

Board of County Commissioners

Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson
Karen Marcus
Jeff Koons
Warren H. Newell
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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

JUNE 15, 2005

AGENDA ITEM #
PAGE #

PETITION/CHANGE

ADD ON UNDER PLANNING DIRECTOR COMMENTS

- 26. Redevelopment Drainage Presentation
- 27. Okeechobee Boulevard CRALLS Modification

AMENDMENTS TO THE AGENDA

12.
Pages 78-99

DOA2005-144 - 4 POINTS MARKET

Modify Engineering Condition E.5 to read as follows:

E.5. The property owner shall convey to Palm Beach County Land Development Division a 40-foot corner clip by warranty deed at the intersection of Boynton Beach Boulevard and SR 7 prior to the issuance of a Building Permit. Right of way conveyance shall be free of all encumbrances and encroachments. The property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Grantor (property owner) also agrees to provide Palm Beach County an environmental report on the property being conveyed subject to the approval of County Engineer, demonstrating that this property meets all appropriate and applicable environmental agency requirements. In the event the report makes a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the Grantee (Palm Beach County) harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up prior to dedication. (BLDG PERMIT: MONITORING-Eng)

Request for Permission to Advertise ULDC Amendments

Amend motion to read as follows:

Staff recommends a motion to approve on preliminary reading and advertise for 1st Reading on June 15, 2005 first public hearing on July 28, 2005 at 9:30 a.m.: ...

Modify Exhibit J, Part 2, ULDC, Table 3.F.1.H-32, Traditional Development Permitted Use Schedule (page 54 of 125), is hereby amended as follows:

Reason for amendment: To amend table heading to be consistent with PDD Use Matrix and add Commercial Stable as a permitted use in the AGR TMD Preserve Area, as permitted by the Plan.

Table 3.F.1.H-32 - ~~TDD Traditional Development Permitted Use~~ Schedule Matrix

District	TND						TMD				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/ Rural	AGR		
Land Use Zone Pods	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	NC	Open Space/ Rec			Dev.	Preserve	
Residential Uses											
...											
Agricultural Uses											
...											
<u>Stable, Commercial</u>										<u>P</u>	<u>125</u>
...											

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

JUNE 15, 2005

**WEDNESDAY
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 (Pages 1-3)**

- 3. CONSENT AGENDA (Pages 4-8)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Pages 9-11)**

- 5. DIRECTOR COMMENTS (Pages 10-11)**

- 6. COMMISSIONER COMMENTS (Page 11)**

- 7. ADJOURNMENT (Page 11)**

Web address: www.pbcgov.com/pzb/

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

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

JUNE 15, 2005

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

A. POSTPONEMENTS

- 1. **PDD/R/TDR/W2004-227** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Polo Realty, Inc., by Land Design South, Inc., Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District and the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use petition of Polo Realty, Inc., by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 235 units and to designate this petition as the receiving area. Title: Waiver. Request: Deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of Old Clint Moore Road and Jog Road (**ROYAL PALM POLO PUD**). (Control 2004-203)

N/A

Size: 122.88 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to July 28, 2005 (Postponed by the Zoning Commission).

- 2. **DOA1986-064B** Title: Resolution approving a Development Order Amendment petition of Holy Spirit Lutheran Church Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 0.6 mile south of Donald Ross Road on the west side of Ellison Wilson Road (**HOLY SPIRIT LUTHERAN CHURCH**). (Control 1986-064)

N/A

Size: 5.25 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to July 28, 2005 (Postponed by the Zoning Commission).

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

N/A

Size: 18.26 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to July 28, 2005 (Postponed by the Zoning Commission).

4. **PDD2004-658** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Waiver. Request: Deviation from cul-de-sac and dead-end restrictions. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA PUD**). (Control 2004-456)

N/A

Size: 93.67 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to July 28, 2005 (Postponed by the Zoning Commission).

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

N/A

Size: 17.99 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to July 28, 2005 (Postponed by the Zoning Commission).

6. **SR1984-159B** Status Report for Resolutions R-2002-0505 and R-2002-0506 (Petition 1984-159B), the petition of Chris Doyle. Property owner: Christopher S. Doyle Tr. and Water Club Association, LTD. General Location: Southwest corner of Ellison Wilson Road and PGA Boulevard. Zoning District: Multiple Use Planned Development (**HATTIE'S LANDING**).

