

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

Thursday, May 17, 2007
09:01 a.m. - 09:10 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

Annie Helfant, Assistant County Attorney

Joseph Cearley, Site Planner I

Aaron Taylor, Site Planner I

Juanita James, Zoning Technician

Annette Stabilito, Secretary

Lauren Benjamin, Student Para-professional

I N D E X

<u>Petition</u>		<u>Page</u>
1	AVB2007-0143	4
2	AVB2007-0401	5
3	AVB2007-0402	5
4	AVE2007-0479	5

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 09:01. Joseph Cearley, Planner I, 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 26, 2007 from US Certified Letters.

Mr. Joseph Cearley, opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

Mr. Cearley 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 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. Cearley then proceeded asking the Site Planner, Aaron Taylor, and Zoning Technician, Juanita James, 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 read into the record:

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 applicant, Mr. Charles E. Smith, was present. The variance request is to allow proposed columns to encroach into the required front setback. There were no response letters received, for or against the variance. There were no members from the public in opposition or approval of the variance. Staff recommended approval with one (1) condition. The

applicant agreed on the condition and staff approved the variance.

The **second item on Consent** Agenda was read into the record:

Item # **AVB2007-401** Steve Carrilio, agent, for Irene Carrilio. The property is located at 11322 Little Bear Way. The property is generally located approximately 0.31 mile N of Palmetto Park Road, and approximately 0.14 mile E of Ponderosa Drive, within Cimarron, in the SE/RE/PUD Zoning District (PET: 1975-068).

Steve Carrilio, representing the owner, was present. The variance request is to allow a proposed structure (front porch) to encroach into the required front setback. The Project Manager, Mr. Aaron Taylor, stated that there were six (6) response letters received in favor of the variance. There were no members from the public in opposition or approval of the variance. Staff recommended approval with one (1) condition. The applicant agreed on the condition and staff approved the variance.

The **third item on Consent** Agenda was read into the record:

Item # **AVB2007-0402** Cotleur & Hearing, agent, for Norman Steele, owner. The property is located at 11892 175th Road North. The property is generally located approximately 0.08 mile East of Alexander Run and approximately 0.46 mile South of Indiantown Road, in the AR Zoning District (PET: 2007-0122).

Representing the owner was Jan Polson from Cotleur & Hearing, who was present. The variance request is to allow a proposed structure (front porch) to encroach into the require front setback. There were no response letters received, for or against the variance, and no members from the public in opposition or approval of the variance. Staff recommended approval with one (1) condition. The applicant agreed on the condition and staff approved the variance.

The **fourth and last item on Consent** Agenda was read into the record:

Item # **AVE2007-479** Darrel Zbar, owner. The property is located at 3414 Harbor Road. The property is generally located approximately 380 ft. East of US Highway 1, and approximately 0.3 mile North of Tequesta Drive, within the Jupiter Heights Subdivision, in the RS Zoning District.

The applicant, Darrel Zbar, was present. The variance request is to allow a 24-month time extension on the Development Order and condition #1, in order to vest the approved variance BA 2006-352, which is to allow a proposed SFD to encroach into the required side interior setbacks.

The applicant's justification statement reads as follows:

JUSTIFICATION STATEMENT

"The applicant is requesting a 24-month time extension for the approved variance BA 2006-352. The applicant states that due to financial difficulties, the funding for variance was depending on the sale of another house. Due to the drop in the sale of homes in Palm Beach County, the applicant is requesting a time extension in order to give him time to sell the house and complete the building permit procedure".

Staff recommended approval of the time extension with two (2) conditions. Since applicants can apply for a time extension maximum of up to three (3) years, Ms. James interjected that this would be the last time extension that the applicant can apply for.

The applicant agreed on the conditions and the conditions regarding the time extension limitations. Therefore, based on the applicant's justification, staff approved the time extension.

The applicant publicly thanked Ms. Juanita James for her professionalism and assistance in the application process.

There were no other items on Consent and no items under **REGULAR** Agenda. Therefore, the meeting was adjourned at 09:10am.

Based on Article 2.A.1.D of the Unified Land Development Code (ULDC) and the applicant's ability to meet the criteria pursuant to Article 2.A.1.F of the ULDC, the Administrative Variance Public Meeting Staff approved the variances that were requested at their May 17, 2007 Variance Public Meeting.

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