

AGENDA

PALM BEACH COUNTY ADMINISTRATIVE VARIANCE TYPE I-B STAFF PUBLIC MEETING 8/16/2007

ADMINISTRATIVE VARIANCE PUBLIC MEETING

Alan Seaman	Principal Site Planner
Vacant	Senior Site Planner
Vacant	Site Planner I
Aaron Taylor	Site Planner I
Juanita James	Zoning Technician
Annette Stabilito	Secretary

Addie L. Greene
Chairperson, District 7

Jeff Koons
Vice Chair, District 2

Karen T. Marcus
Commissioner, District 1

Vacant
Commissioner, District 3

Mary McCarty
Commissioner, District 4

Burt Aaronson
Commissioner, District 5

Jess R. Santamaria
Commissioner, District 6



Robert Weisman
County Administrator

"An Equal Opportunity - Affirmative Action Employer"

2300 N. Jog Rd, West Palm Beach, Florida 33411 (561) 233-5200



AGENDA

PALM BEACH COUNTY

ADMINISTRATIVE VARIANCE TYPE I-B

STAFF PUBLIC MEETING

8/16/2007

- I. INTRODUCTION OF PROCESS
- II. CONFIRMATION MAILING 300' NOTICES
- III. REMARKS OF PRINCIPAL PLANNER
- IV. APPROVAL OF AGENDA
- V. AGENDA

Withdrawn Item(s):

None.

Postponed Item(s):

None.

Consent Item(s):

AVE2007-00980

Cynthia & Benjamin Reyes, owners, to allow a 12-month time extension for the variance BA 2006-929 to allow a SFD and structure to encroach into the side interior setback. LOC: 2325 Sunset Dr., approx. 0.1 mile S of Purdy Lane, and approx. 0.25 mile W of S. Military Trail, in the RM Zoning District.

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Development Order and 2 Condition(s) – Page 3

Staff Recommendations: **Approval with Condition(s)**

Juanita James, Zoning Technician

AVE2007-01071

Kim Glas-Castro, agent, for AutoNation Imports, owner, to allow a 24-month time extension on the Development Order and Condition #1 for BA 2006-1165 to allow an existing structure to encroach into the front setback, a reduction of the R-O-W buffer along Okeechobee Blvd. & Congress Ave., and to allow a reduction in the pervious area. LOC: 2300 Okeechobee Blvd., at the Southeast corner of Okeechobee Blvd. & Congress Ave., within the Westgate Estates, in the CG Zoning District (PET: 1987-006).

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Development Order and 2 Condition(s) – Page 6

Staff Recommendations: **Approval with Condition(s)**

Juanita James, Zoning Technician

AVE2007-01081

Victor H. and Eloisa Gonzalez, owners, to allow a 12-month time extension on the Development Order, Condition #1 and #2 of the approved variance BA 2006-1166 to allow an existing structure to encroach into the required front setback, a reduction in the required R-O-W landscape buffer, and to allow the elimination of required foundation planting. LOC: 4420 Lake Worth Road, approx. 0.01 mile S of Lake Worth Road and approx. 0.06 mile E of Military Trail, within the Greenacres Subdivision, in the CG Zoning District (PET. 1989-072).

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Development Order and 4 Condition(s) – Page 9

Staff Recommendations: **Approval with Condition(s)**

Juanita James, Zoning Technician

Regular Item(s):

None.

VI. ADJOURNMENT

In accordance with the ADA, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least three days notice. Please contact the Public Information Administrative Approvals section at (561) 233-5302.

