac.	N/A	94,900 sq. ft.
Com. High-Office	2.7 – 3.3 ac	24,000 sq. ft.	30,000 sq. ft.
Low Residential 2	10.8 – 13.2 ac.	60 units	80 units
Open Space	5.0 ac – no max*	N/A	N/A
Lake Tracts	3.0 – 5.0 ac	N/A	N/A

\* A minimum of 4 acres must be utilized for open space. These four acres shall not be applied to the recreation and/or parks requirements or any other required dedication of land. Water retention, lakes, drainage, and canals shall not be considered usable open space.

Based on the above information, additional development may still be permitted provided the above thresholds are not exceeded. In addition, all future development must comply with the mix of other uses as specified in the proposed amendment, Town Commons MLU II (LGA 2004-00036), Ord. 2004-062. (ONGOING: PLANNING-Planning) (Previous Condition Planning 1. of Resolution R-2008-1699, Control No. 2004-247)

13. (122-148) DOA-2009-0567 Montessori Academy  
(Control 1973-216)

Amend Engineering Conditions 6 and 7 as follows

6. a. All plantings and encroachments into the 10 foot safe sight triangles shall be removed prior to October 29, 2009, except as permitted by the Streetscape Standards for landscaping within the sight triangles. (DATE: MONITORING-Eng)

7. The property owner shall install traffic calming devices ~~including, at a minimum, at least two 20 mph speed limit signs,~~ along Tall Pines Drive.

15. (196-313) ULDC AMENDMENTS First Reading

**Notes for Amendments to the Agenda:**

Double underlined language indicates new language.

Language ~~double crossed out~~ indicates language proposed to be deleted.

Underlined language indicates proposed new language.

Language ~~crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized* with reference in parenthesis.

#1	<b>Exhibit P, Part 3, Pages 304-305 (Line 46)</b>
	<b>Reason for Amendment: [Zoning]</b> Amend to correct master covenant recording requirement and affordability time frame requirements.

**2. Master Covenant**

~~Prior to final DRO approval, the applicant shall record in the public records of Palm Beach County a Covenant binding the entire project, in a form provided for by the County, which identifies each AHP unit. An extension of up to 6 additional months to record the Covenant may be requested only in order to secure government funding for the proposed development. In the event the project is not subject to final DRO approval, the applicant must submit a recorded copy of the Covenant to Building Division prior to issuance of the first building permit. The Covenant shall include, but not be limited to, restrictions requiring: that all identified AHP units shall be sold, resold, or rented only to very low or low income qualified households at an attainable housing cost for the targeted income range; that these restrictions remain in effect for 25 years from the date of the certificate of occupancy of each unit; and that in the event a unit is resold before the 25-year period conclude, a new 25-year period shall take effect on the date of resale. The Covenant shall further provide monitoring and compliance requirements including but not limited those set forth below to ensure compliance with the AHP. Every deed for sale of an AHP housing unit shall incorporate by reference the controlling Covenant.~~

**a. For Sale Units**

The Covenant shall include but not be limited to restrictions requiring: that all identified AHP units shall be sold, resold or rented only to low, moderate 1, moderate 2, or middle-income qualified households at an attainable housing cost for each of the targeted income ranges; that these restrictions remain in effect for 15 years recurring from the date of the certificate of occupancy for each unit; and that in the event a unit is resold before the 15 year period concludes, a new 15 year period shall take effect on the date of resale. The Covenant shall further provide monitoring and compliance requirements including but not limited those set forth below to ensure compliance with the AHP. Every deed for each AHP for sale housing unit shall incorporate by reference the controlling Covenant.

**b. Rental Units**

The Covenant shall include but not be limited to restrictions requiring: that all identified AHP units shall be rented only to low, moderate 1, moderate 2, or middle-income qualified households at an attainable housing cost for each of the targeted income ranges; that these restrictions remain in effect for a period of 30 years (non-recurring) from the date of occupancy of the first AHP unit; and that in the event a rental complex is resold before the 30 year period concludes, the new owner assumes the requirement for the number of remaining years; and the

number of years remaining shall be determined by the Planning Director or his designee; and shall take effect on the date of resale. The Covenant shall further provide monitoring and compliance requirements including but not limited to those set forth below to ensure compliance with the AHP. Every deed for a rental development with AHP housing units and every rental agreement for each AHP unit shall incorporate by reference the controlling Covenant.

#2	<b>Exhibit P, Part 3, Page 305 (Line 23)</b> <b>Reason for Amendment: [Zoning]</b> Amend to correct the affordability time frame requirements.
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**4.**

**Enforcement**

The County may enforce the requirements of the AHP through any cause of action available at law or equity, including but not limited to seeking specific performance, injunctive relief, rescission of any unauthorized sale or lease, and tolling of the 25 15-year term (for-sale units) or the 30-year term (rental units) of the AHP, or the term required by the funding agency/source if more restrictive.



