

County Administrator

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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA**

April 7, 2011

**AGENDA ITEM #  
PAGE #**

**APPLICATION/CHANGE**

**AMENDMENTS**

**3. (6-19) ZV-2011-421 Heritage Village  
(Control 1984-139)**

Amend VARIANCE Condition 4 to read as follows:

4. This parking variance is approved for the multi-family HUD senior housing or other financially assisted senior housing. ~~a~~Any change to the use will shall require reconsideration of the variance by the Zoning Commission. (ONGOING: CODE ENF - Zoning)

**4. (20-48) DOA-2010-01210 Valencia Square MUPD  
(Control 1998-0078)**

Delete SIGNS CONDITIONS 1 – 6 and renumber accordingly.

Add SIGN CONDITION 1 to read as follows:

1. Ground mounted freestanding signs on Jog Road and Woolbright Road shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point – twelve (12) feet;
- b. Maximum sign face area per side – one hundred (100) square feet;
- c. Maximum number of signs three (3) for Jog Road frontage and two (2) for Woolbright Road frontage; and,
- d. Style - monument style only. (BLDG PERMIT: BLDG Zoning)

Amend SIGN CONDITION 7 to read as follows:

~~7~~ 2. Freestanding outparcel identification signs fronting on Jog Road shall be limited as follows: shall be in compliance with the ULDC requirements in effect at time of approval.

a. Maximum number of signs - two (2) for Jog Road frontage. (ONGOING BLDG PERMIT: ZONING BLDG - Zoning)

**5. (49-71) DOA/CA-2010-2216 Covenant Church  
(Control 1974-083)**

Amend ALL PETITIONS Condition 2 in Exhibit C-1 to read as follows:

2. The approved preliminary site plan is dated January 14, 2011 ~~2010~~. Modifications to the ~~d~~Development eOrder inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved

by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Add ARCHITECTURAL REVIEW Condition 1 in Exhibit C-1 to read as follows:

1. Prior to site plan approval by the Development Review Officer (DRO), the applicant shall submit a floor plan for Building A. DRO: ARCH REVIEW Zoning)

Amend ENGINEERING Condition 3 in Exhibit C-1 to read as follows:

3. ...(~~BLDG PERMITDATE~~: MONITORING - Eng)

Amend USE LIMITATIONS-DAY CARE, GENERAL Condition 1 in Exhibit C-1 to read as follows:

1. The daycare center shall be limited to ~~a maximum of 1,302 square feet of usable building area with~~ a maximum of thirty-four (34) children. (ONGOING: CODE ENFORCEMENT – Zoning)

Amend USE LIMITATIONS—PLACE OF WORSHIP Condition 1 in Exhibit C-1 to read as follows:

1. ~~Use of the site shall be limited to a maximum of 6,986 square foot Sanctuary with 546 seating capacity in the sanctuary and 7,052 square feet of Accessory Use in Building B. The place of worship shall be limited to a maximum of 441 seats. The number of seats may be increased up to 546 subject to the approval of a Type II Variance or a Shared Parking Agreement.~~ (ONGOING: CODE ENFORCEMENT –Zoning)

Amend USE LIMITATIONS-CHARTER SCHOOL Condition 1 in Exhibit C-2 to read as follows:

1. The Charter School shall be limited to ~~a maximum of 14,212 square feet of usable building area with~~ a maximum of 364 students. (ONGOING: CODE ENFORCEMENT – Zoning)

**6. (72-107) DOA/R-2010-3026 Waterford Crossing MUPD (Control 1989-127)**

EXHIBIT C-1

Amend SITE DESIGN Condition 1 in Exhibit C-1 to read as follows:

1. Prior to final Development Review Officer (DRO) approval, the property owner shall complete the following:
  - a. Revise the site plan to include a decorative canopy or an architectural facade at both the east and west ends of buildings ~~2~~ 3 and 4. The canopies or architectural facade shall be designed consistent with the color and architectural design of the principal buildings.
  - ~~b. relocate loading zone on the north side of building 1 elsewhere on the site.~~

Amend LANDSCAPE - GENERAL-LANDSCAPING ALONG THE EAST PROPERTY LINE ADJACENT TO JOG ROAD (ABUTTING THE AFFECTED AREA, APROXIMATELY 272 FEET EAST OF BUILDINGS 1 AND 2) in Exhibit C-2 to read as follows:

1. In addition to the requirements contained in Exhibit C-1 of Landscape Condition 1, landscaping and buffering along the east property line of the affected area abutting Jog Road shall be upgraded to include:

~~a. a minimum two to three foot high undulating berm with an average height of two and one half (2.5) feet measured from top of curb; and~~

- ~~a.~~ b. one (1) flowering tree planted every forty (40) feet on center.

2. Prior to final Development Review Officer (DRO) approval, the property owner shall submit landscape plans and the grade elevations for the right-of- way buffer within the affected area (approximately 272 feet east of Buildings 1 and 2) a retaining wall to be installed inside of the buffer to maintain proper slopes for the berm and to ensure the screening effect is achieved along the east property line of the affected area adjacent to Jog Road. A retaining wall may be installed along the inside of the buffer to maintain proper slopes for the berm.

7. (108-123) Z-2010-3032

Three D Commercial  
(Control 2004-925)

Amend COMPLIANCE Condition 2 to read as follows:

COMPLIANCE

~~2. Failure to comply with any of the voluntary commitments of approval for the subject property at any time may result in:~~

~~a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or~~

~~b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or,~~

~~c. A requirement of the development to conform with the standards of the Unified Land Development Code (ULDC) at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing voluntary commitments; and/or,~~

~~d. Referral to code enforcement; and/or,~~

~~e. Imposition of entitlement density or intensity.~~

~~Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any voluntary commitment of approval. (ONGOING: MONITORING - Zoning)~~

COMPLIANCE

2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:

a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy (CO); the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or

b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

c. A requirement of the development to conform with the standards of the Unified Land Development Code (ULDC) at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or

d. Referral to code enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)

10. (176-195) PDD/R-2010-0977

West Jupiter Camping Resort  
(Control 1977-112)

Delete ENGINEERING Condition #3 and renumber accordingly.

Amend LANDSCAPE – GENERAL Condition 2 in Exhibit C-1 to read as follows:

~~2. During construction of the site, all precautions shall be taken to protect the Simarouba glauca (Paradise Tree, Bitterwood) from damage to include but not limited to barricading the tree a minimum of ten (10) feet from the tree's drip line. (ONGOING: LANDSCAPE – Zoning)~~

2. Prior to the issuance of any permits for the subject property, a landscape inspection shall be required to ensure preservation and barricading of the Simarouba glauca (Paradise Tree, Bitterwood). (BLDG PERMIT: LANDSCAPE – Zoning)

Amend LANDSCAPE – PERIMETER Condition 3 in Exhibit C-1 to read as follows:

3. The landscaping and buffer width along the north property line, ~~excluding the western 270 feet, shall be upgraded to include:~~

- a. a minimum fifteen (15) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
- b. a minimum eight (8) foot concrete panel wall;
- ~~b.c. one (1) canopy tree per twenty-five (2520) linear feet to be planted on the outside of the fence;~~
- c.d. a continous four (4) foot high hedge to be planted on the outside of and adjacent to the fence wall.
  - ~~1) to be installed at forty-eight (48) inches in height;~~
  - ~~2) to be planted thirty-six (36) inches on center;~~
  - ~~3) to be maintained at least eight (8) feet in height;~~
  - ~~4) to achieve eight (8) feet in height within two (2) years of planting;~~
- ~~d. a small shrub to be planted on the outside of the fence:~~
  - ~~1) to be installed twenty-four (24) inches on center;~~
  - ~~2) to be maintained at least twenty-four (24) inches in height;~~
- ~~e. a small shrub planted on the inside of the fence:~~
  - ~~1) to be installed twenty-four (24) inches on center;~~
  - ~~2) to be maintained at least twenty-four (24) inches in height; and~~
- ~~f. chain link fence twelve (12) feet in height with one hundred percent opaque screening. (BLDG PERMIT: LANDSCAPE - Zoning)~~

Delete LANDSCAPE – PERIMETER Condition 4 in Exhibit C-1.

