

PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE TYPE 1-B
STAFF PUBLIC MEETING

Thursday, August 16, 2007
09:07 a.m. - 09:15 a.m.
2300 North Jog Road
West Palm Beach, Florida 33411

Reporting:

Annette Stabilito
PBC Zoning Secretary

A T T E N D E E S

Larry Roberts, Professional Engineer

Alan Seaman, Principal Site Planner

Aaron Taylor, Site Planner I

Juanita James, Zoning Technician

Annette Stabilito, Secretary

Lauren Benjamin, Student Para-professional

Jeff Gagnon, Student Para-professional

I N D E X

Petition		Page
1	AVE2007-0980	4
2	AVE2007-1071	5
3	AVE2007-1081	5

PROCEEDINGS

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 09:07am. Alan Seaman, Principal Site Planner opened the meeting. There was no confirmation to the 300ft manifest. Since, with time extension applications, these notices were not required to be sent. (These are notices that are mailed to the neighbors that are affected by the variance requests, informing them of this public meeting).

Miss Lauren Benjamin, being directed by Mr. Seaman, opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

She explained the following: "For those of you that are not familiar with how staff conducts our business, the Agenda is divided in two parts, the Consent and Regular Agenda. Items on the Consent Agenda are items that have been approved by staff, the applicant agrees with the conditions and there is no opposition from the public. If there is opposition from the public, or the applicant does not agree with the conditions, an item can be re-ordered to the Regular Agenda. If an item is on the Consent Agenda and remains on the Consent Agenda, the variance is approved and the applicant is free to leave. The next part of the Agenda is the Regular Agenda. That consist of items that have been removed from Consent, or items that have opposition from the public, or the applicant does not agree with the conditions that staff has imposed. Staff will introduce them and the applicant will have an opportunity to give their presentation and then staff will give theirs. Then the public portion of the meeting is open and staff will hear from the public".

It was also informed that "if any information or documents is presented to staff at the meeting from the public, or the applicant provides additional information that may affect staff's decision, a thirty day (30) postponement may be requested to allow staff time to review the new information".

Miss Benjamin then proceeded asking staff if there were any changes to the Agenda, and there were none.

The first item on the Agenda are **Withdrawn Items**, which there were none.

The next item on the Agenda are **Postponed Items**, which there were none.

The **first item on Consent** Agenda was read into the record:

Item # **AVE2007-0980** Cynthia & Benjamin Reyes, owners. The property is located at 2325 Sunset Drive, approximately 0.1 mile S of Purdy Lane, and approximately 0.25 mile W of South Military Trail, in the RM Zoning District.

Cynthia Reyes, the owner, was present.

The variance request is to allow a 12-month time extension for the variance BA 2006-929, which is to allow a Single Family Dwelling and structure, to encroach into the side interior setback.

The applicant's justification statement reads as follows:

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.

There were no members from the public in opposition or approval of the variance.

Staff recommended approval of the time extension with two (2) conditions. The applicant agreed on the conditions and staff approved the variance.

The **second item on Consent** Agenda was read into the record:

Item # AVE2007-001071 Kim Glas-Castro, agent, for AutoNation Imports, owner. The property is located at 2300 Okeechobee Blvd., at the Southeast corner of Okeechobee Blvd. & Congress Ave., within the Westgate Estates, in the CG Zoning District (PET: 1987-006).

Jeffrey Rembaum, representing Ruden McClosky (the agent), was present on behalf of the owner.

The variance request is to allow a 24-month time extension on the Development Order and Condition #1 for BA 2006-1165, which is to allow an existing structure to encroach into the front setback, a reduction of the R-O-W buffer along Okeechobee Boulevard & Congress Avenue, and to allow a reduction in the pervious area.

The applicant's justification statement reads as follows:

JUSTIFICATION STATEMENT

The applicant is requesting a time extension on the Development Order and Condition #1. After receiving the approval for this variance the applicant gives a time line of other submittals that were needed to get this project approved; which included: requesting more variances, working Lake Worth Drainage District, Signature Only approvals, etc. The applicant is requesting a 2-year (24-month) time extension to vest variance BA 2006-1165.

There were no members from the public in opposition or approval of the variance.

Staff recommended approval of the time extension with two (2) conditions. Since applicants can apply for a time extension maximum of up to three (3) years, it was stated for the record that this would be the last time extension that the applicant can apply for.

The applicant agreed on the conditions and the conditions regarding The time extension limitations. Therefore, based on the applicant's justification, staff approved the time extension.

The **third and last item on Consent** Agenda was read into the record:

Item # AVE2007-001071 Christina Caudillo, agent, for Victor H. and Eloisa Gonzalez, owners. The property is located at 4420 Lake Worth Road, approximately 0.01 mile South of Lake Worth Road and approximately 0.06 mile East of Military Trail, within the Greenacres Subdivision, in the CG Zoning District (PET. 1989-072).

Christina Caudillo, the agent, was present on behalf of the owner.

The variance request is to allow a 12-month time extension on the Development Order and Condition #1 and #2, of the approved variance BA 2006-1166, which is 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.

The applicant's justification statement reads as follows:

JUSTIFICATION STATEMENT

The applicant states that demolition just started on the project, therefore, the applicant will not be able to meet the Development Order or the other conditions by the specific date. The applicant is requesting a 12-month time extension to vest BA 2006-1166.

There were no members from the public in opposition or approval of the variance.

Staff recommended approval of the time extension with four (4) conditions. The applicant agreed on the conditions and staff approved the variance.

There were no other items on Consent and no items under **REGULAR** Agenda. Therefore, the meeting was adjourned at 09:15am.

Based on Article 2.A.1.D of the Unified Land Development Code (ULDC) and the applicant's ability to meet the criteria pursuant to Article 2.A.1.F of the ULDC, the Administrative Variance Public Meeting Staff approved the time extension variances that were requested at their **August 16, 2007** Variance Public Meeting.

* * * * *