

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

Thursday, January 17, 2008
09:00 a.m. - 09:12 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

Aaron Taylor, Site Planner I

Lauren Benjamin, Site Planner I

Juanita James, Zoning Technician

Annette Stabilito, Secretary

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PROCEEDINGS

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 09:00am. Aaron Taylor, Site Planner I, 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 December 27, 2007.

Mr. Aaron Taylor, opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

Mr. Taylor 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".

Mr. Taylor 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**. There was one postponed item, which was read into the record:

Item # **AVB2007-01854** Sabrina Bollinger and William Grasso, owners. The property is located at 1833 Circle Dr., approx. 0.5 mile East of Ellison Wilson Road at Circle Drive within the Pleasant Ridge Subdivision in the RH Zoning District Pet. 2007-337).

Sabrina Bollinger and William Grasso, owners, were present. The variance request is to allow a single family dwelling addition to encroach into the both required side interior setbacks.

Mr. Taylor stated that the item will need to be postponed, since staff is in need of additional information from the applicant's architect, in order for staff to make a concise decision in regards to the variance request.

Ms. Bollinger and Mr. Grasso understood the reasons why their item was being postponed and agreed on being present at the following meeting.

There were no members from the public in opposition for the item to be postponed. Therefore, staff postponed the variance, by right, for a period of 30 days. The next variance meeting is scheduled for Thursday, February 21, 2008.

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

Item # **AVE2007-01926** Kilday & Associates Inc., agent, for Florida Auto Auction of Orlando, JMC-IV Real Estate Co and Palm beach Newspaper, Inc., owners.

The property is located at 770 Sansbury's Way, approx. 38 ft. S of Belvedere Rd., on the E side of Sansbury's Way, within the Belvedere Commerce Center MUPD, in the PO Zoning District (PET. 1999-028).

Colleen Walter, representing Kilday & Associates Inc. (the agent), was present on behalf of the owners.

The variance request is to allow a 12-month time extension for the Development Order in order to vest BA 2005-1705 to allow the elimination of compatibility buffers and the required landscape material along a section of the N property line and along the access road; to allow a reduction of the quantity of interior landscape islands and driver medians and required landscaping; and to allow a reduction of the required pervious surface area and required landscape.

The applicant's justification statement reads as follows:

JUSTIFICATION STATEMENT

The owner is requesting a 12-month time extension for the approved variance BA 2005-1705 to allow the elimination of compatibility buffers and the required landscape material along a section of the N property line and along the access road; to allow a reduction of the quantity of interior landscape islands and driver medians and required landscaping; and to allow a reduction of the required pervious surface area and required landscape. The extension of the variances is necessary to utilize the granting of the extensions of the conditions of approval granted by the Resolution 2006-915 and 2006-916. Staff recommends granting of the request of time extension in order to vest his variances.

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.

Also, it was stated for the record, that due to an e-pzb merging error when the staff report was being merged, there were (8) other parcel control numbers (pcn's) that were missing in the front page of the staff report (AVE2007-1926). Ms. Stabilito, Zoning Secretary, was given the list of the (9) pcn's which she is to make sure it merges correctly in e-pzb, for the merging of the applicant's result letter.

There were no other items on Consent and **no items under REGULAR Agenda.** Therefore, the meeting was adjourned at 09:12am.

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 variance that was requested at their **January 17, 2008** Variance Public Meeting.

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