



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
FEBRUARY 2, 2017**

**AGENDA**

<b><u>ITEM #</u></b>	<b><u>PAGE #</u></b>	<b><u>APPLICATION AND CONTROL #S</u></b>	<b><u>APPLICATION NAME</u></b>
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**CONSENT AGENDA**

**D. ZONING APPLICATIONS – NEW**

4.	(27-52)	CA-2016-01821 (1998-00091)	Compass Self Storage – Military Trail
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**DELETE ENGINEERING** Condition 1 and renumber accordingly

**REGULAR AGENDA**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

6.	(69-179)	ZV/ABN/DOA/R-2015-01924 (1992-00017)	Calvary Chapel Church of Jupiter
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**AMEND AND REPLACE SIGNS** Condition 4 of Exhibits C-2 to read as follows:

4. Previous SIGNS Condition 4 of Resolution R-2013-647, Control No.1992-00017, which currently states:

No community information sign, point of purchase sign, freestanding sign or project identification sign over forty-eight (48) inches in height shall be permitted on the northeast corner of the site. (ONGOING: BLDG PERMIT - Zoning)(Previous Condition SIGNS 4 of Resolution R-2012-603, Petition 1992-017)

**Is hereby amended to read:**

~~All community information sign internal to the development, point of purchase sign, freestanding sign or project identification sign will be limited to a max height of 48 inches in height. (ONGOING: BUILDING DIVISION – Zoning)~~

The existing entrance sign, located at the intersection of Indiantown Road and Jupiter Farms Road shall be reconstructed and shall be limited as follows:

- a. maximum: one (1);
- b. maximum of eight (8) feet in height;
- c. maximum: sixty (60) square feet;
- d. any banners used to advertise community events shall be subject to a Special Permit approval in accordance with Article 8 of the ULDC; as amended;
- e. shrubs at the base of the sign shall be planted in accordance with Article 7 of the ULDC, as amended; and,
- f. no other sign types are permissible at this intersection. (BLDG PERMIT: BUILDING – Zoning)

**AMEND AND REPLACE SIGNS** Condition 5 of Exhibits C-2 to read as follows:

5. Previous SIGNS Condition 5 of Resolution R-2013-647, Control No.1992-00017, which currently states:

Prior to site plan certification of the first phase, the petitioner shall submit a Master Sign Program for all typical point of purchase, monument, entry wall, and directional signs which specifies sign dimensions, unified color, unified graphics and conformance to all sign related conditions of approval. (DRO: ZONING - Zoning) (Previous Condition SIGNS 5 of Resolution R-2012-603, Petition 1992-017)

**Is hereby amended to read:**

~~Prior to final DRO the MSP shall be revised to include the new directional signs and a revised entrance wall at the intersection of Indian Town Road and Jupiter Farm Road and will include an area for Special Event Banners for Jupiter Farm Residence Association (DRO: ZONING - Zoning)~~

Prior to final approval by the Development Review Officer, the Master Sign Plan shall be revised to include new proposed signage consistent with the existing signs and in accordance with Conditions of Approval. (DRO: ZONING - Zoning)

**AMEND SITE DESIGN Condition 6 of Exhibit C-2 to read as follows:**

Previous SITE DESIGN Condition 6 of Resolution R-2013-647, Control No.1992-00017, which currently states:

Prior to January 1, 2001, construction of the equestrian access over the South Indian River Water Control District (SIRWCD) Canal No.1 shall be completed by the petitioner should approval from the SIRWCD is granted. The access shall be located on the south side of the site as indicated on the site plan dated July 9, 1998 as presented to the BCC. Access shall be in the form of a bridge designed in a manner consistent with the Jupiter Farms Neighborhood Plan, as determined by the Zoning Director. The property owner shall coordinate with the County and the residents in petitioning the South Indian River Water Control District (SIRWCD) to construct an equestrian bridge over Canal One. The petitioner shall exercise due diligence and ensure that every reasonable effort is put forth when petitioning the SIRWCD. (DATE: ZONING - Zoning) [NOTE: COMPLETED. Letter from Lewis Longman & Walker, PA, representing South Indian River Water Control District dated February 13, 2003 did not support construction of the bridge.]

