

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, July 19, 2012 at 9:10 a.m.**

MINUTES OF THE MEETING

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

ATTENDEES

County Staff Present:

Andrea Harper, Site Planner II

Juanita James, Zoning Technician

Lorraine Cuppi, Senior Secretary

Proof of Publication: Juanita James asked if there was confirmation of the 300 foot notices. Lorraine Cuppi stated yes, the manifest was mailed on June 27, 2012.

Changes to Agenda: Juanita James inquired if there were any changes to the agenda, and Andrea Harper stated there was none.

Disclosures

Juanita James explained the following: "For those of you who are not familiar with how staff conducts our business, the Agenda is divided in two parts, 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, after receiving their result letter. 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 agent's presentation. We will then open the public portion of the meeting and hear from the public. If any information or documents presented to staff at the meeting from the public or the applicant provides additional information that may affect the staff's decision, a 30-day postponement may be requested to allow staff time to review the new information."

CONSENT ITEM(S):

AVB2012-1431

Legal Ad: Gentile, Glas, Holloway, O'Mahoney and Associates, agent, for Toll FI V Limited, owner, to allow a proposed accessory structure (tennis court) to encroach into the required front setback for lot 48. LOC: 13830 Baycliff Drive, approximately .254 mile south of Donald Ross Road and approximately .15 mile west of Ellison Wilson Road within Parcel 32 in the PUD zoning district.

Public Correspondence: No letters.

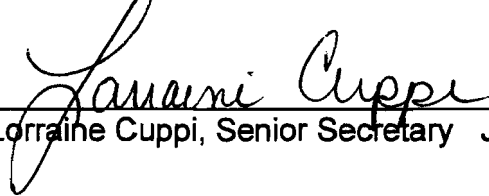
Staff: Andrea Harper presented the Type 1B Variance, read the Legal Ad and presented the Findings of Fact. Staff is recommending approval, subject to two conditions of approval. Andrea added that on the survey, the 6 ft. high chain link fence needs to be reduced to 4 ft. Juanita then asked if Dodi Glas, agent, understood and was in agreement with the Type 1B Variance and the 2 conditions and she replied that she was.

Public Correspondence: None.

Public: No one from the public appeared.

MEETING ADJOURNED AT 9:08 AM

Minutes Prepared by



Lorraine Cuppi, Senior Secretary July 19, 2012