

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

Thursday, September 20, 2007
09:15 a.m. - 09:26 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

Annie Helfant, Asst. County Attorney

Larry Roberts, Professional Engineer

Alan Seaman, Principal Site Planner

Aaron Taylor, Site Planner I

Juanita James, Zoning Technician

Annette Stabilito, Secretary

I N D E X

Petition		Page
1	AVB2007-01111	4
2	AVB2007-01113	4

PROCEEDINGS

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 09:15am. Alan Seaman, Principal Site Planner opened the meeting. He began the meeting asking the Administrative Approvals Secretary for confirmation of the 300ft manifest. These are notices that are mailed to the neighbors that are affected by the variance requests, informing them of this public meeting. This information was confirmed by the Secretary, Annette Stabilito, who stated that items were entered into the Mailstream of US Certified Letters on September 18, 2007.

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.

Mr. Seaman 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".

The Principal Planner 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".

Mr. Seaman 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**.

Item # AVB2007-01111 Christopher S. Throop, agent, for Michael and Lisa O'Connor, owners. The property is located at 11532 165th Rd North. The property is generally located approximately 0.55 mile South of Randolph Siding Road and 0.47 mile East of Alexander Run, within the AR zoning district (Control #2007-331). The variance request is to allow a proposed addition (pool house) to encroach into the rear setback.

The applicant withdrew his application after working intensively with staff to redesign the particular addition to his home and therefore was not required to go for a variance.

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

The **first and only item on Consent** Agenda was read into the record by Juanita James:

Item # AVB2007-01113 Joshua and Wendy Mendelsohn, owners. The property is located at 1929 Portage Landing North. The property is generally located approximately 0.32 mile East of Federal Highway and on the corner of N. Ocean Dr. and Portage Landing N within the Portage Landing Subdivision in the RS zoning district (Pet. 2007-332).

The owner, Joshua Mendelsohn was present. The variance request is to allow a proposed addition to encroach into the required front setback.

The applicant's justification statement reads as follows:

JUSTIFICATION STATEMENT

"Lot 17 of portage landing Portage Landing North is the most irregular shaped lot in the community. Within the community, there are numerous homes with larger footprints to the subject property, including its proposed addition. Within the 300 foot radius, there are homes over 14,000 square feet. Within a 500 foot radius, there are homes appraised at over 10 million dollars. We have modified the encroachment, in a good faith effort, to lessen the requested variance. Although it increased, both unusable space and construction costs which are acceptable to the owners".

There were no response letters received, in favor, or in opposition to the variance request. There were no members from the public in opposition or approval of the variance.

Staff recommended approval with three (3) 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 09:26am.

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 variances that were requested under Consent Agenda at their **September 20, 2007** Variance Public Meeting.

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