

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, March 18, 2010 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:

Alan Seaman, Principal Site Planner

Lauren Benjamin, Site Planner I

Aaron Taylor, Site Planner I

Joanne Koerner, Engineering Planner

Juanita James, Zoning Technician/Secretary

Proof of Publication Aaron Taylor, Planner I, asked for date of Confirmation for the 300 ft notices, which Juanita James, Zoning Technician/Secretary stated were mailed February 26, 2010.

Changes to Agenda: Aaron Taylor, inquired if there were any changes to the agenda, which Lauren Benjamin, stated there were none.

Disclosures

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 9:00 am. Alan Seaman 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 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”.

Postponed Items:

AVB2010-00262

Legal Ad: Kevin McGinley, agent for City Place Investors LLC., owner, to allow a single family residence on both lots 2 and 3 (of a recently subdivided lot identified as 501) to encroach into the front and side-interior setbacks on LOC: Lot 2, 14070 Paradise Point Road (Lot 3 address not available at this time) Approximately 1/10th North of Donald Ross Road, within the Paradise Point Estates subdivision, in the RT Zoning District (Petition: 00-067).

Staff: Lauren Benjamin read the Legal Ad and Aaron Taylor stated due to staff and applicant needing more time for research the postponed was needed. Due to no objections from the public; the postponement was approved.

CONSENT ITEM(S):

AVB 2009-3751

Legal Ad: Daniel Novak, owner, to allow two accessory structures (sheds) to encroach into the required side interior setback and one accessory structure (tiki hut) to encroach into the required rear setback, and to allow a hedge to exceed the maximum allowable height within the side setback.

Staff: Lauren Benjamin read the Legal Ad and proceeded to do the overview of the project. The owner, Daniel Novak, was present and was asked if he understood and agreed with the Development Order and one (1) Condition(s) of approval, which he replied that he did. Lauren Benjamin then reiterated the approval of this project and that the agent could pick up his result letter after the meeting.

Public Correspondence: Two (2) letters or approval were received and an approval petition signed by surrounding neighbors.

Public: No one from the public appeared.

AVB 2010-261

LEGAL AD: Ronald Deitelbaum, owner, to allow an existing generator to encroach into the required side interior setback.

STAFF: Lauren Benjamin read the Legal Ad and proceeded to do the overview of the project. The owner, Ronald Deitelbaum, was present and was asked if he understood and agreed with the Development Order and two (2) Condition(s) of approval, which he replied that he did. Aaron Taylor then reiterated the approval of this project and that the agent could pick up his result letter after the meeting.

Public Correspondence: Two (2) letters were received, One (1) was an inquiry and one (1) was in opposition.

Public: No one from the public appeared.

AVB 2010-263

LEGAL AD: Matthew Posner, agent, for Sanjay and Josephine Rajaratnam, owners, to allow a proposed addition to encroach into the required rear setback.

STAFF: Lauren Benjamin read the Legal Ad and proceeded to do the overview of the project. The agent, Ron Posner, was present; (which Lauren stated we just received a consent form for him to speak for the owner), and was asked if he understood and agreed with the Development Order and one (1) Condition of approval, which he replied that he did. Lauren Benjamin then reiterated the approval of this project and that the agent could pick up his result letter after the meeting.

Public Correspondence: There weren't any letters in support or opposition received.

Public: No one from the public appeared.