**Is hereby amended to read:**

~~Prior to December 1, 2017 construction of the equestrian access over the South Indian River Water Control District (SIRWCD) Canal No.1 shall be completed by the Property Owner Association should approval from the SIRWCD is granted. The access shall be located on the south side of the site as indicated on the Site Plan dated October 13, 2016 as presented to the BCC. Access shall be in the form of a bridge designed in a manner consistent with the Jupiter Farms Neighborhood Plan, as determined by the Zoning Director. The property owner shall coordinate with the County and the residents in petitioning the South Indian River Water Control District (SIRWCD) to construct an equestrian bridge over Canal One. The petitioner shall exercise due diligence and ensure that every reasonable effort is put forth when petitioning the SIRWCD. (DATE: ZONING - Zoning)~~

**AMEND SITE DESIGN Condition 7 of Exhibit C-2 to read as follows:**

Previous SITE DESIGN Condition 7 of Resolution R-2013-647, Control No.1992-00017, which currently states:

Prior to the issuance of the final Certificate of Occupancy for the main shopping center or January 1, 1999, whichever comes first, a minimum ten (10) foot wide equestrian bridle path from the tethering/picnic area to the southern bridge shall be constructed. The path shall be constructed with materials as recommended and approved by the Equestrian Association. Documentation from the Equestrian Association shall be provided to the Zoning Division prior to the issuance of the final Certificate of Occupancy for the main shopping center or January 1, 1999, whichever comes first. Amendments to the annual maintenance program of all required equestrian bridle paths shall be assured by the petitioner in a form acceptable to the County Attorney prior to the issuance of the final certificate of occupancy for the main shopping center or January 1, 1999, whichever comes first.

~~Is hereby amended to read: Is hereby deleted. [REASON: Bridal path was constructed originally in 1997 along the east property line, but through amendments was modified to grass and reduced in size. The paths within the SIRWCD canals to the west and south were not installed along with the bridge.]~~

~~Prior to the issuance of the final Certificate of Occupancy for the main shopping center or December 1, 2017, whichever comes first, a minimum eight (8) foot wide equestrian bridle path from the tethering/picnic area to the southern bridge shall be constructed. The path shall be constructed with materials as recommended and approved by the Equestrian Association. Documentation from the Equestrian Association shall be provided to the Zoning Division prior to the issuance of the final Certificate of Occupancy for the main shopping center or December 1, 2017, whichever comes first. Amendments to the annual maintenance program of all required equestrian bridle paths shall be assured by the petitioner in a form acceptable to the County Attorney prior to the issuance of the final certificate of occupancy for the main shopping center or December 1, 2017, whichever comes first. (CO/DATE: ZONING – Zoning)~~

**ADD SITE DESIGN Condition 11 of Exhibit C-2 to read as follows:**

11. Prior to final approval by the Development Review Officer, the site plan shall be amended to relocate the paved pedestrian pathway depicted on the north side of the northern entrance road from Jupiter Farms Road, and lots 3, 4, 5 and 5A to the south side of the roadway and the north side of the tethering area and Tract B, Water Management Tract. (DRO: ZONING – Zoning)

**ADD SITE DESIGN Condition 12 of Exhibit C-2 to read as follows:**

12. Prior to July 1, 2017 the Pedestrian Pathway described in Condition Site Design Condition 11, will be constructed and receive a final certificate of completion. (DATE/CC: MONITORING – Bldg)



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

**THURSDAY FEBRUARY 2, 2017**

**9:00 A.M.**

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

**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/](http://www.pbcgov.com/pzb/)

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



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**FEBRUARY 2, 2017**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:30 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, 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 at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, February 23, 2017 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**

- 1. [ZV/PDD/W-2015-01457](#) Title: a Type II Variance application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios, Agent. Request: to eliminate a Type II Incompatibility Buffer.

Title: an Official Zoning Map Amendment to a Planned Development District application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agricultural Production (AP) and Agriculture Residential (AR) Zoning Districts to the Western Communities Residential Planned Unit Development (WCR PUD) Zoning District.

Title: a Type II Waiver application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios, Agent. Request: to allow 50% of the local streets within the overall PUD to terminate in a cul-de-sac.

