

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, July 21, 2011 at 9:05 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:

Barbara Pinkston-Nau, Principal Site Planner

David G. McGuire, Site Planner II

Lorraine Cuppi, Senior Secretary

Proof of Publication: Barbara Pinkston-Nau asked if there was confirmation of the 300 ft notices. Lorraine Cuppi stated yes the manifest was mailed on June 29, 2011.

Changes to Agenda: Barbara Pinkston-Nau inquired if there were any changes to the agenda, and Lorraine Cuppi stated there was none.

Disclosures

The Palm Beach County Administrative Variance Type 1-B Variance Public Meeting began at 9:05 am. Barbara Pinkston-Nau opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

Barbara Pinkston-Nau 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 owner'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):

AVB2011-1332

Legal Ad: James T. and Sherry Wadsworth, owners, to allow a proposed addition to a primary structure (dwelling) to encroach into the required front setback and exceed maximum lot coverage. LOC: 6070 Summit Boulevard in the Agricultural Residential Zoning District (Control 2011-0109).

Staff: David G. McGuire read the Legal Ad and proceeded with the findings of fact and recommendations. The owner, James T. Wadsworth and agent, Kevin McGinley, were present. Joanne Koerner from Land Development read into the record an additional condition. "Prior to issuance of the first Building Permit, the Property Owner shall combine the lot into a legal lot of record and address access for adjoining parcels, as required by the County Engineer. (BLDG PERMIT: MONITORING – Eng)" Barbara Pinkston-Nau asked James T. Wadsworth and Kevin McGinley if they understood and were in agreement with the Type 1B Variance and the 3 conditions, and they replied that they were.

Public Correspondence: Yes, one letter of approval.

Public: No one from the public appeared.

AVB2011-1336

Legal Ad: Andrew Wilshire, Wilshire Country Oaks, LLC, owner, to allow a proposed primary structure (dwelling) to encroach into the required side setback. LOC: 2330 Country Oaks Lane in the Residential Transitional Zoning District (Control 2004-0450)

Staff: David G. McGuire read the Legal Ad and proceeded with the findings of fact and recommendations. The agent, Dodi Glas was present. Barbara Pinkston-Nau asked Dodi Glas if she understood and was in agreement with the Type 1B Variance and the 1 condition, and she replied that she was.

Public Correspondence: None.

Public: No one from the public appeared.

MEETING ADJOURNED AT 9:20 AM

Minutes Prepared by


Lorraine Cuppi, Senior Secretary

7/22/11

July 22, 2011