

Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION 22-87 (SPM) AN APPLICATION BY TOWERCOM VIII-B, LLC AND ADOPTION OF RESOLUTION 22-26 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A SITE PLAN MODIFICATION APPROVAL FOR CONSTRUCTION OF A 132 FOOT TALL COMMUNICATION TOWER WITH ASSOCIATED GROUND EQUIPEMENT FOR A PROPERTY CURRENTLY DEVELOPED AS A SELF-STORAGE FACILITY AND SITUATED WITHIN THE INDUSTRIAL LIMITED (IL) ZONING DISTRICT AND LOCATED AT 10719 SOUTHERN BOULEVARD; BY DEBORAH L. MARTOHUE, MARTOHUE LAND USE LAW PA.

Issue:

The applicant is seeking Site Plan Modification Approval to construct a 132-foot tall monopole “Telecommunication towers, antenna” with associated ground equipment located at 10719 Southern Boulevard. Telecommunications tower, antennae exceeding the district height limitation are permissible if approved by Special Exception in the Limited Industrial (IL) Zoning District. The “Telecommunication towers, antenna” will be situated within the existing SmartStop self-storage facility.

In reviewing the proposed Site Plan Modification, Village Staff considered compatibility with adjacent land uses, consistency with the Village’s Comprehensive Plan and conformance with the Village’s Development Standards for the Limited Industrial (IL) Zoning District. Staff has determined that the proposed Site Plan Modification conforms to Village Standards.

The Planning and Zoning Commission considered the application on October 25, 2022, and recommended approval by a vote of 5-0.

Recommended Action:

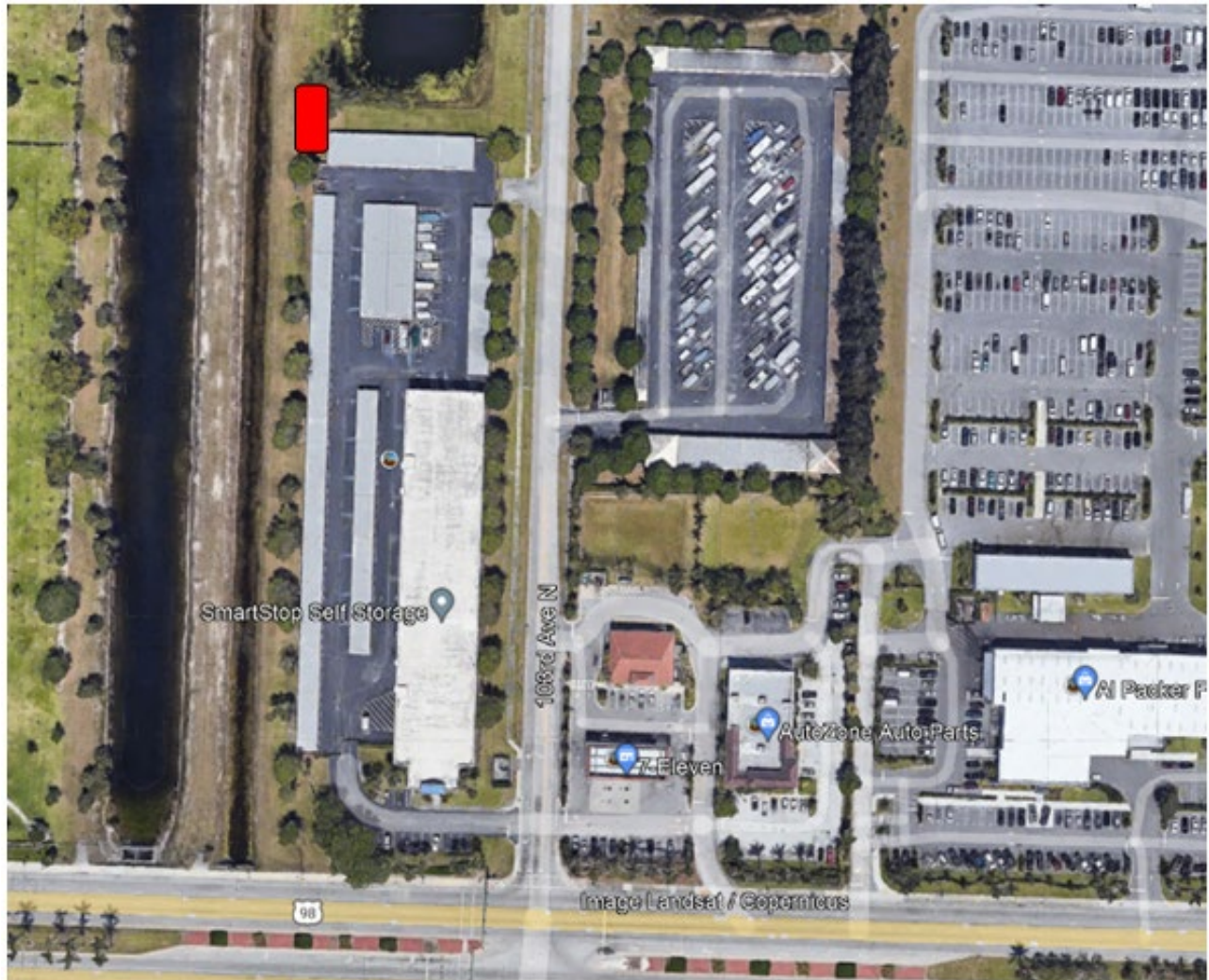
Staff is recommending Approval of application 22-87 (SPM) and Resolution 22-26. This recommendation is contingent upon the approval of the requested Special Exception Use.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	11-17-2022	Action

