

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

FRIDAY JANUARY 4, 2013

9:00 A.M. Vista Center 1st Floor Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach FL 33411

CALL TO ORDER

A. Roll Call 9:00 A.M.

Commissioner Sheri Scarborough, Chair	Present
Commissioner Alex Brumfield, Vice Chair	<i>Arrived 9:05</i>
Commissioner William F. Anderson	Present
Commissioner Sherry Hyman	Present
Commissioner Joanne Davis	Present
Commissioner Sam Caliendo	Present
Commissioner Mark Beatty	Present
Commissioner Robert Currie	Present
Commissioner Jennifer Bakcsi	Present

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Proof of Publication – Motion to receive and file carried 9-0

E. Adoption of the Minutes – Motion carried 9-0

F. Swearing In

G. Disclosures – Listed by Agenda Number

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
None	None	None	None	None	None	None	None	None

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

E. CORRECTIVE RESOLUTIONS

D. ZONING APPLICATIONS – NEW

- 1. **ZV-2012-03120** Title: a Type II Variance application of KRG Atlantic Delray Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow an increase in the projection from a wall for a Wall Sign and a decrease in the setbacks for Directional Signs
General Location: Northwest corner of West Atlantic Avenue and Lyons Road (**Delray Marketplace**) (Control 2004-00616)

Pages 1 - 21

Conditions of Approval Pages (9 - 9)

Project Manager: Carol Glasser

Size: 88.33 acres +

(affected area 32.82 acres +)

BCC District: 5

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

People who spoke on this application:

Joni Brinkman – agent, In agreement with Conditions of Approval

MOTION: To adopt a resolution approving a Type II Variance to allow an increase in the projection from a wall for a Wall Sign and a decrease in the setbacks for a Directional Sign subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
							Seconded	Moved

DECISION: Approved as advertised 9-0

2. **SV/Z/CA-2011-03176** Title: a Subdivision Variance application of Iglesia De Cristo Misionera by Land Research Management Inc., Agent. Request: to allow access to a non- residential property from a right of way less than 80-feet wide. Title: an Official Zoning Map Amendment application of Iglesia De Cristo Misionera by Land Research Management Inc., Agent. Request: to allow a rezoning from the Multi-family Residential (RM) Zoning District to the Single-family Residential (RS) Zoning District Title: a Class A Conditional application of Iglesia De Cristo Misionera by Land Research Management Inc., Agent. Request: to allow a Place of Worship General Location: East of Military Trail, north of 10th Ave North along the south side of Diamond Road. **(Iglesia De Cristo Misionera)** (Control 2010-00073)

Pages 22 - 51
 Conditions of Approval Pages (30 - 32)
 Project Manager: David McGuire
 Size: 2.07 acres +

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C-1 and 11 Condition of Approval as indicated in Exhibit C-2.

People who spoke on this application:

Kevin McGinley – agent, In agreement with Conditions of Approval as amended.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access to a non-residential property from a right of way less than 80-feet wide subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Moved	Seconded				

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

Motion carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Moved	Seconded				

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

Motion carried 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Moved	Seconded				

DECISION: Approved as advertised 9-0

- 3. **ZV-2012-03107** Title: a Type II Variance application of Miller Investments Of Miami Llc by Creech Engineers Inc., Agent. Request: to allow a reduction in the required number of parking spaces General Location: Southeast corner of State Road 7/441 and Southern Boulevard (**Western Plaza**) (Control 1977-00048)

Pages 52 - 83
 Conditions of Approval Pages (62 - 63)
 Project Manager: Donna Adelsperger
 Size: 32.88 acres +

BCC District: 6

Staff Recommendation: Staff recommends denial of the request.

People who spoke on this application:

Autumn Sorrow, Senior Site Planner - Gave a brief presentation
 Alessandria Palmer, agent - Gave a brief presentation
 Pedro A. Capo, Owner - Gave a brief presentation

MOTION: To adopt a resolution denying a Type II Variance to allow a reduction in the required number of parking spaces.

Commissioners amended motion to approve a Type II Variance to allow a reduction in the required number of parking spaces.

Motion carries 9-0

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Bakcsi	Caliendo	Beatty
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Seconded				Moved				

DECISION: Approved as amended

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS – NEW

E. SUBDIVISION VARIANCE

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. EXECUTIVE DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT