



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
JANUARY 4, 2013**

**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**

**ZONING APPLICATIONS – NEW**

2.	(22-51)	SV/ZV/CA-2012-3176 (Control 2010-00073)	IGLESIA DE CRISTO MISIONERA
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**AMEND BUILDING** Condition 1 to of Exhibit C-2 to read as follow:

1. By June 30, 2013~~4~~ and prior to beginning the new use, building permits shall be obtained and ~~certificates of occupancy or completion issued for~~ 1) a change of occupancy classification and alteration to convert an existing accessory residential garage to office/storage for a place of worship and 2) ~~to permit or remove~~ an undocumented storage shed or shed to be removed. (DATE/CERTIFICATE OF OCCUPANCY: MONITORING/BLDG Building)

**RELOCATE ENGINEERING** Condition 5 of Exhibit C-2 to Exhibit C-1 and renumber.



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

**FRIDAY JANUARY 4, 2013**

**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**

**JANUARY 4, 2013**

**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, January 24, 2013 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**

**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**

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 ±

BCC District: 5

(affected area 32.82 acres ±)

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

- 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 Use 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.

**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:** 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:** 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.

**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**

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: 32.86 acres ±

BCC District: 6

Staff Recommendation: Staff recommends denial of the request.

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

- E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**