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



**ADMINISTRATIVE VARIANCE – TYPE I B - STAFF PUBLIC MEETING
STAFF REPORT
8/16/2007**

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
AVE-2007- 00980	<p>2.B.3.G.2 Time Extension on the Development Order: The Development Order for the particular variance shall lapse on 08/17/2007, one year from the approval date. (DATE: MONITORING-ZONING)</p> <p>IS HERBY AMENDED TO READ:</p> <p>the Development Order for the particular variance shall lapse on 08/17/2008, one year from the approval date. (DATE: MONITORING-ZONING)</p>	08/17/2007	08/17/2008	12 months
	<p>2.B.3.G.2 Time Extension on Condition #1: By 08/17/2007, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plan or survey (which may be the same) presented to the Board of Adjustment, simultaneously with the building permit application. (BUILDING: DATE: ZONING)</p> <p>IS HEREBY AMENDED TO READ:</p> <p>By 08/17/2008, the applicant shall provide the Building Division with a copy of the Administrative Variance Staff Public Meeting result letter and a copy of the site plan or survey (which may be the same) presented to staff, simultaneously with the building permit application. (BUILDING: DATE: ZONING)</p>	08/17/2007	08/17/2008	12 months
SITUS ADDRESS:	2325 Sunset Dr West Palm Beach 33415			
AGENT NAME & ADDRESS:	None			
OWNER NAME & ADDRESS:	Benjamin Reyes 2325 Sunset Dr West Palm Beach FL 33415			
PCN:	00-42-44-13-00-000-3410			
ZONING DISTRICT:	RM			
BCC DISTRICT:	02			
PROJECT MANAGER:	f. Alan Seaman, Senior Site Planner and Juanita James, Zoning Technician			
LEGAL AD:	Cynthia & Benjamin Reyes, owners, to allow a 12-month time extension for the variance BA 2006-929 to allow a SFD and structure to encroach into the side interior setback. LOC: 2325 Sunset Dr., approx. 0.1 mile S of Purdy Lane, and approx. 0.25 mile W of S. Military Trail, in the RM Zoning District.			
LAND USE:	MR-5	S/T/R: 13-44-42		
PETITION #:	2006-00353			
LOT AREA:	0.25			
LOT DIMENSIONS:	147 ft X 46 ft			
CONFORMITY OF LOT:	Non-conforming			

CONFORMITY OF ELEMENT:	Non-conforming
TYPE OF ELEMENT:	Setback
ELEMENT SIZE:	37.3 ft x 44.8 ft
BUILDING PERMIT #:	None
NOTICE OF VIOLATION:	None
CONSTRUCTION STATUS:	Existing
APPLICANT REQUEST:	To allow a 12-month time extension on the Development Order and Condition #1 for BA 2006-929.

VARIANCE REQUEST

PREVIOUS VARIANCE REQUEST

APPLICATION NO.	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BA-2006-929	3.D.1.A Table 3.D.1.A-5 - Property Development Regulations	7.5 ft	2.5 ft	5 ft

DEVELOPMENT ORDER

*The Development Order for this particular variance shall lapse on **08/17/2007**, one year from the approval date (**DATE: MONITORING-ZONING**).*

ZONING CONDITIONS:

- 1. By **08/17/2007**, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plan or survey (which may be the same) presented to the Board of Adjustment, simultaneously with the building permit application. (**BUILDING: DATE: ZONING**)*
- 2. Prior to the Development Order expiration (**08/17/2007**), the project shall have received and passed the first building inspection. (**BUILDING: DATE: ZONING**)*

PROPOSED TIME EXTENSION

APPLICATION NO.	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
AVE-2007-980	2.B.3.G.2 Time Extension on the Developmet Order	08/17/2007	08/17/2008	12 months
	2.B.3.G.2 Time Extension on Conditon #1	08/17/2007	08/17/2008	12 months

JUSTIFICATION STATEMENT

The applicant is requesting a 12-month time extension. The applicant dates that they ran into financial difficulty, therefore, resulting in the delay of obtaining the first inspection and passing it. Requesting a time extension will assist the applicant in vesting the approved variance BA 2006-929.

AGENCY COMMENTS

None

ZONING COMMENTS

None

DEVELOPMENT ORDER

The development order for this particular variance shall lapse on **08/17/2007**, one year from the approval date. (DATE: MONITORING:Zoning)

IS HEREBY AMENDED TO READ:

The development order for this particular variance shall lapse on **08/17/2008**, one year from the approval date. (DATE: MONITORING:Zoning)

ADMINISTRATIVE VARIANCE – TYPE I B – STAFF PUBLIC MEETING CONDITIONS

1. By **08/17/2007**, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plan or survey (which may be the same) presented to the Board of Adjustment, simultaneously with the building permit application. (BUILDING: DATE: ZONING)

IS HEREBY AMENED TO READ:

By **08/17/2008**, the applicant shall provide the Building Division with a copy of the Administrative Variance Staff Public Meeting result letter and a copy of the site plan or survey (which may be the same) presented to staff, simultaneously with the building permit application. (BUILDING: DATE: ZONING)

2. Prior to the Development Order expiration (**08/17/2008**), the project shall have received and passed the first building inspection. (BUILDING: DATE: ZONING)