

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, DECEMBER 18, 2008 at 9:00 a.m.**

**MINUTES OF THE MEETING**

The Staff Public Meeting held on the 1<sup>st</sup> Floor of Vista Center, 2300 N. Jog Road, West Palm Beach, FL 33411.

**ATTENDEES**

**County Staff Present:**

Alan Seaman, Principal Site Planner

Joanne Koerner –Engineering Planner

Aaron Taylor, Site Planner I

Lauren Benjamin, Site Planner I

Juanita James, Zoning Technician

Elizabeth Murray, Secretary

**Disclosures**

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 9:00 am. Mr. Alan Seaman, Principal Site Planner, 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”.

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”.

Elizabeth Murray, Secretary – Prepared Minutes

Meeting was opened by Alan Seaman, Principal Site Planner at 9:00 a.m.

**Proof of Publication** –Alan Seaman ask for date of Zoning Confirmation for the 300 ft notices, which Elizabeth Murray, Secretary stated they were mailed November 29, 2008.

**Changes to Agenda:** Alan Seaman inquired if there were any changes to the agenda, which were none.

## **CONSENT AGENDA**

### **1. AVB2008-1632- DYESS VARIANCE**

Randall and Susan Dyess, owners, to allow an existing accessory dwelling to encroach into the required rear setback. LOC: 5119 Horseshoe Circle N, approx. .12 mile West of N. Haverhill Rd. on Horseshoe Circle N. in the AR Zoning District.

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Development Order and three (3) Conditions – p. 9

Aaron Taylor, Site Planner I

Staff: Aaron Taylor-Presented overview of approval

Agent/Owner: Stated they understood and agreed to conditions of approval

Public: No request from the public to speak

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 3 condition(s) of approval.

### **2. AVB2008-1783-SUNOCO**

Chris Denhoff, agent, for S & S Enterprises, owner, to allow a reduction of 2 of the required 8 parking spaces, to accommodate an existing dumpster on site. LOC: 2500 Forest Hill Blvd at the intersection of Forest Hill Blvd and Florida Mango Road in the CG/SE Zoning District. (Control (Pet.) 1976-112).

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Development Order and three (3) Conditions – p. 15

Aaron Taylor, Site Planner I

Staff: Aaron Taylor-Presented overview of approval

Agent/Owner: Stated they understood and agreed to conditions of approval

Public: No request from the public to speak

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 3 condition(s) of approval.

### **3. AVB-2008-1782-PERSAUD'S PROPERTY**

Cootoo and Radha Persuad, owners, to allow a previously approved carport to be enclosed into a habitable structure to encroach into the required side-interior setback. LOC: 2902 Buckley Ave. approx. 1/2 mile east of Congress Ave on Buckley Ave. within the Englewood Manor subdivision in the RM zoning district. (Control : 2008-292).

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Development Order and one (1) Conditions – p. 20

Aaron Taylor, Site Planner I

Staff: Lauren Benjamin-Presented overview of approval

Agent/Owner: Stated they understood and agreed to condition of approval

Public: No request from the public to speak

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 1 condition(s) of approval.

Meeting Adjourned

**PLEASE NOTE:**

The Administrative Variance Meetings are Videoed and are available for viewing on the Palm Beach County Website. Please allow 24 to 48 hours after the meeting date for the video to be available.

**Click below to view listings and watch the Zoning Archived Meeting videos:**

<http://www.pbcgov.com/pzb/Zoning/videoconferencing/2008meet.htm>

If you wish to purchase a DVD or VHS Tape of the Administrative Variance Meeting a copy can be made available by contacting Channel 20. To purchase a copy of the hearing, please call Victoria Leveille at 561-355-1790 or 561-355-4573 or email her directly at [vleveille@pbcgov.com](mailto:vleveille@pbcgov.com)