

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

FRIDAY, JANUARY 6, 2012

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 Sherry Hyman, Chair	Present
Commissioner Sheri Scarborough, Vice Chair	Present
Commissioner William F. Anderson	Absent
Commissioner Joanne Davis	<i>Arrived 9:05am</i>
Commissioner Alex Brumfield	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 8-0.

E. Adoption of the Minutes – Motion carried 8-0.

F. Swearing In

G. Disclosures – Listed by Agenda Number

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Caliendo	Bakcsi	Beatty
None	2	None	Absent	None	2	None	None	None

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **ZV-2011-02632** Title: a Type II Variance application of KRG Atlantic Delray Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow internally illuminated signs; and, to allow an increase in distance from the development's entrances for Entrance Signs
General Location: Northwest corner of West Atlantic Avenue and Lyons Road (Delray Marketplace) (Control 2004-00616)

Pages 1 – 1

Project Manager: Carol Glasser

Size: 32.82 acres +

BCC District: 5

Staff Recommendation: To postpone to Thursday, February 2, 2012.

MOTION: To postpone to Thursday, February 2, 2012. Motion carried

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

DECISION: APPROVED TO POSTPONE

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. **ZV-2011-02922** Title: a Type II Zoning Variance application of Gerald Barbarito by Land Design South Inc., Agent. Request: to allow the elimination of a landscape buffer; and to allow an Off-Site Directional Sign for a site that has frontage on a collector or arterial, increase in sign face area, and not meeting the location criteria for an Off-Site Directional Sign which includes: located more than 50 feet from the from the point of ingress, located more than 5 feet from all Base Building Lines, located within a public right-of-way for Riverside Drive
General Location: Approximately 1300 feet south of West Palmetto Park Road on the west side of Riverside Drive (Boca Reserve PUD) (Control 2011-00244)

Pages 2-31
 Conditions of Approval Pages (17-17)
 Project Manager: Joyce Lawrence
 Size: 18.92 acres +

BCC District: 5

Staff Recommendation: Staff is recommending approval of the requests, based upon the following application of the standards enumerated in Article 2, Section 2.D.3 of the Palm Beach County Unified Land Development Code (ULDC), which an applicant must meet before the Zoning Commission who may authorize a Variance.

People who spoke on this application:

Brian Terry, Agent – In agreement with conditions of approval
 Paul Pontrelli, representative of Baywinds PUD HOA – Spoke in support of application.
 Jon MacGillis, Zoning Director - Stated that the applicant intended to obtain permits for temporary signage in the location of the proposed off-site sign.

MOTION: To adopt a resolution for Type II Variance to allow the elimination of a landscape buffer; and to allow an Off-Site Directional Sign for a site that has frontage on a collector or arterial, increase in sign face area, and not meeting the location criteria for an Off-Site Directional Sign which includes: located more than 50 feet from the from the point of ingress, located more than 5 feet from all Base Building Lines, located within a public right-of-way for Riverside Drive.

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

DECISION: APPROVED AS ADVERTISED 8-0

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

E. SUBDIVISION VARIANCE

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

The Zoning Director discussed the submittal of architectural elevations with all applications. The Zoning Commission requested this to be on their Agenda to discuss why they are not always getting elevations with projects they are reviewing. Jon provided them with a Memo outlining the ULDC requirements and explained why elevations at this state of the review process are not always requested by the developer (cost, no tenant, project not moving forward at this time, locked into BCC conditions) and he gave them two options on how to proceed. They agreed with staff's option one which is to encourage applicants to submit elevations for new or modified buildings. However, if the Commission continues to see applications that they feel should have elevations submitted they could ask staff to get direction from the BCC to require elevations for all applications at time of ZC/BCC.

C. EXECUTIVE DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT – 9:25am