Amend LANDSCAPE – PERIMETER Condition 5 in Exhibit C-1 to read as follows:

5. The landscaping and buffer width along the south and east property lines shall ~~be upgraded to include:~~

- a. a minimum of ten (10) foot wide landscape buffer strip;
- b. one (1) canopy tree per twenty-five (2520) linear feet ~~to be planted on the outside of the fence;~~
- c. a minimum eight (8) opaque fence; and,
- c.d. a hedge planted on the outside of the fence: a continous four (4) foot high hedge to be planted on the outside of the fence.
  - ~~1) to be installed at forty-eight (48) inches in height;~~
  - ~~2) to be planted thirty-six (36) inches on center;~~
  - ~~3) to be maintained at least eight (8) feet in height;~~
  - ~~4) to achieve eight (8) feet in height within two (2) years of planting;~~
- ~~d. a small shrub to be planted on the outside of the fence:~~
  - ~~1) to be installed twenty-four (24) inches on center;~~
  - ~~2) to be maintained at least twenty-four (24) inches in height; and~~
- ~~e. chain link fence twelve (12) feet in height with one hundred percent opaque screening.~~

Amend USE LIMITATIONS Condition 1 in Exhibit C-1 to read as follows:

1. Hours of operation for the site shall be limited as follows:

- ~~a. Contractors Storage Yard: Outdoor Activities and Repair and Maintenance: 6:00 AM to 7:00 PM Monday through Saturday;~~
- b. Office Activity: 6:00 AM to 11:00 PM Sunday through Saturday;

~~eb. Repair and Maintenance :~~

- ~~1) 7:00 AM to 9:00 PM Monday through Friday;~~
- ~~2) 7:00 AM to 5:00 PM Saturday; and~~
- ~~3) None on Sunday. (ONGOING: CODE ENF - Zoning)~~

Amend USE LIMITATIONS Condition 2 in Exhibit C-1 to read as follows:

2. The Repair and Maintenance ~~S~~structure ~~is~~ shall be an accessory use to the Contractor's Storage Yard, limited to general repair (ie preventive maintenance, tire repair replacement, oil changes, brake repair, AC, radiator repair, etc). No paint and bodywork shall be permitted on site. (ONGOING: ~~MONITORING CODE ENF-~~ Zoning)

Amend ALL PETITIONS Condition 1 in Exhibit C-2 to read as follows:

1. The preliminary site plan ~~is~~ dated March 18, 2011, is for the location of the Gas and Fuel, Wholesale. Modifications to the ~~d~~Development ~~e~~Order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

**12. (232-260) SV/ZV-2010-2232 Orleans Court Industrial (Control 2003-098)**

Amend ENGINEERING Condition 2 in Exhibit C-1 to read as follows:

2. Prior to ~~January 27~~ April 7, 2012,...

**13. (261-284) DOA-2010-2819 Villa Palma Professional Park (Control 2002-053)**

Amend ALL PETITION Condition 2 to read as follows:

The approved site plan is dated ~~March 7, 2007~~ January 14, 2011. Modifications to the development order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

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

**THURSDAY APRIL 7, 2011**

**9:00 A.M.**

**Vista Center 1st Floor 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. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. Disclosures

**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 ZONING COMMISSION**

**APRIL 7, 2011**

**CALL TO ORDER**

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

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center 1st Floor 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 may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. 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, April 28, 2011 to take final action on the applications listed below.

**NOTICE**

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

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.