P:\Southstar Commerce Park (169-2) Extra Space Smart Shop\22-87 (SPM) Telecommunications Tower\Board Documents\AIS & Staff Report\Agenda Item Summary\22-87 (SPM) Telecommunications Tower AIS VC.doc

Attachment A
“Telecommunication tower, antenna” Location

Directly below is an illustration showing the location of the “Telecommunication tower, antenna” and is highlighted in red.



Initiator:	Village Manager	Agenda Date	Village Council
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Director of P & Z	Approval	11-17-2022	Action
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P:\Southstar Commerce Park (169-2) Extra Space Smart Shop\22-87 (SPM) Telecommunications Tower\Board Documents\AIS & Staff Report\Agenda Item Summary\22-87 (SPM) Telecommunications Tower AIS VC.doc



Village of Royal Palm Beach - Staff Report

General Data:

Project Name: Telecommunications Tower

Application: 22-87 (SPM) (Res. 22-26)

Owner: SST II 10179 Southern Blvd LLC
P.O. Box 3200099
Alexandria, VA 23320

Agent: Deborah L. Martohue, Esq.
Martohue Land Use Law PA
1036 23rd Avenue N.
St. Petersburg, FL 33704

Request: Site Plan Approval to construct a 132-foot tall monopole "Telecommunication towers, antenna" with associated ground equipment, located at 10719 Southern Boulevard.

Recommendation: Approval

Hearings: Planning & Zoning Commission: September 27, 2022
Village Council: October 20, 2022