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**TUESDAY SEPTEMBER 29, 2009**

**9:30 A.M. 6<sup>TH</sup> FLOOR**

**JANE M. THOMPSON MEMORIAL CHAMBERS**

**CALL TO ORDER**

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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**DIRECTOR COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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

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

**SEPTEMBER 29, 2009**

**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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **PDD/TDR-2008-01907** Title: an Official Zoning Map Amendment to a Planned Development District application of Anthony House, Anthony Lasala by Popper and Associates, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Transfer of Development Rights of Anthony House, Anthony Lasala by Popper and Associates, Agent. Request: to allow the Transfer of Development Rights for 89 units, approve the reduced cost of \$1.00 per unit, and designate the subject property as the receiving area.

General Location: Approximately 1000 feet north of Hypoluxo Road, on the east side of Military Trail. **(Southern Trails PUD)** (Control 2003-00501)

Pages:

Project Manager: Ora Owensby

Size: 21.80 acres ±

BCC District: 3

Staff Recommendation: Staff recommends to postpone 30 days to October 22, 2009.

Zoning Commission Recommendation: Approved 7-0

**MOTION:** To postpone 30 days to October 22, 2009.

2. **DOA/CA-2008-01358** Title: a Development Order Amendment application of BDG Delray LLC by Jon E Schmidt & Associates, Agent. Request: to add square footage, reconfigure site plan and to modify/delete conditions of approval

Title: a Class A Conditional Use of BDG Delray LLC by Jon E Schmidt & Associates, Agent. Request: to allow for the expansion of the previously approved Convenience Store with Gas Sales

General Location: Southwest corner of US 441 and Atlantic Avenue. **(Stop & Shop)** (Control 1999-00029)

Pages:

Project Manager: Wendy Hernandez

Size: 5.10 acres ±

BCC District: 5

Staff Recommendation: Staff recommends to postpone 30 days to October 22, 2009.

Zoning Commission Recommendation: Approved 7-0

**MOTION:** To postpone 30 days to October 22, 2009.

3. **ZV/DOA-2008-01900** Title: a Type II Zoning Variance application of KRG Atlantic Delray Beach LLC by Urban Design Kilday Studios, Agent. Request: to eliminate the percentage of transparency for the building design of Building I (Theater and Bowling Alley).

Title: a Development Order Amendment of KRG Atlantic Delray Beach LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan, reduce the number of dwelling units and commercial square footage, restart the commencement clock, and modify and delete Conditions of Approval (Building and Site Design, Planning)

General Location: Northwest corner of West Atlantic Avenue and future Lyons Road. (**Delray Marketplace**) (Control 2004-00616)

Pages:

Project Manager: Carol Glasser

Size: 88.33 acres ±

BCC District: 5

(affected area 32.82 acres ±)

Staff Recommendation: Staff recommends to postpone 30 days to October 22, 2009.

Zoning Commission Recommendation: Approved 6-0

**MOTION:** To postpone 30 days to October 22, 2009.

4. **ABN/DOA/EAC-2008-01892** Title: a Development Order Abandonment application of Rick and Andrea Fulcher by Land Design South Inc., Agent. Request: to abandon the daycare, general granted under Resolution R-2005-0379

Title: a Development Order Amendment of Rick and Andrea Fulcher by Land Design South Inc., Agent. Request: to amend Preliminary Master Plan

General Location: Approximately .5 miles east of the intersection of Okeechobee Blvd. and Jog Road (**Vista Center Parcel 23 - Subparcel 5**) (Control 1984-00130)

Pages: 1 - 1

Project Manager: Douglas Robinson

Size: 1.14 acres ±

BCC District: 2

Staff Recommendation: Staff recommends to postpone 30 days to October 22, 2009.

**MOTION:** To postpone 30 days to October 22, 2009.

## B. REMANDS

## C. WITHDRAWALS

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. DISCLOSURES FOR THE CONSENT ITEMS**

**C. STATUS REPORTS - NEW**

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**E. ZONING APPLICATIONS - NEW**

- 5. **Z-2008-01886** Title: an Official Zoning Map Amendment application of Charlie Lowe by Smiley & Associates Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Approximately 1000 feet north of Southern Boulevard on the east side of Pike Road. ( **340 Pike Road**) (Control 2008-00249)

Pages: 2 - 18

Conditions of Approval (13 - 14)

Project Manager: Andrea Harper

Size: 1.09 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.