Pages 1-6

Size: 3.97 acres±

BCC District: 1

MOTION: To postpone thirty (30) days to July 28, 2005 (Owner requested).

7. **SR 2001-017** Status Report for Resolutions R-2002-0509 and R-2002-0510 (Petition 2001-017), the petition of BP Amoco. Property owner: BP Products of North America, Inc. General Location: Southwest corner of Boutwell Avenue and 10th Avenue North. Zoning District: General Commercial with a Class A Conditional Use to allow a convenience store with gas sales (**BP AMOCO**).

Pages 7-12

Size: 1.14 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to July 28, 2005 (Staff requested).

8. **CR2000-011A/E1** Status Report for Resolution R-2002-1482 (Petition 2000-011A), the petition of Marjorie and Paul Meloche. Property owner: Marjorie A. Meloche Trust; Paul J. Meloche Trust; Randy Meloche Trust; and Randy Meloche and K. Edelman, Trustees. General Location: Approximately 600 feet west of Haverhill Road on the north side of Lantana Road. Zoning District: Multiple Use Planned Development (**ABLE'S STORAGE CENTER**).

Pages 13-18

Size: 8.28 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to July 28, 2005 (Staff requested).

– END OF POSTPONEMENTS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

9. [DOA2004-442](#) Title: Resolution approving a Development Order Amendment petition of Acts II Assembly of God, Inc., by Land Research Management, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 1,200 feet west of Folsom Road on the south side of Okeechobee Boulevard (**ACTS II ASSEMBLY OF GOD**). (Control 1984-186)

Pages 19-36

Size: 5.0 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship.

10. [DOA/R2004-293](#) Title: Resolution approving a Development Order Amendment petition of Chimu, Inc., by DLCA, Agent. Request: To reconfigure the site plan and modify/delete conditions of approval for a Special Exception to allow a Planned Commercial Development. Title: Resolution approving a Requested Use petition of Chimu, Inc., by DLCA, Agent. Request: To allow a financial institution. General Location: Approximately 650 feet west of Military Trail on the north side of Hypoluxo Road (**CHIMU SHOPPING CENTER**). (Control 1994-013)

Pages 37-63

Size: 8.74 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and modify/delete conditions of approval for a Special Exception to allow a Planned Commercial Development.

MOTION: To adopt a resolution approving a Requested Use to allow a financial institution.

C. ZONING PETITIONS

11. [Z/COZ2004-292](#) Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Shad Arcade Inc., by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the General Commercial (CG) and the Residential High Density (RH) Zoning Districts to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ). General Location: Southeast corner of Westgate Avenue and Wabasso Drive (**WESTGATE & WABASSO COMMERCIAL**). (Control 2003-066)

Pages 64-77

Size: 1.06 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the General Commercial and the Residential High Density Zoning Districts to the General Commercial Zoning District with a Conditional Overlay Zone.

12. [DOA2005-144](#) Title: Resolution approving a Development Order Amendment petition of 4 Star Real Estate Dev., Inc., by Kilday & Associates, Inc., Agent. Request: To add land area, reconfigure the site plan, and add square footage for a Class A Conditional Use to allow a convenience store with gas sales. General Location: Northwest corner of State Road 7/US 441 and Boynton Beach Boulevard (**4 POINTS MARKET**). (Control 1997-102)

Pages 78-99

Size: 2.45 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to add land area, reconfigure the site plan, and add square footage for a Class A Conditional Use to allow a convenience store with gas sales.

CONSENT AGENDA

- 13. **Z2005-145** Title: Resolution approving an Official Zoning Map Amendment petition of Aneice Lassiter Laceco, Inc.; W.G. Lassiter, Jr.; and Richard Johnson, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 900 feet west of Congress Avenue on the south side Lantana Road (**LANTANA COMMERCIAL**). (Control 2005-062)

Pages 100-117

Size: 1.62 acres ± BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the General Commercial Zoning District with a Conditional Overlay Zone.

- 14. **DOA/EAC2005-473** Title: Resolution approving a Development Order Amendment/Expedited Application Consideration petition of Palm Beach County, by Palm Beach County Facilities Development & Operations, Agent. Request: To add two access points. General Location: Approximately 1,500 feet east of Lyons Road on the south side of Hypoluxo Road (**VILLAGES OF WINDSOR PUD**). (Control 1996-081)

Pages 118-146

Size (affected area): 34.11 acres ± BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving a Development Order Amendment/Expedited Application Consideration to add two access points.