- D. Proof of Publication - Motion to receive and file.
- E. [Adoption of the Minutes](#)
- F. Swearing In - County Attorney
- G. Disclosures



**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. **DOA/R-2010-02573** Title: a Development Order Amendment application of Chick-fil-A Inc. by Corporate Property Services Inc., Agent. Request: to reconfigure the site plan; relocate requested uses; and, to modify/delete Conditions of Approval (All Petitions, Building and Site Design, Use Limitations).  
Title: a Requested Use application of Chick-fil-A Inc. by Corporate Property Services Inc., Agent. Request: to allow a Type 1 Restaurant.  
General Location: Northeast corner of Jog Road and Lantana Road. **(Chick-fil-A at Lee Square)** (Control 1981-00186)

Pages 1 - 1

Project Manager: Carol Glasser

Size: 38.19 acres ±

BCC District: 3

(affected area 12.09 acres ±)

Staff Recommendation: To postpone to Thursday, May 5, 2011.

**MOTION:** To postpone to Thursday, May 5, 2011.

**B. REMANDS**

**C. WITHDRAWALS**

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

**CONSENT AGENDA**

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

**B. STATUS REPORTS**

- 2. **STR-2005-00076-2** Status Report for Resolutions ZR-2008-001 and ZR-2008-002 (Control No. 2005-076). Property Owner: Roy Dunworth General Location: 200 feet north of Westgate Avenue on the west side of Donnell Road. Zoning District: CG (**Dunworth Office Warehouse**)

Pages 2 - 5

Size: 0.93 acres ±

BCC District: 2

**MOTION:** To approve a three year time extension, from January 4, 2011 to January 4, 2014 to commence development.

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 3. **ZV-2011-00421** Title: a Type II Zoning Variance application of Gulfstream Federation by Land Design South Inc., Agent. Request: to allow a reduction in the required number of parking spaces.

General Location: Southeast corner of the LWDD L-47 Canal and Ruth and Baron Coleman Boulevard. (**Heritage Village**) (Control 1984-00139)

Pages 6 - 19

Conditions of Approval Pages (15 - 15)

Project Manager: Donna Adelsperger

Size: 4.00 acres ±

BCC District: 5

(affected area 0.31 acres ±)

Staff Recommendation: Staff recommends approval of the Type II Zoning Variance subject to 6 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow a reduction in the required number parking spaces subject to the Conditions of Approval as indicated in Exhibit C.

4. **DOA-2010-01210** Title: a Development Order Amendment application of Woolbright Jog LLC by Site Enhancement Services, Agent. Request: to amend conditions of approval (Sign).

General Location: Northwest corner of Woolbright Road and Jog Road. **(Valencia Square MUPD)** (Control 1998-00078)

Pages 20 - 48

Conditions of Approval Pages (34 - 44)

Project Manager: Joyce Lawrence

Size: 16.85 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 68 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to amend the Conditions of Approval (Signs) subject to the Conditions of Approval as indicated in Exhibit C.

5. **DOA/CA-2010-02216** Title: a Development Order Amendment application of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the site plan; to reduce square footage and number of children for the day care, general; and reduce the number of seats for the Place of Worship.

Title: a Class A Conditional Use application of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to allow a Charter School.

General Location: Northwest corner of Roan Lane and Northlake Boulevard. **(Covenant Church)** (Control 1974-00083)

Pages 49 - 71

Conditions of Approval Pages (62 - 67)

Project Manager: Joyce Lawrence

Size: 3.33 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of a Development Order Amendment subject to 24 Conditions of Approval as indicated in Exhibit C-1, and a Class A Conditional Use subject to 3 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan to reduce square footage and number of children for the day care, general, and reduce the number of seats for the Place of Worship subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Charter School subject to Conditions of Approval as indicated in Exhibit C-2.

6. **DOA/R-2010-03026** Title: a Development Order Amendment application of Bridgestone Retail Operations by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan, add square footage and modify conditions of approval (Landscape).

Title: a Requested Use application of Bridgestone Retail Operations by Urban Design Kilday Studios, Agent. Request: to allow Repair and Maintenance, General.

