

LANDSCAPE – PERIMETER - LANDSCAPING ALONG THE NORTH PROPERTY LINE

- 1. In addition to Code requirements, landscaping and buffering along the western 100 feet of the north property line shall be upgraded to include:
 - a. expanded to a minimum width of 10 feet;
 - b. a six feet high concrete panel wall set back 7.5 feet from the property line;
 - c. a row of six feet high areca palms planted on the inside of the wall, at six feet on-center; and,
 - d. At time of application for a Building Permit, the Property Owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all landscape related Conditions of Approval as contained herein. (BLDGPMT/ONGOING: BUILDING DIVISION - Zoning)

AMEND Engineering Condition 4 of Exhibit C, as follows:

4. Prior to issuance of the first Certificate of Occupancy, the Property Owner shall construct a drainage system for Skees Road from the property ~~north~~ south approximately 300 feet to the existing inlet in Skees Road. The drainage system shall be designed to provide for legal positive outfall for this project as well as to accept discharge from all other properties both adjacent to the road right of way and those currently discharging to the right of way. (BLDGPMT/ONGOING: MONITORING - Engineering)

4.	(65-70)	ZV/DOA/CA 2018-00394 (1986-00090)	Polo Club Shoppes
----	---------	--	--------------------------

AMEND All Petitions Conditon 2 of Exhibit C-2, as follows:

Is hereby amended to read:

The approved Preliminary Site Plan is dated ~~July~~ June 25, 2018. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

AMEND All Petitions Conditon 1 of Exhibit C-3, as follows:

ALL PETITIONS

1. The approved Site Plan is dated ~~July~~ June 25 2018. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY SEPTEMBER 6, 2018

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

SEPTEMBER 6, 2018

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Monday, September 24, 2018 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

1. [CA-2018-00303](#) Title: a Class A Conditional Use application of Thomas McGovern by Land Research Management Inc., Agent. Request: to allow Limited Pet Boarding accessory to a Single-Family residence.

General Location: Northeast corner of 67th Street North and Coconut Boulevard. **(McGovern's K9 Solutions)** (Control 2018-00026)

Pages 1 - 16

Conditions of Approval Pages (6 - 7)

Project Manager: Lorraine Fuster

Size: 1.32 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to 9 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Class A Conditional Use to allow a Limited Pet Boarding accessory to Single-Family residence subject to the Conditions of Approval as indicated in Exhibit C.

2. [ZV/ZW-2018-00380](#) Title: an Official Zoning Map Amendment application of Jimenez Family Limited Partnership, Skees Industrial Park, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District and Single Family Residential (RS) Zoning District to the General Industrial (IG) Zoning District.

General Location: Approximately 0.15 miles north of Belvedere Road on the east side of Skees Road. **(A1 Industrial Park)** (Control 2005-00231)

Pages 17 - 35

Conditions of Approval Pages (22 - 23)

Project Manager: Lorraine Fuster

Size: 9.85 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone (COZ) and 8 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District and Single Family Residential (RS) Zoning District to General Industrial (IG) Zoning District with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C.

3. [ABN/DOA/CA-2018-00406](#) Title: a Development Order Abandonment application of Family Church 6, LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Class A Conditional Use for a Place of Worship.
Title: a Class A Conditional Use application of Family Church 6, LLC by Urban Design Kilday Studios, Agent. Request: to allow a Day Care General.
General Location: Northeast corner of Indiantown Road and 134th Way North. **(Jupiter Farms Baptist Church)** (Control 1998-00061)

Pages 36 - 51

Conditions of Approval Pages (42 - 43)

Project Manager: Diego Penalosa

Size: 10.31 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C.

MOTION: to recommend approval of a Development Order Abandonment for a Class A Conditional Use to allow a Place of Worship.

MOTION: to recommend approval of a Class A Conditional Use to allow a Day Care General subject to 15 Conditions of Approval as indicated in Exhibit C.

