

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

Thursday, April 19, 2007  
09:05 a.m. - 09:15 a.m.  
2300 North Jog Road  
West Palm Beach, Florida 33411

Reporting:

Annette Stabilito  
PBC Zoning Secretary

A T T E N D E E S

F. Alan Seaman, Principal Planner

Annie Helfant, Assistant County Attorney

C. Larry Roberts, P.E., Senior Registered Engineer

Joseph Cearley, Site Planner I

Aaron Taylor, Site Planner I

Annette Stabilito, Secretary

Lauren Benjamin, Student Para-professional

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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 09:05. Principal Site Planner, F. Alan Seaman, opened the meeting. He began the meeting asking the Administrative Approvals Secretary for confirmation of the 300ft manifest. These are notices that are mailed to the neighbors that are affected by the variance requests, informing them of this public meeting. This information was confirmed by the Secretary, Annette Stabilito, using the Mail Manifest dated April 18, 2007 from US Certified Letters.

Mr. 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 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".

The Principal Site Planner 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 proceeded asking the Site Planners, Joseph Cearley and Aaron Taylor, if there were any changes to the Agenda, and there were none.

The first item on the Agenda are **Withdrawn Items**, which there were none.

The next item on the Agenda are **Postponed Items**, which there were none.

The **first item on Consent** Agenda was called by Joseph Cearley, Project Manager:

Item # **AVB2007-0143** Charles E. Smith, owner. The property is located at 6387 Indian Trail Drive. The property is generally located approximately 0.59 mile east of Seminole Pratt Whitney Road and approximately 0.3 mile north of 60th Street North, in the AR Zoning District.

The variance request is to allow proposed columns to encroach into the required front setback. Mr. Cearley stated that he informed the applicant of the meeting, however, the applicant was not present. Mr. Seaman moved this item to the last item on Consent, to allow additional time for the applicant to

appear. After the last item was called, staff waited a few minutes, however, the applicant never arrived. Therefore, staff decided to **POSTPONE** this item for a period of **30 days**, to next month's scheduled Variance Public Meeting.

The **second item on Consent** Agenda was called by Mr. Aaron Taylor:

Item # **AVB2007-269** Larry Mason, owner. The property is located at 16079 128th Trail North. The property is generally located approximately .04 mile north of Randolph Siding Road, and approximately .05 mile east of 130th Avenue North, in the AR Zoning District.

The applicant was present. The variance request is to allow a proposed addition to encroach into the required front setback and for an attached garage to encroach into the required side interior setbacks. There was one (1) response letter received in approval of the variance. Staff recommended approval with three (3) conditions. The applicant agreed on the conditions and staff approved the variance.

The **third item on Consent** Agenda was called by Mr. Aaron Taylor, Project Manager:

Item # **AVB2007-0277**, Jason Murphy, owner. The property is located at 4809 Kirkwood Road. The property is generally located approximately .046 mile south of Melaleuca Lane and approximately .07 mile east of Kirk Road, in the RM Zoning District.

The applicant was present. The variance request is to allow a proposed addition to encroach into the required side interior setback. Mr. Taylor stated that one (1) response letter was received in favor of the applicant. Staff recommended approval with two (2) conditions. The applicant agreed on the conditions and staff approved the variance.

The **fourth and last item on Consent** Agenda was called by Lauren Benjamin, Student Para-professional:

Item # **AVE2007-363**, Southland Centers II, LLC, owner. The property is located at 13800 Jog Road. The property is generally located approximately .21 mile north of Lake Ida Road, and approximately .48 mile west of El Clair Ranch Road, within the Spalding MUPD, in the MUPD Zoning District.

The variance request is to allow a 12 month time extension on the Development Order, in order to vest the approved variance BA-2006-223. The agent, Jeff Brophy, representing Land Design South, was present, on behalf of the owner. The applicant's justification statement was read into the record by Mr. Cearley. The applicant's request for a 12-month time extension on the Development Order was based on the facts of unexpected delays in the site plan which caused a delay in the submittal for the building permits. The time extension would allow ample time for the building permit to be obtained and

the first inspection passed. Staff recommended approval of the time extension with 3 conditions. The applicant agreed on the conditions. Based on the applicant's justification, staff approved the time extension.

There were no other items on Consent and no items under **REGULAR** Agenda. Therefore, the meeting was adjourned at 09:15am.