II. Site Data:

Site Area: 7.452 \pm acres

Property Control Numbers: a portion of 72-41-43-36-00-000-7180

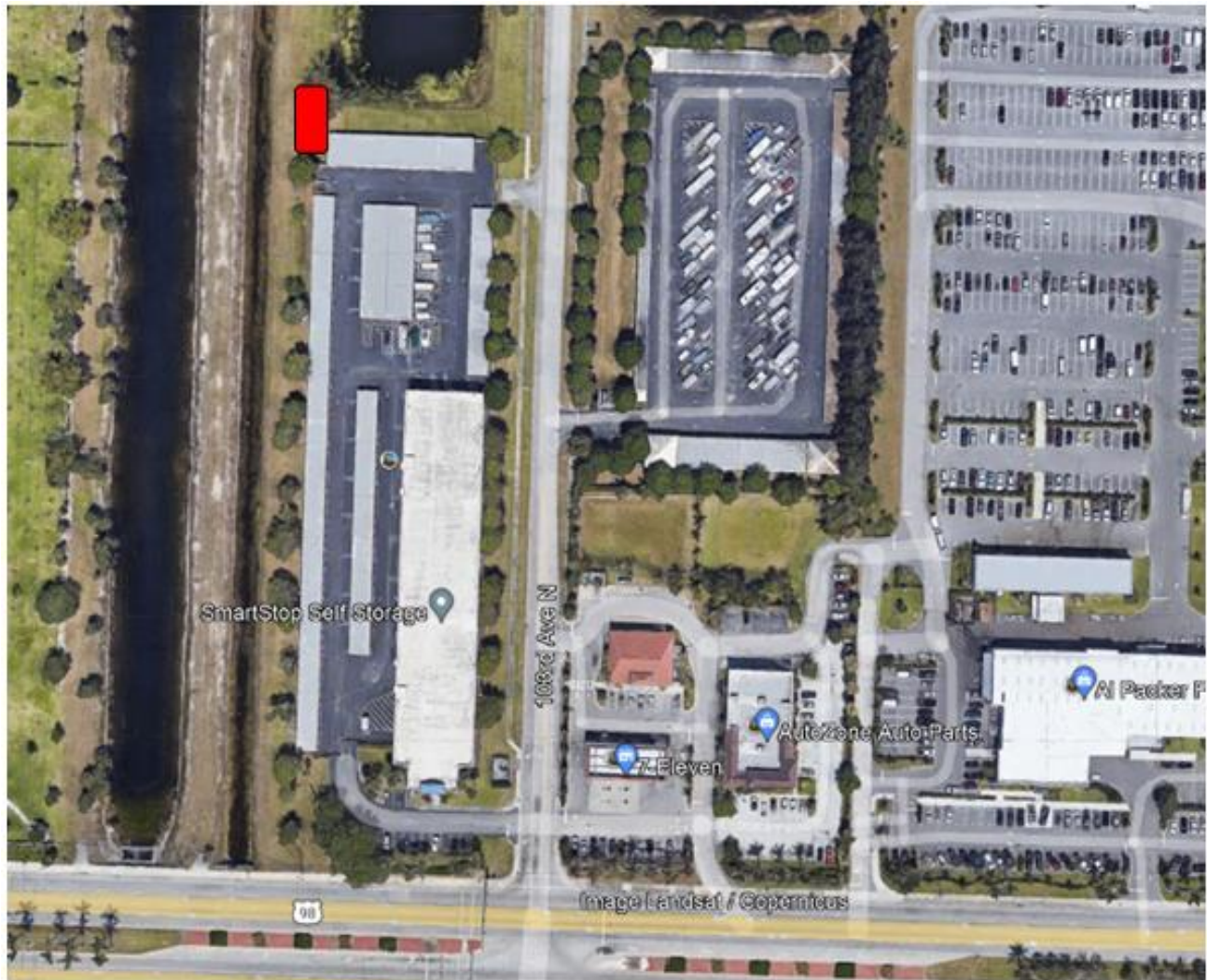
Existing Land Use: Self-Storage Facility

Existing FLUM Designation: Industrial (IND)

Existing Zoning District: Industrial Limited (IL)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
North	Southern Mills Distribution Center	Industrial (IND)	Industrial Limited (IL)
South	7-11 and AutoZone	Commercial (Comm)	General Commercial (CG)
East	Al Packard Ford	Commercial (Comm)	General Commercial (CG)
West	SmartStop Self Storage	Industrial (IND)	Industrial Limited (IL)

Directly below is an illustration showing the location of the Site and is highlighted in red.



III. Intent of Petition:

The applicant is seeking Site Plan Modification Approval to construct a 132-foot tall monopole “Telecommunication towers, antenna” with associated ground equipment, located at 10719 Southern Boulevard. Telecommunications tower, antennae exceeding the district height limitation are permissible if approved by Special Exception in the Limited Industrial (IL) Zoning District. The “Telecommunication towers, antenna” will be situated within the existing SmartStop self-storage facility. Please refer to **Attachment C** for an illustration of the Site Plan showing the configuration of the tower and ground equipment.

IV. History:

This property was Annexed into the Village as a part of a larger tract for Light Industrial Uses. The property was then Site Planned for a 48,193 square foot self-storage facility on July 15, 1999 through the approval of Resolution 99-26. A subsequent Site Plan Modification and

Special Exception to allow was approved to allow vehicle rental facility through approval of Resolution 05-13.

V. Analysis:

The applicant is seeking Site Plan Modification Approval to construct a 132-foot tall monopole “Telecommunication towers, antenna” with associated ground equipment, located at 10719 Southern Boulevard. Telecommunications tower, antennae exceeding the district height limitation are permissible if approved by Special Exception in the Limited Industrial (IL) Zoning District. The “Telecommunication towers, antenna” will be situated within the existing SmartStop self-storage facility. For an illustration of the monopole design please refer to **Attachment E**.

The monopole and associated equipment compound is surrounded by a 6-foot white PVC fence and required landscape screening. The landscape screening consists of one (1) 14-foot Live Oak and 24 6-foot Simpson’s Stoppers upon planting. Please refer to **Attachment D** for an illustration of the Landscape Plan.

In reviewing the proposed Site Plan Modification, Village Staff considered compatibility with adjacent land uses, consistency with the Village’s Comprehensive Plan and conformance with the Village’s Development Standards for the Limited Industrial (IL) Zoning District. Staff has determined that the proposed Site Plan Modification conforms to Village Standards.

At the September 27, 2022 Planning and Zoning Commission meeting the Applicant requested a postponement to a time certain date of October 25, 2022 due to the uncertainty of Hurricane Ian.