4. [ZV/DOA/CA-2018-00394](#) Title: a Type 2 Variance application of Jamestown 29 Investment Holdings LP by Urban Design Kilday Studios, Agent. Request: To allow an increase in height for a relocated Ground Mounted Freestanding Sign; and, to modify Incompatibility Buffers, to include: reduction of buffer width, number of trees and palms, and width of planting area adjacent to a wall; to eliminate small and medium shrubs, a wall, and shrubs required on both sides of a wall; and, to allow an increase in easement overlap.
- Title: a Development Order Amendment application of Jamestown 29 Investment Holdings LP by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan and modify the Regulating Plan; to add land area; to add uses; to add an access point, to add square footage; and, modify Conditions of Approval (All Petitions and Engineering).
- Title: a Class A Conditional Use application of Jamestown 29 Investment Holdings LP by Urban Design Kilday Studios, Agent. Request: to allow a Type 1 Restaurant with a Drive-Through.
- General Location: Southwest corner of Military Trail and Champion Blvd. **(Polo Club Shoppes)** (Control 1986-00090)

Pages 52 - 98

Conditions of Approval Pages (64 - 70)

Project Manager: Carlos Torres

Size: 14.18 acres ±

BCC District: 5

(affected area 9.14 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1, 22 Conditions of Approvals as indicated in Exhibit C-2, and 5 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type 2 Variance to allow an increase in height for a relocated Ground Mounted Freestanding Sign; and, to modify Incompatibility Buffers, to include: reduction of buffer width, number of trees and palms, and width of planting area adjacent to a wall; to eliminate small and medium shrubs, a wall, and shrubs required on both sides of a wall; and, to allow an increase in easement overlap subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan and modify the Regulating Plan; to add land area; to add uses; to add an access point, to add square footage; and, modify Conditions of Approval (All Petition and Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-Through subject to the Conditions of Approval as indicated in Exhibit C-3.

- 5. [DOA-2017-02490](#) Title: a Development Order Amendment application of SR II, LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; relocate square footage; increase building square footage; and, modify a Condition of Approval (Environmental).

General Location: East side of Pratt Whitney Road, approximately 1,000 feet north of Corporate Road North. **(Palm Beach Park of Commerce Surf Ranch Florida)** (Control 1981-00190)

Pages 99 - 133

Conditions of Approval Pages (108 - 112)

Project Manager: Lorraine Fuster

Size: 78.91 acres ±

BCC District: 1

(affected area 46.66 acres ±)

Staff Recommendation: Staff recommends approval of the request, subject to 27 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; relocate square footage; increase building square footage; and, to modify a Condition of Approval (Environmental).

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA**A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS****D. ZONING APPLICATIONS - NEW**

6. [ABN/ZV/Z/CA-2017-02003](#) Title: a Development Order Abandonment application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow the expansion of an existing Private Club, Sewage Treatment Plant and On-Site Water Treatment Facility.

Title: a Type 2 Variance application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow for an increase in easement overlap within a Compatibility Buffer; to modify a Right-of-Way (R-O-W) Buffer, to include: width reduction, to eliminate small and medium shrubs, to eliminate trees; eliminate or reduce minimum wall or fence setback, and eliminate or reduce 75 percent planting on the exterior side of a fence or wall; to allow for Drive Aisle width reduction; and, to eliminate a Divider Median within the parking area.

Title: an Official Zoning Map Amendment application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) the Zoning District.

Title: a Class A Conditional Use application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow an Assembly Membership Nonprofit.

General Location: Northeast corner of Lantana Road and Myers Road, approximately 870 feet west of Haverhill Road. **(American German Club)** (Control 1981-00148)

Pages 134 - 196

Conditions of Approval Pages (148 - 153)

Project Manager: Carlos Torres

Size: 10.27 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C-1, 1 Condition of Approval as indicated in Exhibit C-2, and 17 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow the expansion of an existing Private Club, Sewage Treatment Plant, On-Site Water Treatment Facility.

MOTION: To adopt a resolution approving a Type 2 Variance to allow for an increase in easement overlap within a Compatibility Buffer; to modify a Right-of-Way (ROW) Buffer, to include: width reduction, to eliminate small and medium shrubs, to eliminate trees; eliminate or reduce minimum wall or fence setback, and eliminate or reduce 75 percent planting on the exterior side of a fence or wall; to allow for Drive Aisle width reduction; and, to eliminate a Divider Median within the parking area subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow a Assembly Membership Nonprofit subject to the Conditions of Approval as indicated in Exhibit C-3.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

7. 2019 Zoning Commission Hearing dates.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT

This page left blank intentionally