



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
MAY 22, 2014**

**AGENDA ITEM #  
(PAGE #)**

**APPLICATION/CHANGE**

**REORDER AGENDA TIME CERTAIN 9:30 AM**

- 12. (319-320) Memorandum to the Board of County Commissioner from the Zoning Commission regarding Architectural Elevations.

**POSTPONEMENTS/REMANDS/WITHDRAWALS**

**CONSENT AGENDA**

**MOVE TO E. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 3. (3-31) DOA-2013-01342 West Boca Square  
(Control 1980-00114)

**AMEND ENGINEERING Condition E.5 of Exhibit C to read as follows:**

- 5. Previous Condition E.5 of Resolution R-1994-1089, Control No. 1980-00114, which currently states:

The Property Owner shall...

Is hereby amended to read:

The Property Owner shall construct on State Road 7 at the projects:

- a. north entrance: a right turn lane, north approach [Note: COMPLETED]
- b. two middle entrances: right turn lanes north approach and left turn lanes south approach [Note: COMPLETED]
- c. south entrance: a right turn lane north approach;

All work is subject to permitting by the Florida Department of Transportation. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDG PERMIT/CO: MONITORING-Engineering)

**F. ZONING APPLICATIONS - NEW**

- 4. (32-61) ABN/DOA-2014-00082 JCC Meyer Academy and Oxbridge Academy  
(Control 1985-00171)

**DELETE SIGN Condition 2 of Exhibit C [Reason: Proposal to be compliant with Code]**

**ADD SIGN Condition 3 of Exhibit C to read as follows:**

- 3. Prior to final plan approval by the DRO, the applicant shall revise the Regulating Plan to provide a Master Sign Plan details compliant with Article 8 of the ULDC. (DRO: ZONING-Zoning)

## REGULAR AGENDA

### J. ZONING APPLICATIONS - NEW

8. (77-137) ZV/PDD/DOA-2014-00089 Hyder AGR-PUD

#### AMEND ENGINEERING Condition 6 of Exhibit C to read as follows:

6. The Property Owner shall fund... [~~Note: COMPLETED~~]

9. (138-180) ABN/PDD/DOA-2013-03126 Andalucia PUD  
(Control 2008-00129)

#### AMEND ENGINEERING Condition 7 of Exhibit C to read as follows:

7. The Property Owner shall construct:...

iv. Polo Club Road, also known as 47th Place South, from Lyons Road to east of the easternmost project driveway ~~the eastern project boundary~~ to be consistent with Palm Beach County standards for an 80 foot right of way collector street and including appropriate turnaround area and drainage for the ultimate roadway section, as required by the County Engineer. This construction should be concurrent with the paving and drainage improvements for the ~~northern portion of the~~ PUD. Any and all costs associated with the construction shall be paid by the Property Owner...

11. (203-240) PDD/R-2013-00771 Southern Light Industrial Park  
(Control 2001-00064)

#### AMEND ENGINEERING Condition 7 of Exhibit C to read as follows:

7. The Property Owner shall improve Drexel Road to local street standards from Flatrock Road south to the property limits concurrent with the onsite improvements, or the Property Owner can reconfigure the proposed lake and provide access to the preserve area from Southern Boulevard, both as approved by the County Engineer. Whichever option is chosen, access shall be provided prior to issuance of the first Certificate of Occupancy.

~~a. Prior to the issuance of the first building permit, permits required for the roadway construction shall be obtained.~~

~~b. Prior to the issuance of the first certificate of occupancy, the construction of the roadway shall be complete.~~

12. (241-274) ZV/SV/PDD-2013-02920 Reynolds Ranch PUD  
(Control 1974-00175)

#### DELETE PLANNED DEVELOPMENT Condition 3 of Exhibit C-3:

13. (275-318) W//PDD-2013-02605 Cypress Royale PUD  
(Control 1979-00082)

#### ADD ENGINEERING CONDITION 5 of Exhibit C to read as follows:

5. Prior to recordation of the plat, the property owner shall abandon the public's interest in that 30-foot right of way along the north side of the property. (PLAT: ENGINEERING – Eng)

**M. OTHER ITEMS**

**ADD ITEM FOR DISCUSSION**

**15. Convention Center Hotel**

**Motion/Title:** Staff recommends motion to: **A) approve** the form of the attached Landlord Estoppel Agreement; and **B) delegate** authority to the County Administrator or his designee to execute the Agreement contingent upon Commencement of Preliminary Construction and execution by non-County parties to Estoppel.