6. **DOA/TDR-2009-00218** Title: a Development Order Amendment application of Town Commons Acquisition Llc by CMS Engineering LLC, Agent. Request: to modify the Master Plan, change unit types, add units, reconfigure the site plan, and modify 3 Conditions of Approval (Engineering and Planned Unit Development)  
Title: a Transfer of Development Rights of Town Commons Acquisition Llc by CMS Engineering LLC, Agent. Request: to allow a requested use for the transfer of development rights for 28 units, designate this site as a receiving area, and to reduce the Transfer of Development Rights price to \$1.00 per unit.  
General Location: Northeast corner of Lyons Road and Hypoluxo Road (**Town Commons PUD**) (Control 2004-00247)

Pages: 19 - 62

Conditions of Approval (47 - 58)

Project Manager: Carrie Rechenmacher

Size: 20.84 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests, subject to 44 Conditions of Approval as indicated in Exhibit C-1 and 6 TDR Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approval: 7,0

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Master Plan, change unit types, add units, reconfigure the site plan and modify 3 Conditions of Approval (Engineering and Planned Unit Development) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving the Transfer of Development Rights to allow the approval of a requested use to allow the transfer of development rights for 28 units, to reduce the Transfer of Development Rights price to \$1.00 per unit and designate this site as a receiving area subject to the Conditions of Approval as indicated in Exhibit C-2.

7. **DOA/EAC-2009-02670** Title: a Development Order Amendment application of 20004 Delaware Inc, GPRA Thoroughbred Training Center Inc by Land Design South Inc., Agent. Request: to modify a Condition of Approval (Planning)  
General Location: Approximately 1 mile north of Boynton Beach Boulevard on the east side of Lyons Road (**Palm Meadows AGR PUD**) (Control 2006-00099)

Pages: 63 - 104

Conditions of Approval (78 - 85)

Project Manager: Autumn Sorrow

Size: 461.88 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Development Order Amendment request subject to 29 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Development Order Amendment to amend a Condition of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C.

**F. CORRECTIVE RESOLUTIONS**

- 8. **Corrective Resolution:** To correct the Title of Exhibit C and to correct the sixth WHEREAS Clause (findings of fact) for Resolution No. R-2009-1224. (Control 2004-202) (Mid County Center)

Pages: 105 - 106

**MOTION:** To adopt a resolution to correct the Title of Exhibit C and to correct the sixth WHEREAS Clause (findings of fact) for Resolution No. R-2009-1224.

**G. TDR CONTRACT AMENDMENTS**

**H. TDR CONTRACT, ESCROW AGREEMENT AND DEED**

**I. ABANDONMENTS**

- 9. **ABN-2009-03287** Title: a Development Order Abandonment application of Community Land Trust Palm Beach County by Community Land Trust of Pbc, Agent. Request: to abandon the Special Exception for a place of worship granted under Resolution No. R-76-0478.

General Location: Approximately 900 feet south of Melaleuca Lane on the east side of Davis Road (**First Church of Religious Science**) (Control 1976-00055)

Pages: 107 - 109

Project Manager: Donna Adelsperger

Size: 1.50 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request to abandon the prior Special Exception to allow a place of worship.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for a place of worship granted via Resolution R-76-0478.

10. **ABN-2009-03291** Title: a Development Order Abandonment application of Paul Tremblay by CPH Engineers Inc., Agent. Request: to abandon the Special Exception for a self-service gasoline station approved under Resolution No. R-1976-1181

General Location: Northwest corner of Military Trail and Okeechobee Boulevard **(CVS store No. CS 49771)** (Control 1976-00138)

Pages: 110 - 112

Project Manager: Donna Adelsperger

Size: 4.20 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request to abandon the prior Special Exception to allow a self service station.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for a self-service gasoline station approved via Resolution R-1976-1181.

**END OF CONSENT AGENDA**

## REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

## C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

## D. PREVIOUSLY POSTPONED STATUS REPORTS

## E. STATUS REPORTS - NEW

11. **SR-1999-00090-4** Status Report for Resolutions R-2000-0571 and R-2000-0572 (Control #1999-090) Property Owner: E & H SELF STORAGE General Location: 600 feet south of Okeechobee Blvd, east side of Congress Avenue Current Zoning: CG with a Class A Conditional Use to allow a self-service storage facility. **(E & H Self Storage)**

Pages: 113 - 117

Size: 1.46 acres ±

BCC District: 2

DISCLOSURE

**MOTION:** To approve a three-year time extension, from April 27, 2009 to April 27, 2012 to commence development.

12. **SR-1995-00108-6** Status Report for Resolution R-1996-0541(Control #1995-108). Property Owner: K Beverages & Food, Inc. General Location: 200 feet east of Loxahatchee Drive, north side of Westgate Avenue Current Zoning: CG with a Class A Conditional Use to allow a Wholesale Building Supply. **(Palm Beach Plumbing)**

Pages: 118 - 121

Size: 0.85 acres ±

BCC District: 2

DISCLOSURE

**MOTION:** To approve a three-year time extension, from April 25, 2009 to April 25, 2012 to commence development.

## F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

## G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

**H. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

13. **DOA-2009-00567** Title: a Development Order Amendment application of Palm Beach Baptist Church Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan, add square footage, amend the number of students, and modify a condition of approval (Use Limitation).

