

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, OCTOBER 15, 2009 at 9:00 a.m.**

MINUTES OF THE MEETING

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

ATTENDEES

County Staff Present:

Lauren Benjamin, Site Planner I

Aaron Taylor, Site Planner I

Juanita James, Zoning Technician

Joanne Koerner, Engineering Planner

Elizabeth Murray, Secretary

Proof of Publication Aaron Taylor, Site Planner I, asked for date of Zoning Confirmation for the 300 ft notices, which Elizabeth Murray, Secretary stated they were mailed September 30, 2009.

Disclosures

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 9:10 am. Lauren Benjamin, 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 three parts, Postponement/Withdrawals 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 the time to review the new information".

Aaron Taylor, stated there are two (2) items on the September 17, 2009 agenda one (1) one postponement and (1) one on Consent.

Changes to Agenda: Aaron Taylor inquired if there were any changes to the agenda, which Lauren Benjamin, stated there was one change to the AVB2009-03510 Rezkalla Variance on page 6 which has the Conditions and Development Order the date should have read October 15, 2010 not 2009.

Elizabeth Murray, Secretary – Prepared Minutes

POSTPONED ITEMS:

AVB2009-03751-NOVAK VARIANCE

Daniel Novak, owner, to allow three existing accessory structures (2 sheds and a tiki hut) to encroach into the required side interior and rear setback. LOC: 4988 Palm Way, approx. 1/2 mile South of Hypoluxo Road and approx. 1/2 mile West of Military Trail within the Biltmore Terrace Subdivision in the AR Zoning District.

Lauren Benjamin, Site Planner I

Staff: Lauren Benjamin read the Legal, and addressed the 5 Month postponement, (which is requested by the applicant) to the March 2009 AVB Meeting, due to addressing Land Development and Survey comments, there is a letter in the record from the applicant addressing this postponement.

Public: No one from the public appeared.

CONSENT ITEM(S):

AVB2009-03510 REZKALLA VARIANCE

George and Cindy Rezkalla, owners, to allow a proposed addition to encroach into the required front and side street setback. LOC: 6392 Alexander Road at the corner of Bischoff Rd. and Alexander Rd. within the Palm Beach Farms Subdivision in the AR Zoning District. (Control 2009-2141)

Lauren Benjamin, Site Planner I

Staff: Lauren Benjamin read the Legal, and proceeded to do the overview of the project. George Rezkalla, owners was present and was asked if he understood and agreed with the one (1) Development Order and one (1) Condition of approval, which he replied that he did. Lauren Benjamin iterated the approval of this project.

Public Correspondence: One letter in disapproval with concerns for potential encroachment to the safe side, which Lauren explained and assured them there would be no encroachment.

Public: No one from the public appeared.

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 (9/17/09 has Audio only on Website, due to technical difficulty) and 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