VII. Staff Recommendation:

Staff is recommending Approval of application 22-87 (SPM) and Resolution 22-26. This recommendation is contingent upon the approval of the requested Special Exception Use.

VIII. Hearing History:

Planning and Zoning Commission

The Planning and Zoning Commission considered the application on October 25, 2022, and recommended approval by a vote of 5-0.

Attachment A
Legal Description
Telecommunications Tower
Application No. 22-87 (SPM)
Resolution No. 22-26

Directly below is the Legal Description:

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, LESS THAT CERTAIN RIGHT-OF-WAY IN FAVOR OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN D.R. BOOK 11328, PAGE 237, PALM BEACH COUNTY, FLORIDA.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SST II 10719 SOUTHERN BLVD., LLC, A DELAWARE LIMITED LIABILITY COMPANY FROM ROYAL PALM STORAGE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JUNE 1, 2016 AND RECORDED JUNE 8, 2016 IN DEED BOOK 28353, PAGE 1775.

TAX PARCEL NO. 72-41-43-36-00-000-7180

Attachment A
Legal Description
Telecommunications Tower
Application No. 22-87 (SPM)
Resolution No. 22-26

1. Development Order:

This development order constitutes approval for:

Site Plan Modification approval for the use of a Telecommunication towers, antenna, to install a 132-foot tall monopole Telecommunications Tower and associated ground equipment on a 7.452 ± acre parcel of land located at 10719 Southern Boulevard.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

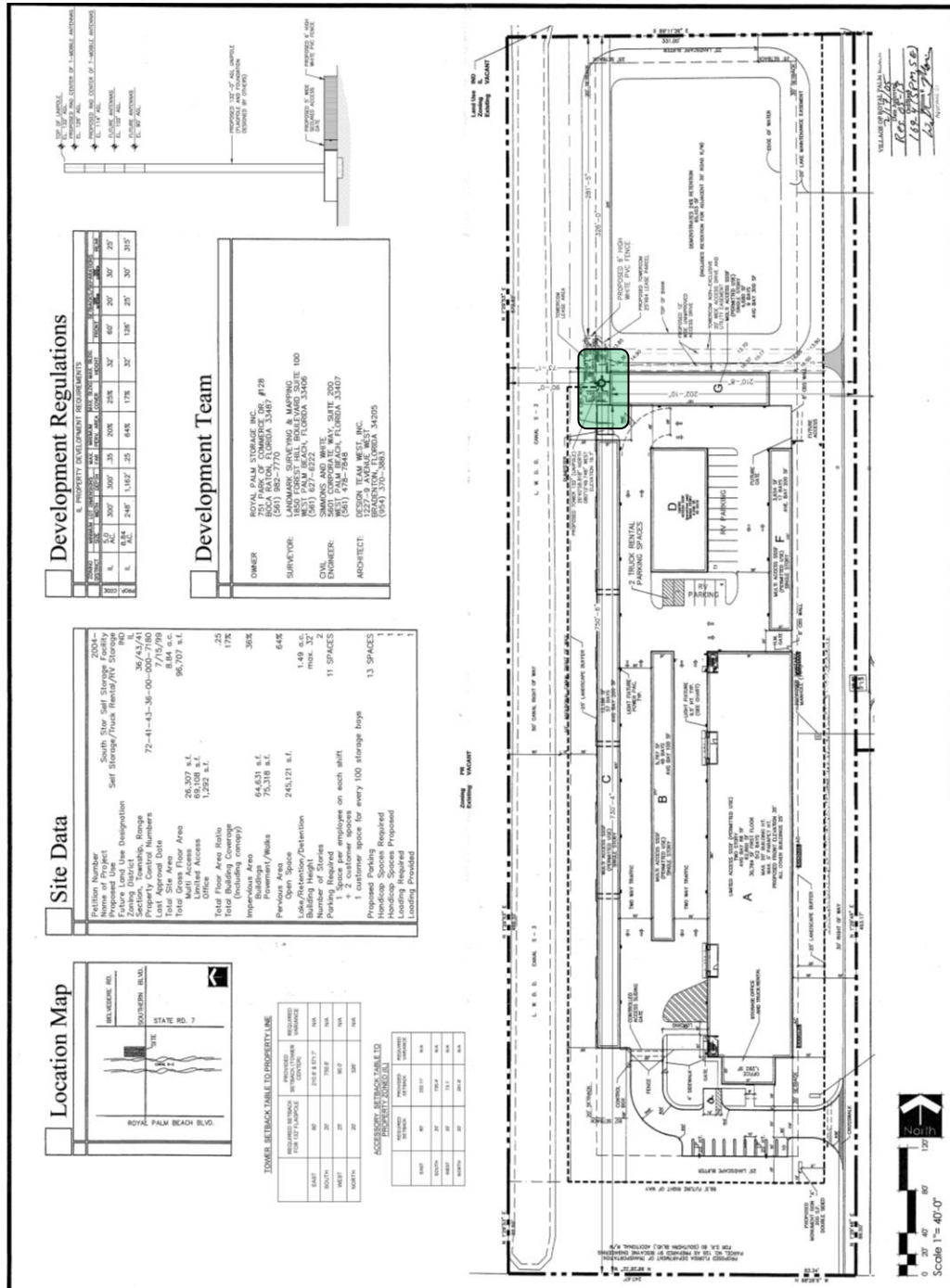
- A. All landscape improvement shall be installed or relocated prior to the issuance of the Certificate of Occupancy and completion of the development infrastructure.
- B. All ground based equipment shall be installed within the lease area boundaries, and a Minor Site Plan Amendment shall be required for any proposed reconfiguration.
- C. The applicant shall ensure that an Access Easement providing the Village with perpetual access through the site to the adjacent Village-owned lands is fully executed and recorded in the public records of Palm Beach County.