General Location: South of Hamlin Boulevard on the west side of 180th Avenue North and west of 180th Avenue North on the south side of 60th Street North. **(Indian Trails Grove)** (Control 2002-90045)

Pages 1 - 1

Project Manager: Roger Ramdeen

Size: 4,871.57 acres ±

BCC District: 1,6

Staff Recommendation: Staff recommends a postponement to Thursday, April 6, 2017.

**MOTION:** To postpone to Thursday, April 6, 2017.

**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**

2. [Z-2016-01807](#) Title: an Official Zoning Map Amendment application of Vanaja Sureddi, Venkates Sureddi by Land Research Management Inc., Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Single-Family (RS) Zoning District.

General Location: East side of Palmwood Road, approximately 0.7 mile north of Donald Ross Road. **(Sureddi Rezoning)** (Control 2004-00013)

Pages 2 - 13

Conditions of Approval Pages (5 - 5)

Project Manager: Carrie Rechenmacher

Size: 0.47 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Single-Family (RS) Zoning District subject to Conditions of Approval as indicated in Exhibit C.

3. [Z-2016-01639](#) Title: an Official Zoning Map Amendment application of Broward Rentals Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Approximately 1,170 feet east of State Road 7 on the south side of Atlantic Avenue. **(Broward Rentals Rezoning)** (Control 2016-00130)

Pages 14 - 26

Conditions of Approval Pages (18 - 18)

Project Manager: Meredith Leigh

Size: 10.53 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval subject to a Conditional Overlay Zone (COZ) and 4 Conditions of Approval indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture 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.

4. [CA-2016-01821](#) Title: a Class A Conditional Use application of Amsdell Storage Ventures XXX LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., GPD Group, Agent. Request: to allow Self-Service Storage.  
General Location: Approximately 0.25 miles south of Forest Hill Boulevard on the west side of Military Trail. (**Compass Self Storage - Military Trail**) (Control 1998-00091)

Pages 27 - 52

Conditions of Approval Pages (33 - 36)

Project Manager: Donna Adelsperger

Size: 6.64 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 19 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Self-Service Storage subject to the Conditions of Approval as indicated in Exhibit C.

#### E. CORRECTIVE RESOLUTIONS

#### F. SUBDIVISION VARIANCE

5. [SD-159](#) Title: a Subdivision Variance application of Eric Meng and Kimberly Meng by Gentile Glas Holloway O'Mahoney & Assoc Inc.

Request: To allow a variance from the requirement that access shall be by a local street. (Article 11.E.9.B.2).

General Location: east side of Loxahatchee River Road, north of Pennock Point Road, in the RS Zoning District. (PCN: 00-42-40-35-00-004-0011, 1840 Loxahatchee River Road) (Pinello Parcel) (Control 2004-90032)

Pages 53 - 68

Conditions of Approval Pages (59 - 59)

Project Manager: Joanne M. Keller

Size: 1.16 acres +/-

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow a variance from the requirement that access shall be by a local street. (Article 11.E.9.B.2) subject to the Conditions of Approval as indicated in Exhibit C.

**END OF CONSENT AGENDA**



**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

6. [ZV/ABN/DOA/R-2015-01924](#) Title: a Type II Variance application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to reduce the width of a Type 3 Incompatibility buffer and eliminate the wall.

Title: a Development Order Abandonment application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to abandon a Water and Wastewater Treatment Facility.

Title: a Development Order Amendment application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan; relocate and add square footage; and, modify and delete Conditions of Approval (All Petition, Architectural Review, Engineering, Landscape, Parking, Signs, Site Design, Use Limitations, and Health).

General Location: Southwest corner of Jupiter Farms Road and Indiantown Road. **(Calvary Chapel Church of Jupiter)** (Control 1992-00017)

Pages 69 - 179

Conditions of Approval Pages (85 - 110)

Project Manager: Carlos Torres

Size: 37.93 acres ±

BCC District: 1

(affected area 6.82 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1; and 115 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Type II Variance to reduce the width of a Type 3 Incompatibility buffer and eliminate the wall, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of the Development Order Abandonment to abandon a Water and Wastewater Treatment Facility.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; relocate and add square footage; and, modify and delete Conditions of Approval (All Petition, Architectural Review, Engineering, Landscape, Parking, Signs, Site Design, Use Limitations, and Health) subject to the Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT**

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