**Summary:** The County Estoppel Agreement certifies the existence of the various documents relating to the hotel project and states such documents are in full force and effect and there are no defaults under such documents. In addition, the Agreement certifies certain conditions precedent have been met such as the County bonds have been sold and the County's contribution to the project (\$27,000,000) has been placed in escrow with the Palm Beach County Clerk & Comptroller. The Agreement certifies that commencement of construction has occurred and, as a result, the Agreement will not be executed by the County until that event has, in fact, occurred. The Agreement delegates authority to the County Administrator or his designee to execute future estoppel letters granting similar assurances relating to the hotel project.

The Agreement clarifies and expands some provisions of the project documents, including provisions regarding entering a new room block agreement with the lenders in the event of a developer default and termination of that agreement, provisions whereby the County agrees not to modify or amend the Hotel Lease in a manner that materially impairs a lenders' security, and granting the Mezzanine Lender notice, consent, and cure rights similar to those given to Senior Lender/Recognized Mortgagees in the Hotel Lease.

Finally, in the event the developer defaults and the lenders are required to take action to cure the default and complete the project, the Agreement provides that the cure period will be extended from 90 days to 120 days. Countywide (JM/HF)

**Background and Policy Issues:** On October 30, 2012, the Board of County Commissioners (BCC) approved agreements to facilitate the construction and operation of the Convention Center Hotel and Garage. On June 4, 2013, the BCC approved an Amendment to the Developer Agreement (R2013-0707) and an Amendment to the Hotel Lease (R2013-0706).



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY MAY 22, 2014**

**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**

**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**

**MAY 22, 2014**

**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. **ZV/DOA/R-2013-02595** Title: a Type II Variance application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a business activity until 2:00 a.m. within 300 feet of a residential unit; a reduction in the landscape buffer width and plant materials; and, elimination of the required wall.

Title: a Development Order Amendment of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to modify the Site Plan; and, to add a Requested Use.

Title: a Requested Use of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge within 300 feet of a Residential District.

General Location: Approximately 0.5 miles west of Military Trail on the south side of SW 18th Street. (**Shoppes at Village Pointe**) (Control 1984-00152)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 7.00 acres ±

BCC District: 4

Staff Recommendation: Staff recommends postponement to Thursday June 26, 2014.

**MOTION:** To postpone to Thursday, June 26, 2014.

- 2. **DOA-2013-02926** Title: a Development Order Amendment application of J L Property Owners Assn Inc by Land Design South Inc., Agent. Request: to modify the Master Plan; re-designate a land use from Private Buffer to Civic; delete an access point; and, modify Conditions of Approval (Engineering).

General Location: Southeast corner of Alternate AIA and Indiantown Road. (**Jonathan's Landing PUD**) (Control 1974-00195)

Pages: 2 - 2

Project Manager: Roger Ramdeen

Size: 631.05 acres ±

BCC District: 1

(affected area 2.58 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday June 26, 2014.

**MOTION:** To postpone to Thursday June 26, 2014.

**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. PREVIOUSLY POSTPONED STATUS REPORT**

- 3. **DOA-2013-01342** Title: a Development Order Amendment application of Buckeye Real Estate Investments LLC by Creech Engineers Inc., Agent. Request: to modify the Site Plan, add an access point, and modify Conditions of Approval (Signage, Access).

General Location: Northwest corner of SR7/US441 and Palmetto Park Road. **(West Boca Square)** (Control 1980-00114)

Pages: 3 - 31

Conditions of Approval (8 - 17)

Project Manager: Carrie Rechenmacher

Size: 33.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 56 Conditions of approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Site Plan, add an access point, and modify Conditions of Approval (Signage, Access) subject to Conditions of Approval as indicated in Exhibit C.

**D. STATUS REPORTS - NEW**

**E. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**F. ZONING APPLICATIONS - NEW**

4. **ABN/DOA-2014-00082** Title: a Development Order Abandonment application of Oxbridge Academy Foundation Inc by Urban Design Kilday Studios, Agent. Request: to abandon the Class A Conditional Use to allow a Private School granted under Resolution R-1995-0120.

Title: a Development Order Amendment of Oxbridge Academy Foundation Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan to combine Pods 1 and 2; to modify the site plan; to modify Conditions of Approval (Landscape and Use Limitations) and to increase the number of students (High School).

General Location: Northwest corner of Military Trail and Community Drive. **(JCC Meyer Academy and Oxbridge Academy)** (Control 1985-00171)

Pages: 32 - 61

Conditions of Approval (39 - 49)

Project Manager: Carrie Rechenmacher

Size: 80.32 acres ±

BCC District: 7

(affected area 36.74 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 64 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Class A Conditional Use to allow a Private School granted under Resolution R-1995-0120.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan to combine Pods 1 and 2; to modify the site plan; to modify Conditions of Approval (Landscape and Use limitations) and to increase the number of students (High School) subject to Conditions of Approval as indicated in Exhibit C.

