

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

Thursday, January 18, 2007
09:07 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
Juanita James, Zoning Technician
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 09:07am. 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 January 8, 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 are any corrections to the agenda. Mr. Taylor informed of an item that was on the Regular Agenda that needed to be pulled from the Regular Agenda and moved to Postponed Items. The item he mentioned was: **AVB-2006-1829**, Raymond Murdock. The request is to allow a proposed accessory dwelling to encroach into the required side interior and rear setback. The applicant has requested a 30-day postponement in order to discuss a redesign of the project with staff. Mr. Seaman then confirmed the postponement and moved the item to the February 15th's meeting.

Mr. Seaman, then proceeded by calling off the items from the Agenda.

The first item of the Agenda are **Withdrawals** and there were none.

The following are the **Postponed Items**, which was just reiterated by Mr. Murdock's request.

The **first item on Consent** Agenda was called by Project Manger, Mr. Joseph Cearley:

Item # **AVB2006-1830** Javier & Evangelina Quiroz, owners. The property is located at 555 Dogwood Rd., approximately 0.03 mile E of Seminole Blvd. and approx. 0.52 mile W of N. Congress Ave., in the RM Zoning District. The applicant, Evangelina Quiroz, was present and stated her name for the record. The variance request is to allow a proposed carport enclosure to encroach into the required side interior setback. Mr. Cearley stated that there were three (3) response letters received in approval of the variance. Staff recommended approval with two (2) conditions. The applicant agreed on the conditions and staff approved the variance.

The **second item on Consent** Agenda was called by Juanita James, Zoning Technician:

Item # **AVB2006-1858**, Urban Design Studio, agent, for Palm Beach County, owner, for the Science Florida Museum. The location of property is at 3645 Gun Club Road. The property is generally located at the NE corner of Gun Club Road and Kirk Road, within the PO Zoning District. Speaking on behalf of the applicant was, Ian Kulin, representing the South Florida Science Museum. The variance request was to allow a 24 month time extension for condition #1, in order to vest the approved variance BA2005-1505. Staff was recommending approval with two (2) conditions. There were no response letters received, since letters are not sent for time extensions, however, seeing that there were no opposition from the public for the time extension and based on the applicants' justification for the time extension, staff approved the variance.

The **third and last item on Consent** Agenda was called:

Item # **AVB2006-1882**, Kilday & Associates, agent, for GL Homes of Boca Raton Associates V, Ltd., owner. The property is generally located 0.23 mile S of Old Pump House Road, and approx. 1.1 miles W of Yamato Road, in the AGR Zoning District. Speaking on behalf of the applicant was the agent, Shayne Conover representing Kilday and Associates. The request is to allow a 24 month time extension for condition #1, in order to vest the approved BA2005-1569. Staff was recommending approval with three (3) conditions. T There were no response letters received, since letters are not sent for time extensions, however, seeing that there were no opposition from the public for the time extension and based on the applicants' justification for the time extension, staff approved the variance.

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