D. STATUS REPORTS – CONSENT

- 15. **SR 1984-160.9** Status Report for Resolutions R-1985-292 and R-1985-293 (Petition 1984-160), the petition of Forest Hill Ventures. Property owner: Palm Beach Habilitation Center, Inc. General Location: Approximately 600 feet west of Haverhill Road on the south side of Summit Boulevard. Zoning District: Single Family Residential with a Special Exception to allow a Planned Unit Development (**SUMMIT PINES PUD**).

Pages 147-151

Size: 2.82 acres ± BCC District: 2

MOTION: To approve a time extension until April 27, 2006, for Resolutions R-1985-292 and R-1985-293.

CONSENT AGENDA

16. **SR 1999-090.2** Status Report for Resolutions R-2000-0571 and R-2000-0572 (Petition 1999-090), the petition of Edgar Adamson, Jr. and Hixie Stephens. Property owner: Congress Shopping Center Ltd. General Location: Approximately 600 feet south of Okeechobee Boulevard on the east side of Congress Avenue. Zoning District: General Commercial with a Class A Conditional Use to allow self-service storage (**E&H SELF STORAGE**).

Pages 152-157

Size: 1.46 acres ±

BCC District: 2

MOTION: To approve a time extension until April 27, 2007, for Resolutions R-2000-0571 and R-2000-0572.

17. **SR 2001-057A** Status report for Resolutions 2002-0621 and R-2003-0757 (Petition 2001-057A), the petition of The William Chinnick Charitable Foundation, Inc. Property owner: The William Chinnick Charitable Foundation, Inc. and Swaney Properties LLC. General Location: Northwest corner of Boynton Beach Boulevard and Acme Dairy Road. Zoning District: Agricultural Reserve with a Class A Conditional Use to allow a private school and a church or place of worship. Last Zoning Approval: Development Order Amendment to modify/delete conditions of approval and add students (**ST. JOSEPH'S HIGH SCHOOL**).

Pages 158-163

Size: 54.95 acres ±

BCC District: 5

MOTION: To adopt a resolution to revoke 1) the Class A Conditional Use which allows a private school and a church or place of worship (Resolution R-2002-0621), and 2) the Development Order Amendment which modified/deleted conditions of approval and added students (Resolution R-2003-0757).

18. **CR 2000-061A/E1** Status Report for Resolution R-2002-1470 (Petition 2000-061A), the petition of Marjorie A. Meloche Trust; Paul J. Meloche Trust; Randy Meloche Trust; and Randy Meloche and K. Edelman, Trustees. General Location: Approximately 600 feet west of Haverhill Road on the south side of Nash Road. Zoning District: Residential Transitional Urban with a Conditional Overlay Zone (**ABLE'S RESIDENCE**).

Pages 164-168

Size: 1.78 acres ±

BCC District: 3

MOTION: To approve a time extension until April 15, 2006, to comply with Condition E.1. of Resolution R-2002-1470.

E. ABANDONMENT RESOLUTION

19. **ABN2005-620** Request: To abandon the Special Exception granted by Resolution R-1976-823 to allow a car rental, auto repair and auto paint and body shop. (Control 1976-114)

Pages 169-171

BCC District: 2

MOTION: To adopt a resolution approving the abandonment of the Special Exception to allow a car rental, auto repair and auto paint and body shop granted by Resolution R-1976-823.

F. TDR CONTRACT, ESCROW AGREEMENT AND DEED

20. **CA/TDR 2003-086** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and CREG LLC, for the sale and purchase of 5 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit as approved by the Palm Beach County Board of County Commissioners on March 24, 2005 by Resolution R-2005-0608. Request: Approve an escrow agreement between Palm Beach County, CREG LLC and Katz, Barron, Squitiero, Faust, Brecker, Terzo, Friedberg & Grady (escrow agent) for the sale and purchase of 5 TDR units from the Palm Beach County TDR Bank at a purchase price of \$15,837.00 per unit, as approved by the Palm Beach County Board of County Commissioners on March 24, 2005 (**BOYNTON GOLF ESTATES**).

Pages 172-179

MOTION: To approve a contract for the sale and purchase of 5 development rights at a purchase price of \$15,837.00 per unit for a total price of \$79,185.00.