General Location: West side of Military Trail approximately 1,000 feet south of Lantana Road. (**Montessori Academy**) (Control 1973-00216)

Pages: 122 - 148

Conditions of Approval (138 - 144)

Project Manager: Carrie Rechenmacher

Size: 13.58 acres  $\pm$

BCC District: 3

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject to 46 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7,0 as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, add square footage, amend the number of students, and modify a Condition of Approval (Use Limitation) subject to the Conditions of Approval as indicated in Exhibit C.

14. **DOA-2008-01672** Title: a Development Order Amendment application of Star Ranches Enterprises Inc by Mock Roos & Associates Inc, Agent. Request: to add land area and reconfigure the site plan.

General Location: Located on the West side of US Highway 27, approximately 18 miles South of State Road 80. (**Star Ranch Excavation Expansion**) (Control 1978-00099)

Pages: 149 - 195

Conditions of Approval (167 - 171)

Project Manager: Joyce Lawrence

Size: 1,055.60 acres  $\pm$

BCC District: 6

(affected area 592.00 acres  $\pm$ )

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject to 33 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 6-1, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to allow an expansion of a Type III B Excavation, subject to the Conditions of Approval as indicated in Exhibit C.

**I. ZONING APPLICATIONS - NEW**

**J. ULDC AMENDMENTS**

15. **First Reading** and Request to Advertise for Adoption Hearing: Unified Land Development Code (ULDC) Amendment Round 2009-01

Staff recommends a motion to approve on First Reading and Advertise for Adoption on October 22, 2009 at 9:30 a.m.

Pages: 196 - 313

**MOTION:** To approve on First Reading and advertise for Adoption on October 22, 2009 at 9:30 a.m. : AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 □ GENERAL PROVISIONS; CHAPTER C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER G, EMINENT DOMAIN, CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2 □ DEVELOPMENT REVIEW PROCESS; CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCEDURES; CHAPTER C, FUTURE LAND USE PLAN AMENDMENTS; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, MONITORING; CHAPTER F, CONCURRENCY (ADEQUATE PUBLIC FACILITIES STANDARDS); ARTICLE 3 □ OVERLAYS AND ZONING DISTRICTS; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS; ARTICLE 4 □ USE REGULATIONS; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER C, COMMERCIAL COMMUNICATION TOWER; ARTICLE 5, SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER F, LEGAL DOCUMENTS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6 □ PARKING; CHAPTER A, PARKING; ARTICLE 7 □ LANDSCAPING; CHAPTER A, GENERAL; CHAPTER B, TYPES OF PLANS; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER E, INSTALLATION, MAINTENANCE, PRUNING AND IRRIGATION; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; CHAPTER H, ENFORCEMENT; ARTICLE 8 □ SIGNAGE; CHAPTER E, PROCEDURES FOR SIGNAGE; CHAPTER F, GENERAL PROVISIONS FOR SIGNAGE TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; ARTICLE 12 □ TRAFFIC PERFORMANCE STANDARDS; CHAPTER B, STANDARD; CHAPTER C, TRAFFIC IMPACT STUDIES; CHAPTER D, PROCEDURE; CHAPTER K, TRANSPORTATION CONCURRENCY EXCEPTION AREAS; CHAPTER L, TRANSPORTATION CONCURRENCY EXEMPTION FOR PROJECTS THAT PROMOTE PUBLIC TRANSPORTATION; CHAPTER M, FIVE YEAR ROAD PROGRAM ARTICLE 14 □ ENVIRONMENTAL STANDARDS; CHAPTER A, SEA TURTLE PROTECTION AND SAND PRESERVATION; CHAPTER C, VEGETATION PRESERVATION AND PROTECTION; CHAPTER D, PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE; ARTICLE 17 □ DECISION MAKING BODIES; CHAPTER A, BOARD OF COUNTY COMMISSIONERS; CHAPTER B, GENERAL PROVISIONS; CHAPTER C, APPOINTED BODIES; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS****L. OTHER ITEMS**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. EXECUTIVE DIRECTOR**

**B. COUNTY ATTORNEY**

**C. PLANNING DIRECTOR**

**D. ZONING DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**