General Location: Southwest corner of Okeechobee Boulevard and Jog Road. **(Waterford Crossing MUPD)** (Control 1989-00127)

Pages 72 - 107

Conditions of Approval Pages (89 - 95)

Project Manager: Joyce Lawrence

Size: 11.38 acres  $\pm$

BCC District: 2

(affected area 1.20 acres  $\pm$ )

Staff Recommendation: Staff recommends approval of a Development Order Amendment subject to 23 Conditions of Approval as indicated in Exhibit C-1 and a Requested Use subject to 5 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of the Development Order Amendment to reconfigure the site plan, add square footage, modify conditions of approval (Landscape) subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Requested Use to allow Repair and Maintenance, General subject to Conditions of Approval as indicated in Exhibit C-2.

7. **Z-2010-03032** Title: An Official Zoning Map Amendment. application of Dennis Discount by Miller Land Planning, Agent. Request: to allow Rezoning from the General Commercial (CG) Zoning District to the Community Commercial (CC) Zoning District.

General Location: West side of State Road 7, approximately 2,000 feet north of Lantana Road. **(Three D Commercial)** (Control 2004-00925)

Pages 108 - 123

Conditions of Approval Pages (118 - 118)

Project Manager: Douglas Robinson

Size: 1.87 acres  $\pm$

BCC District: 3

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C.

8. **ZV-2010-02831** Title: a Type II Zoning Variance application of Curtis Lewis by Land Research Management Inc., Agent. Request: to allow extended hours of operation for a commercial property adjacent to a residential property; to allow reduction in right-of-way and incompatiliby buffers widths; to allow a reduction in the front and rear setbacks; and to allow a reduction in the amount of plant material for the right-of-way and incompatibility buffers.

General Location: Southeast corner of the intersection of Okeechobee Boulevard and Wabasso Drive and properties along Shawnee Drive and Wabasso Drive. **(Okeechobee Steakhouse)** (Control 2007-00342)

Pages 124 - 154

Conditions of Approval Pages (141 - 141)

Project Manager: Autumn Sorrow

Size: 1.74 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Type II Zoning Variance subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow extended hours of operation for a commercial property adjacent to a residential property; to allow reduction in right-of-way and incompatiliby buffers widths; to allow a reduction in the front and rear setbacks; and to allow a reduction in the amount of plant material for the right-of-way and incompatibility buffers subject to the Conditions of Approval as indicated in Exhibit C.

9. **ZV-2010-00978** Title: a Type II Zoning Variance application of WJCCT Inc by Beril Kruger Planning Zoning Consultants, Agent. Request: to allow the Recreational Park to have frontage and access on a local street, a reduction in the minimum lot size, the location of wall and the plant material in the buffers to remain as installed and for the chain link fence within the incompatibility buffers to remain instead of the wall.

General Location: Approximately 700 feet south of Indiantown Road on the west side of N 130th Avenue. **(West Jupiter Camping Resort)** (Control 1977-00112)

Pages 155 - 175

Conditions of Approval Pages (168 - 168)

Project Manager: Joyce Lawrence

Size: 9.14 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the Type II Zoning Variance subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow the Recreational Park to have frontage and access on a local street, a reduction in the minimum lot size, the location of wall and the plant material in the buffers to remain as installed and for the chain link fence within the incompatibility buffers to remain instead of the wall subject to Conditions of Approval as indicated in Exhibit C.

