

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, October 21, 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:**

Mr. Alan Seaman, Principal Site Planner

Mr. Aaron Taylor, Site Planner I

Ms. Lauren Benjamin, Site Planner I

Ms. Juanita James, Zoning Technician/Secretary

**Proof of Publication:** Mr. Seaman asked if there was confirmation of the 300 ft notices. Ms. James stated yes the manifest was mailed on September 29, 2010.

**Changes to Agenda:** Mr. Seaman inquired if there were any changes to the agenda, Mr. Taylor stated there were none.

**Disclosures**

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 9:00 am. Mr. 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.

Mr. 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 2010-2131**

**Legal Ad:** Gizmo Builders, Inc., agent, for Lloyd and Diane Sims, owners, to allow a proposed accessory dwelling to encroach into the required rear setback. LOC: 4630 122nd Drive North, approx. .13 miles north of Orange Grove Blvd. on 122nd Drive North, in the AR zoning district. (Control 2010-350).

**Staff:** Mr. Seaman read the Legal Ad. Ms. Benjamin proceeded to do an overview of the project. The agent, Mr. Bellinger, was present and was asked if he understood and agreed with the Development Order and one (1) condition of approval, which he replied he did.

**Public Correspondence:** One letter of objection not related to a Zoning issue with regards to the variance.

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

**AVB 2010-2133**

**Legal Ad:** Caulfield and Wheeler, agent, Toll FX Limited Partnership, owners, to allow a proposed single family dwelling to encroach into the required front and rear setback. LOC: 17369 Vistancia Circle, approx. .12 mile East of Jog Road on Vistancia Circle within the Oxley Northern Planned Unit Development, in the PUD zoning district. (Control 1997-101).

**Staff:** Mr. Seaman read the Legal Ad. Mr. Taylor proceeded to do an overview of the project. The agent, Mr. Lindley, was present and was asked if he understood and agreed with the Development Order and two (2) conditions of approval, which he replied he did.

**Public Correspondence:** One letter of approval and 4 phone calls.

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