

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

Thursday, October 16, 2008  
9:00 a.m. - 9:15 a.m.  
2300 North Jog Road  
West Palm Beach, Florida 33411

Reporting:

Paula Pritchard  
PBC Zoning Secretary

**A T T E N D E E S**

Alan Seaman, Principal Site Planner

Aaron Taylor, Site Planner I

Lauren Benjamin, Site Planner I

Juanita James, Zoning Technician

Paula Pritchard, Secretary

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## P R O C E E D I N G S

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 09:00 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".

Mr. Seaman then Stated that this meeting would not be video taped due to technical difficulties. He stated this would be a very short agenda and proceeded to ask if we had the confirmation that we have the 300 foot notices which Juanita James replied yes, who is our site plan tech.

The first item(s) on the Agenda are **Postponed Items**, which there are two.

Mr. Seaman explained that an applicant is allowed to request a postponement on their item for a maximum of 6 months (or 180 days) before their item can be heard. The additional time would allow them to correct or resolve any issues they may have in regards to their property or variance request.

The **first** Postponed item on agenda is as follows and this is the second postponement for this item and will be heard at the November 20, 2008 meeting. This item was postponed due to additional information regarding a technical issue for the site to ensure the site is structurally stable enough for the home to be constructed.

**Postponed Item: AVB2008-1108** 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.

The second item on the agenda **AVB2008-1305** this is the second request for a 30 day postponement to the November 20, 2008 meeting. This variance is pending resolution regarding a base building line issue.

**Postponed Item: AVB2008-1305** 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.

The third item on the agenda **AVB2008-1432** this is the second request for a 30 day postponement to the November 20, 2008 meeting.

**Postponed Item: AVB2008-1432** Steve 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.

The final item on the Agenda is a Consent Item. The consent item was read into the record by Alan Seaman.

**Consent item AVB2008-1430** Robert Coleman, agent, for Adam Fuller, owner, to allow an existing accessory structure to encroach into the required side-interior. LOC: 4379 Mars Avenue, approximately .10 mile E of Military Trail on Mars Avenue within the Sky Ranch Subdivision in the RM Zoning District.

Mr. Seaman asked if Mr. Coleman was present and for the record to identify himself, which Mr. Robert Coleman stated he is the agent for Adam Fuller. Mr. Seaman asked him to briefly state his justification for the variance.

Robert Coleman stated the owner had hired a licensed contractor to construct a pool house on the property while he returned north. He had no idea that the property was in violation for side setbacks. He added when the property was purchased they did a lot of work to make it look presentable. The owner was not aware, until he received the violation notice, that the structure did not meet setbacks. He is now trying to correct the issue by requesting a variance to allow the existing structure (single family dwelling) to encroach into the required side-interior.

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 **AVB2008-1430** with (2) two conditions, as recommended by the staff report and based on the 7 Criteria. Mr. Seaman stated Mr. Coleman would receive the result letter (by Friday) that will include the Development order and two Conditions.

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Meeting Adjourned 9:15 am