- 10. **PDD/R-2010-00977** Title: an Official Zoning Map Amendment to a Planned Development District (PDD) application of WJCCT Inc by Beril Kruger Planning Zoning Consultants, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Recreation Vehicle Planned Development (RVPD) Zoning District for an existing campground.  
Title: a Requested Use application of WJCCT Inc by Beril Kruger Planning Zoning Consultants, Agent. Request: to allow an On-site Sewage Treatment Plant.  
General Location: Approximately 700 feet south of Indiantown Road on the west side of N 130th Avenue. (**West Jupiter Camping Resort**) (Control 1977-00112)

Pages 176 - 195

Conditions of Approval Pages (190 - 191)

Project Manager: Joyce Lawrence

Size: 9.14 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment subject to 10 Conditions of Approval as indicated in Exhibit C and a Requested Use.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Recreation Vehicle Planned Development (RVPD) Zoning District for an existing campground subject to Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Requested Use to allow an On-site Sewage Treatment Plant.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 11. **Z/CA-2010-02802** Title: an Official Zoning Map Amendment application of 934 Pike LLC by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multi-Family Residential (RM) Zoning District to the Light Industrial (IL) Zoning District.

Title: a Class A Conditional Use application of 934 Pike LLC by Jon E Schmidt & Associates, Agent. Request: to allow Gas and Fuel, Wholesale.

General Location: Located on the east side of Pike Road approximately 300 feet south of Belvedere Road. **(934 Pike LLC)** (Control 2010-00352)

Pages 196 - 231

Conditions of Approval Pages (214 - 218)

Project Manager: Donna Adelsperger

Size: 1.91 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) subject to 18 Conditions of Approval as indicated in Exhibit C-1 and a Class A Conditional Use subject to 3 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow for a rezoning from the Residential Multi-family (RM) 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-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Gas and Fuel Wholesale subject to the Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

12. **SV/ZV-2010-02232** Title: a Subdivision Variance application of Malt Robert C & Co by Land Research Management Inc., Agent. Request: to allow a reduction in the required minimum access width.

Title: a Type II Zoning Variance application of Malt Robert C & Co by Land Research Management Inc., Agent. Request: to allow for a reduction in an Incompatible Buffer width along the west property line; to allow 100 percent of the landscape material to be planted on the inside of a wall; to allow off-site signage; to allow an increase in the sign height and sign face area; to allow an off-site directional sign to be located greater than 50 feet from the point of ingress, and to allow the off-site directional sign to be attached to an existing sign.

General Location: Approximately 380 feet west of Military Trail, on the north side of Orleans Court. (**Orleans Court Industrial**) (Control 2003-00098)

Pages 232 - 260

Conditions of Approval Pages (248 - 250)

Project Manager: Donna Adelsperger

Size: 2.24 acres  $\pm$

BCC District: 6

(affected area 1.58 acres  $\pm$ )

Staff Recommendation: Staff recommends approval of the Subdivision Variance subject to 5 Conditions of Approval as indicated in Exhibit C-1. Staff recommends approval of the Type II Zoning Variance for Landscaping subject to 6 Conditions of Approval as indicated in Exhibit C-2 and staff recommends denial of the Type II Zoning Variance for off-site signage based on the findings in the staff report.

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow a reduction in the required minimum access width subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow reduction in the required Type 3 Incompatibility Landscape Buffer along the west property line and to allow 100 percent of the landscape material to be planted on the inside of the wall subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution denying a Type II Zoning Variance to allow off-site signage; to allow an increase in the sign height and sign face area; to allow an off-site directional sign to be located greater than 50 feet from the point of ingress, and to allow the off-site directional sign to be attached to an existing sign.

13. **DOA-2010-02819** Title: a Development Order Amendment application of Di Giardina by Land Developers Consortium LLC, Agent. Request: to amend conditions of approval (use limitations and hours of operation).

General Location: Approximately 0.06 mile west of Military Trail on the north side of Northlake Boulevard. (**Villa Palma Professional Park**) (Control 2002-00053)

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Conditions of Approval Pages (274 - 280)

Project Manager: Carrie Rechenmacher

Size: 2.23 acres  $\pm$

BCC District: 1

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

**MOTION:** To recommend approval of a Development Order Amendment to amend conditions of approval (Use Limitations and Hours of Operation) subject to Conditions of Approval as indicated in Exhibit C.



**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

14. [Zoning Commission Annual Workshop](#)

Pages 285 - 303

**MOTION:**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**