**G. CORRECTIVE RESOLUTIONS**

5. **CRB-2014-00755** Title: a Corrective Resolution application of Garrison West Palm Retail LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to correct errors within Resolution R-2013-1761 which inadvertently left out Conditions of Approval previously described in Exhibit C of application DOA/R-2013-01330.

General Location: Northeast corner of Southern Boulevard and Sansbury's Way. **(Shoppes at Southern Palms)** (Control 2007-00018)

Pages: 62 - 71

Conditions of Approval (64 - 71)

Project Manager: Donna Adelsperger

Size: 24.14 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution to correct errors within Resolution R-2013-1761 which inadvertently left out Conditions of Approval previously described in Exhibit C of application DOA/R-2013-01330.



6. **CRB-2014-00831** Title: a Corrective Resolution application of Putten Vander by Urban Design Kilday Studios, Agent. Request: to correct errors within Resolution R-2014-0210 to delete two Landscape Conditions previously described in Exhibit C of application ZV/ABN/DOA-2013-2593.

General Location: Approximately one mile west of Jupiter Farms Road on the north side of Indiantown Road (**Jupiter/Palm Beach Motorcoach Resort**) (Control 2006-00185)

Pages: 72 - 73

Project Manager: Donna Adelsperger

Size: 17.91 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a Resolution to correct errors within Resolution R-2014-0210 to delete two Landscape Conditions previously described in Exhibit C of application ZV/ABN/ DOA-2013-2593.

**H. ABANDONMENTS**

7. **ABN-2013-03116** Title: a Development Order Abandonment application of Taric Commercial Properties LLC by Frogner Consulting LLC, Agent. Request: to abandon a Special Exception to allow a Community Shopping Center including a Financial Institution and a Water/Sewer Treatment Plant granted under Resolution R-1989-0336.

General Location: Located on the east side of Military Trail, 3/4 of a mile south of Hypoluxo Road. (**Trails End Plaza**) (Control 1974-00018)

Pages: 74 - 76

Project Manager: Donna Adelsperger

Size: 4.41 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception to abandon a Special Exception to allow a Community Shopping Center including a Financial Institution and a Water/Sewer Treatment Plant granted under Resolution R-1989-0336.

**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**
  
- F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**
  
- G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**
  
- H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**
  
- I. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**J. ZONING APPLICATIONS - NEW**

8. **ZV/PDD/DOA-2014-00089** Title: an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates VII, LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment of Boynton Beach Associates XXIV, LLLP, Boca Raton Associates VII, LLLP by G.L. Homes, Agent. Request: to reconfigure the Master Plan to add land area (Development and Preserve Area); reconfigure the Civic Pod; add units; modify Conditions of Approval (Engineering, Planning, Property and Real Estate Management); and, to extend the build out date.

General Location: North of the L-39 canal; South of L-36 Canal; East side of State Road 7; and, West of Lyons Road. (**Hyder AGR-PUD**) (Control 2005-00455)

Pages: 77 - 137

Conditions of Approval (86 - 98)

Project Manager: Joyce Lawrence

Size: 1,836.80 acres ±

BCC District: 5

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the requests subject to subject to 45 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to the Planned Development District to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan to add land area (Development and Preserve Area); reconfigure the Civic Pod; add units; modify Conditions of Approval (Engineering, Planning, Property and Real Estate Management); and, to extend the build out date subject to the Conditions of Approval as indicated in Exhibit C-2.

9. **ABN/PDD/DOA-2013-03126** Title: a Development Order Abandonment application of Standard Pacific of South Florida, GP by Urban Design Kilday Studios, Agent. Request: to abandon resolutions R-2009-374 and R-2009-375 for a Requested Use to allow the Transfer of Development Rights (TDR) for 115 TDR units and designate the site as a receiving area; and, R-2011-1113 to reduce the number of TDR units to 24.

Title: an Official Zoning Map Amendment to a Planned Development District of Standard Pacific of South Florida, GP by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Standard Pacific of South Florida, GP by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add land area; delete units; redesignate housing types; add an access point; modify and delete Conditions of Approval (Landscape, Parks, Planning, School Board); and, restart the commencement of development.