MOTION: To approve an escrow agreement for 5 development rights at a purchase price of \$15,837.00 per unit for a total price of \$79,185.00.

21. **CA/TDR 2003-086** Execute a deed conveying 5 Development Rights units to CREG LLC as authorized in Resolution R-2005-0608, which approved the purchase of 5 Development Rights from the County's TDR Bank at a cost of \$15,837.00 per unit and the designation of the Boynton Golf Estates as a TDR Receiving Area for those units (**BOYNTON GOLF ESTATES**).

Pages 180-181

MOTION: To execute a deed conveying 5 Development Rights units CREG LLC as authorized in Resolution R-2005-0608.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORT

- 22. **SR 1995-108.4** Status Report for Resolution R-96-541 (Petition 1995-108), the petition of Jade Land Company. Property owner: K Beverages & Food, Inc. General Location: Approximately 200 feet east of Loxahatchee Drive on the north side of Westgate Avenue. Zoning District: General Commercial with a Class A Conditional Use to allow Wholesale Building Supply (**PALM BEACH PLUMBING**).

Pages 182-186

Size: 1.65 acres ±

BCC District: 2

MOTION: To approve a time extension until April 25, 2007, for Resolution R-96-541.

C. PREVIOUSLY POSTPONED ZONING PETITIONS

- 23. **W2005-500** Title: Resolution approving Deviations petition of Palm Beach County, by Urban Design Studio and E. Verner Johnson & Associates, Agents. Request: To allow deviations from the requirements of the Architectural Design Standards for Unique Structures within Article 5.C of the ULDC. General Location: Northeast corner of Gun Club Road and Kirk Road (**SOUTH FLORIDA SCIENCE MUSEUM**). (Control 2005-121)

Pages 187-208

Size: 241.16 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving deviations from the requirements of the Architectural Design Standards for Unique Structures within Article 5.C of the ULDC.

24. **PDD2005-017** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Kenco-Ansca Delray Holdings LLC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Waiver. Request: Deviation from cul-de-sac and dead-end restrictions. General Location: Southeast corner of Flavor Pict Road and State Road 7/US 441 (**DELRAY HOLDINGS 282 PUD**). (Control 2005-014)

Pages 209-241

Size: 282.68 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

25. Request for Permission to Advertise ULDC Amendments

(under separate cover)

MOTION: Staff recommends a motion to approve on preliminary reading and advertise for 1st Reading on June 15, 2005 at 9:30 a.m.: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 03-067, 03-068 and 03-070, AS AMENDED, AS FOLLOWS: TO AMEND **ARTICLE 1** – GENERAL PROVISIONS; CHAPTER E – PRIOR APPROVALS; CHAPTER G – EMINENT DOMAIN; CHAPTER I – DEFINITIONS AND ACRONYMS; **ARTICLE 2** – DEVELOPMENT REVIEW PROCEDURES; CHAPTER A – GENERAL; CHAPTER B – PUBLIC HEARING PROCEDURES; CHAPTER D – ADMINISTRATIVE PROCESSES; **ARTICLE 3** – OVERLAYS AND ZONING DISTRICTS; CHAPTER A – GENERAL; CHAPTER B – OVERLAYS; CHAPTER C – STANDARD DISTRICTS; CHAPTER D – PROPERTY DEVELOPMENT REGULATIONS (PDRS); CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F – TRADITIONAL DEVELOPMENT DISTRICTS (TDDS); **ARTICLE 4**, USE REGULATIONS; CHAPTER A – USE CLASSIFICATION; CHAPTER B – SUPPLEMENTARY USE STANDARDS; CHAPTER D – EXCAVATION; **ARTICLE 5**, SUPPLEMENTARY STANDARDS; CHAPTER A – GENERAL; CHAPTER B – ACCESSORY AND TEMPORARY USES; CHAPTER C – DESIGN STANDARDS; CHAPTER D – PARKS AND RECREATION – RULES AND RECREATION STANDARDS; CHAPTER E – PERFORMANCE STANDARDS; CHAPTER G – DENSITY BONUS PROGRAMS; **ARTICLE 6**, PARKING; CHAPTER A – PARKING; CHAPTER B – LOADING STANDARDS; **ARTICLE 7**, LANDSCAPING; CHAPTER H – ENFORCEMENT; **ARTICLE 8**, SIGNAGE; CHAPTER E – PROCEDURES FOR SIGNAGE; 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.

C. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT