

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, NOVEMBER 20, 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 October 30, 2008.

**Changes to Agenda:** Alan Seaman inquired if there were any changes to the agenda, which Lauren Benjamin, Planner I stated on page 40 of AVB 2008-1636, the required code should be changed to reflect 43.60 ft to replace the 65.4 ft.

## **CONSENT AGENDA**

### **AVB2008-0289-Ramos-APPROVED WITH CONDITIONS**

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 1 condition(s) of approval.

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.

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Development Order and one Condition – p. 7

Aaron Taylor, Site Planner I

### **AVB2008-1305-Hoffman- APPROVED WITH CONDITIONS**

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 2 condition(s) of approval.

Fernando Zabala, agent for Alfred Hoffman, owner to allow a proposed emergency generator to encroach into the required front setback. Loc: 12530 Seminole Beach Road, approximately .17 mile south of Seminole Blvd. on Seminole Beach Road, within the Seminole Club Add In Subdivision, in the RS zoning district.

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Development Order and two (2) Conditions – p. 14

Aaron Taylor, Site Planner I

### **AVB2008-1432-Weingarten-APPROVED WITH CONDITIONS**

Staff: Lauren Benjamin-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 1 condition(s) of approval.

Steven Belden, agent, for Weingarten Realty, owners, to allow the elimination of the required landscaping for existing dumpster enclosures. LOC: 9190 Glades Road, at the intersection of Glades Road and Lyons Road, in the CG/SE Zoning District. (Pet. 1978-220)

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Development Order and one (1) Condition – p. 19

Lauren Benjamin, Site Planner I

**AVB2008-1631-Cutler- APPROVED WITH CONDITIONS**

Staff: Lauren Benjamin-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 2 condition(s) of approval.

Jay Match, agent, Bruce D. and Hollie Cutler, to allow an existing generator to encroach into the required side interior setback. LOC: 17828 Scarsdale Way, approx. .17 mile N of Clint Moore Rd and approx. .28 mile S of Claride Oval within the St. Andrews Country Club PUD in the RT/SE (PUD) Zoning District. (Control 1980-073)  
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Development Order and two (2) Conditions – p. 24  
Lauren Benjamin, Site Planner I

**AVB2008-1632-Dyess\_POSTPONED 30 DAYS (December 18, 2008)**

Staff: Aaron Taylor-Requested a 30 day postponement due to owner not being present  
Agent/Owner: Not present  
Public: No request from the public to speak

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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Aaron Taylor, Site Planner I

**AVB2008-1635-Smith-APPROVED WITH CONDITIONS**

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 2 condition(s) of approval.

James Dale Smith, agent, for James and Tammy Smith, owners To reduce the required front setback to allow an existing architectural entry roof extension to overhang into the front setback by no more than 2.5 feet. LOC: 3366 Pebble Place, approximately .13 mile East of U.S. Highway 1 and approximately .12 mile South of Waterway Road, within the Waterway Village Subdivision, in the RS Zoning District.  
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Development Order and two (2) Conditions – p. 39  
Aaron Taylor, Site Planner I

## **AVB2008-1636-Black Fin-APPROVED WITH CONDITIONS**

Staff: Lauren Benjamin-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 2 condition(s) of approval.

Black Fin Investments LLC owner, to allow a proposed accessory structure to encroach into the required side street setback. LOC: 8945 155th Place N. at the intersection of 89th Ave N. and 115th Place N. within the Palm Beach County Estates subdivision in the AR Zoning District.

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Lauren Benjamin, Site Planner I

## **REGULAR AGENDA-**

### **AVB2008-1108-Rickabus-DENIAL**

Staff: Lauren Benjamin-Presented overview of denial  
Agent/Owner: Stated that he should not have been denied  
Public: No request from the public to speak

Staff's denial was based pursuant to Art.2 of the ULDC and not meeting the 7-Criterias, due to owner having other options available for placement of the proposed structure.

Staff: Alan Seaman explained due to the facts and many discussions with Mr. Rickabus that there are other options that will meet the required side street setback, and that he does not meet the 7 requirements for this variance.

Jan Polson, agent, for Allan & Donna Rickabus, owners, to allow a proposed Single Family Dwelling (Structure) to encroach into the required side street setback. LOC: 9475 159th Court N., approximately 0.549 Miles E. of Jupiter Farms Road and approximately 0.411 Miles N. of Sandy Run in the AR Zoning District.

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No Development Order or Conditions

Lauren Benjamin, Site Planner I

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)