General Location: Approximately 0.6 miles south of Lake Worth Road on the east side of Lyons Road. (**Andalucia PUD**) (Control 2008-00129)

Pages: 138 - 180

Conditions of Approval (147 - 159)

Project Manager: Carol Glasser

Size: 67.76 acres ±

BCC District: 6

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 41 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon resolutions R-2009-374 and R-2009-375 for a Requested Use to allow the Transfer of Development Rights (TDR) for 115 TDR units and designate the site as a receiving area; and, R-2011-1113 to reduce the number of TDR units to 24.

**MOTION:** To adopt a resolution approving an Official Zoning Map amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add land area; delete units; redesignate housing types; add an access point; modify and delete Conditions of Approval (Landscape, Parks, Planning, School Board); and, restart the commencement of development subject to the Conditions of Approval as indicated in Exhibit C.

10. **DOA-2013-03128** Title: a Development Order Amendment application of Cottages Of The Palm Beaches LLC by Urban Design Kilday Studios, Agent. Request: to modify the Site Plan and add square footage.

General Location: Northeast corner of Lake Worth Road and The Florida's Turnpike. **(Lake Worth Road CLF)** (Control 1981-00013)

Pages: 181 - 202

Conditions of Approval (186 - 190)

Project Manager: Carrie Rechenmacher

Size: 6.02 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 21 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved 8-0.

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Site Plan; and, add square footage subject to Conditions of Approval as indicated in Exhibit C.

11. **PDD/R-2013-00771** Title: an Official Zoning Map to a Planned Development District application of Southern Investments Partnership, LP by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Institutional and Public Facilities (IPF) and the Public Ownership (PO) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Requested Use of Southern Investments Partnership, LP by Cotleur & Hearing Inc., Agent. Request: to allow Manufacturing and Processing.

General Location: North side of Southern Boulevard approximately 0.4 miles east of Jog Road. (**Southern Light Industrial Park**) (Control 2001-00064)

Pages: 203 - 240

Conditions of Approval (211 - 216)

Project Manager: Carol Glasser

Size: 68.80 acres ±

BCC District: 2

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 24 Conditions of Approval as indicated in Exhibit C-1 and 5 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution approving an Official Zoning Map amendment to allow a rezoning from the Institutional and Public Facilities (IPF) and the Public Ownership (PO) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To approve the termination and release of the Conservation Easement recorded in OR BK 14828 PG 1210 subject to review and approval by the County Attorney.

**MOTION:** To adopt a resolution approving a Requested Use to allow Manufacturing and Processing subject to the Conditions of Approval as indicated in Exhibit C-2.

12. **ZV/SV/PDD-2013-02920** Title: an Official Zoning Map Amendment to a Planned Development District application of K Hovnanian Jupiter LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District, Community Commercial Zoning District (CC) and Commercial Recreation Zoning District (CRE) to the Rural Residential Planned Unit Development (RR-PUD) Zoning District.

General Location: Approximately 1.76 miles south of Indiantown Road on the west side of Jupiter Farms Road. **(Reynolds Ranch PUD)** (Control 1974-00175)

Pages: 241 - 274

Conditions of Approval (249 - 255)

Project Manager: Roger Ramdeen

Size: 150.15 acres ±

BCC District: 1

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment subject to the 23 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved 8-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agricultural Residential (AR) Zoning District, Community Commercial Zoning District (CC) and Commercial Recreation Zoning District (CRE) to the Rural Residential Planned Unit Development (RR-PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-3.

- 13. **W/PDD-2013-02605** Title: a Type II Waiver application of Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads, Planet Kids VI Inc by Land Design South Inc., Agent. Request: to allow more than 40 percent of the streets to end in a cul-de-sac or dead end.

Title: an Official Zoning Map Amendment to a Planned Development District of Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads, Planet Kids VI Inc by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District.

General Location: Approximately 650 feet north of Lake Worth Road on the west side of Lyons Road. **(Cypress Royale PUD)** (Control 1979-00082)

Pages: 275 - 318

Conditions of Approval (281 - 284)

Project Manager: Roger Ramdeen

Size: 28.67 acres ±

BCC District: 6

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subjects to 5 Conditions of Approval as indicated in Exhibit C-1 and 21 Conditions of Approval in Exhibit C-2.

Zoning Commission Recommendation: Approved 8-0

**MOTION:** To adopt a resolution for a Type II Waiver to allow more than 40 percent of the streets to end in a cul-de-sac or dead end subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution to allow a rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**K. ULDC AMENDMENTS**

**L. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**M. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**



**B. ZONING DIRECTOR**

14. [Memorandum to the Board of County Commission from the Zoning Commission regarding Architectural Elevations.](#)

Pages: 319 - 320

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**