3. Landscaping Conditions:

- A. All ground based equipment shall be screened from public view by the installation of a continuous hedge planted around the perimeter of the enclosure fence and shall be installed before the issuance of a certificate of occupancy.

Attachment C **Legal Description** **Telecommunications Tower** **Application NO. 22-87 (SPM)** **Resolution No. 22-26**

Directly below is an illustration of the Site Plan showing the location of the Telecommunication Tower in green.



TOWERCOM VII-B, LLC 241 Atlantic Blvd, Suite 201 Neptune Beach, FL 32266		
PROJECT INFORMATION:		
SOUTHERN ROYAL PALM 19718 SOUTHERN BLVD ROYAL PALM BEACH, FL 33411 PALM BEACH COUNTY		
CURRENT ISSUE DATE:		
JULY 2022		
ISSUED FOR:		
ZONING DRAWINGS		
REV. DATE: DESCRIPTION		
SEAL:		
Tricia C Richter A01 1 177DA44D4 08:49:28 20220714879-04'00'		
PLANS PREPARED BY:		
Kimley»Horn <small>INCORPORATED</small> 1232 MIDWAY WAY, SUITE 300 WEST PALM BEACH, FLORIDA 33411 (561) 840-0860 <small>WWW.KIMLEY-HORN.COM</small>		
PROVIDER:		
DRAWN BY: CHK: APP:		
GD	LF	MJD
LOCATIONS:		
JENSEN & LEE GEORGE A. SARGENT MICHAEL LLOYD LARSEN DESIGN	PG 000702 PG 700006 PG 700009	
SHEET TITLE:		
LANDSCAPE PLAN		
SHEET NUMBER: REVISION:		
L-1		
KWA Job # _____		

**Attachment E
Monopole Illustration
Telecommunications Tower
Application No. 22-87 (SPM)
Resolution No. 22-26**

Directly below is an illustration of the monopole design.



RESOLUTION NO. 22-26

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-87 (SPM) – THE APPLICATION OF TOWERCOM VIII-B LLC - PERTAINING TO A SITE PLAN MODIFICATION TO AMEND THE APPROVED SITE PLAN AND LANDSCAPE PLAN TO ADD A 132-FOOT TELECOMMUNICATIONS TOWER, ANTENNA AT AN EXISTING SELF STORAGE FACILITY LOCATED AT 10719 SOUTHERN BOULEVARD IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

WHEREAS, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

WHEREAS, Application No. 22-87 (SPM) was presented to the Village Council at its public hearing conducted on November 17, 2022; and

WHEREAS, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

WHEREAS, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT APPLICATION NO. 22-87 (SPM), THE APPLICATION TOWERCOM VIII-B LLC, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT ‘A’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions:

PLEASE SEE EXHIBIT ‘B’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of November, 2022.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Telecommunications Tower @ 10719 Southern Boulevard
Application No. 22-87 (SPM)
Resolution No. 22-26

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TAX PARCEL NO. 72-41-43-36-00-000-7180

Exhibit B
Conditions of Approval
Telecommunications Tower @ 10719 Southern Boulevard
Application No. 22-87 (SPM)
Resolution No. 22-26

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- B. All ground based equipment shall be installed within the lease area boundaries, and a Minor Site Plan Amendment shall be required for any proposed reconfiguration.
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