

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

Thursday, June 19, 2008
09:04 a.m. - 9:14 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

Annette Stabilito, Secretary

I N D E X

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PROCEEDINGS

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 09:04 am. 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 May 29, 2008.

Mr. Aaron Taylor, Site Planner I, 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 or corrections to the Agenda, and there was one minor error on the aerial photo on page 8, which had the depiction of the location of the proposed addition is shown in the incorrect place but it is correct on the survey on page 9.

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 (3) three items.

Postponed Item #1: AVB2008-0289 Manuel Sanchez, agent, for Francisco and Josefa Ramos, owners, to allow an existing multi-family dwelling to encroach into the required 15 ft. rear setback. LOC: 1430 N. Stacy Street, approximately .073 mile north of Stacy Street and approximately 0 mile east of North Stacy Street, within the Haverhill Acres Add In Subdivision, in the RH Zoning District.

Postponed Item #2: AVB2008-0454 Carmen Luciano and Maria Marenco, owners, to allow an existing structure to encroach into the required rear setback. LOC: 12860 57th Road N., approximately 0.19 mile E of 130th Avenue N. and approximately 0.06 mile N of 56th Place N., in the AR Zoning District (PET: 2007-325).

Postponed Item #3: AVB2008-0714 Frogner Consulting, LLC., agent, for John & Joan Benevento, owners, to allow an existing accessory structure to encroach into the required side-street setback. LOC: 11387 Teach Road, approximately .048 mile E of Avery Road and approximately 0.11 mile S of PGA Blvd., within the Pirates Cove Subdivision, in the RS Zoning District.

Staff made a statement that written requests were received from these three applicants requesting for a postponement, therefore, staff postponed these (3) three items for a period of **30 days to the July 17, 2008** Variance Public Meeting.

"An Equal Opportunity - Affirmative Action Employer"

The next item on the Agenda are Consent Items. There were (2) two items on **Consent Agenda**. The first consent item was read into the record by Project Manager, Aaron Taylor:

Consent Item# 1: AVB2008-00713 Robert and Jacquelyn Adelstein, owners. The property is located at 11361 Sandy Run Road, approx. .00 mile East of 113th Drive N., and approx. .00 mile N of Sandy Run Road, in the AR Zoning District.

The variance request is to allow an existing accessory structure to encroach into the required side street setback.

Mr. Taylor asked staff if any letters were received, for or against, the variance request and staff responded by stating that there were none.

Robert Adelstein, the owner, was present.

Mr. Taylor asked the petitioner to state his name for the record and to briefly state his justification for the variance.

Mr. Adelstein gave his justification statement as follows:

ADELSTEIN VARIANCE JUSTIFICATION STATEMENT

"I applied for a minor interior renovation and it turned up that there was a setback issue that came to light at this point in time".

Mr. Taylor, being the Project Manager for this petition, made a statement to clarify that the proposed structure was permitted at 25ft when it should have used the percentage setbacks at 26.8 ft, which means that the structure that Mr. Adelstein wanted to do the interior renovations for were, encroached 1.8 ft into the required setback.

Staff recommended approval of the variance with two (2) conditions.

Mr. Taylor then proceeded by asking Mr. Adelstein if he is aware of and accept the development order and the (2) two conditions for this variance, and he said "Yes".

There were no members from the public in opposition or approval of the variance. Therefore, based on this information, and as permitted by Article 2 of the ULDC, staff approved the variance petition **AVB2008-00713** with (2) two conditions, as recommended by the staff report and based on the 7 Criteria.

The next and final item on **Consent Agenda** was read into the record by Project Manager, Lauren Benjamin:

Consent Item# 2: AVB2008-00715 Cotleur & Hearing, agent, for Stonebridge Golf & Country Club, owner. The property is located at 10343 Stonebridge Blvd., approximately 0.69 mile W of State Road 7 and approx. 0.76 mile N of Clint Moore Road, within the Stonebridge PUD, in the PUD Zoning District. (PET: 1983-107).

The variance is to allow a proposed structure to encroach into the required rear setback.

Mr. Taylor asked staff if any letters were received, for or against, the variance request and staff responded by stating that there were none.

The agent, Jan Polson from Cotleur & Hearing, was present, in representation of the owner.

Mr. Taylor asked the agent to state her name for the record and to briefly state her client's justification for the variance.

Ms. Polson gave her client's justification statement as follows:

STONEBRIDGE COUNTRY CLUB VARIANCE JUSTIFICATION STATEMENT

"We are here to request a variance of 8 foot from the required 15 foot rear setback for a clubhouse addition. The original structure was constructed in 1985 pursuant to the regulations in effect at that time. They are currently expanding the clubhouse and are asking for the 7 foot variance to allow to be architecturally consistent with the current building on the site. It does not have any impact on anyone, as there is a huge lake behind the clubhouse. That's where the property line is, right along that lake. This is for the residence solely of Stonebridge Country Club and as I understand, there would not be any objections from them".

Staff recommended approval of the variance with one (1) condition.

Mr. Taylor then proceeded by asking Ms. Polson if she is aware of and accept the development order and the condition of approval for this variance, and she said "yes".

There were no members from the public in opposition or approval of the variance. Therefore, based on this information, and as permitted by Article 2 of the ULDC, staff approved the variance petition **AVB2008-00715** with (1) one condition, as recommended by the staff report and based on the 7 Criteria.

There were no items under **Regular Agenda**.

Since staff had no other comments, Mr. Taylor adjourned the meeting at 9:14am.

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 **June 19, 2008** Variance Public Meeting.

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