

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, May 20, 2010 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

Aaron Taylor, Site Planner I

Joanne Koerner, Engineering Planner

Juanita James, Zoning Technician/Secretary

**Proof of Publication** Alan Seaman asked if there was confirmation of the 300 ft notices. Juanita stated yes the manifest was mailed on April 29, 2010.

**Changes to Agenda:** Alan Seaman inquired if there were any changes to the agenda, Aaron stated there was 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, 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 consists 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 imposed by Staff. We begin with Staff's presentation, Findings of Fact, and recommendation, followed by the owner's presentation. We will then open the public portion of the meeting and hear from the public.

Alan Seaman stated, "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".

## **CONSENT ITEM(S):**

### **AVB 2010-525**

**Legal Ad:** Agnes Southard, to allow a proposed solid roof screen enclosure to encroach into the required side street. LOC: 5791 Mirror Lakes Blvd. approx. 1/3 of mile west of Military Trail on Mirror lakes Blvd. within the Mirror Lakes PUD in the RS/PUD zoning district. (Pet. 78-065).

**Staff:** Aaron Taylor read the Legal Ad and Aaron Taylor proceeded with the finding of facts. The agent, James Schnaderbeck, was present. Alan read the conditions for Mr. Schnaderbeck and then asked him if he understood and was in agreement with Development Order and the 2 conditions, which he replied that he did.

**Public Correspondence:** Juanita stated that there were 4 letters and that she had just recently received a letter of approval from the HOA and a petition signed by 20 homeowners. The petition stated "We the undersigned homeowners and residents in Mirror Lakes do not have any objections to the expansion and reconstruction of a screen room on the North side of 5791 Mirror Lakes Blvd. Alan stated that there four courtesy notices returned, of the 4 letters one was for clarification, one was for approval and two for disapproval and the 2 for disapprovals stated that they were unhappy due to aesthetic

### **AVB 2010-878**

**LEGAL AD:** Ken Mahr, agent, for David and Michelle Watson, owners to allow a proposed addition to an existing single family dwelling to encroach into the required side interior setback. Loc: 4577 Hunting Trail approx. ½ mile east of State Road 7 on Condor Court within the Hunter aka Legend Lakes Subdivision in the RTS zoning district. (Control No. 1987-004)

**STAFF:** Alan Seaman read the Legal Ad and Aaron proceeded to do the overview of the project. The agent, Ken Mahr, was present and was asked if he understood and agreed with the Development Order and one (1) Condition of approval, which he replied the he did.

**Public Correspondence:** One letter was in approval.

**Public:** No one from the public appeared.

