



**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE TYPE 1
PUBLIC MEETING**

THURSDAY OCTOBER 27, 2022

9:00 AM

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

- I. INTRODUCTION OF PROCESS**
- II. CONFIRMATION MAILING 300' NOTICES**
- III. REMARKS OF PRINCIPAL SITE PLANNER**
- IV. APPROVAL OF AGENDA**
- V. AGENDA**

WITHDRAWN ITEMS:

POSTPONED ITEMS:

CONSENT ITEM(S):

REGULAR ITEMS(S):

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.



Consent Item(s):

1. [AV-2022-01411](#) Title: a Type 1 Variance application of Paradise Point Homes, LLC - Karla Bernstein, Paradise Point Homes, LLC - James Nichols by Schmidt Nichols, Agent. Request: To allow a 7' front setback reduction to the 25 foot required front setback.

General Location: 01 miles north of Donald Ross Road (**Smitz Rezoning**) (Control 2005-00191)

Pages: 1 - 7

Conditions of Approval (7 - 7)

Project Manager: Imene Haddad

Size: 0.49 acres ±

BCC District: 1

Staff Recommendation: Staff Recommends approval with conditions for a Type 1 Variance request based on the standards enumerated in Article 2, Section 2.D.3 OF The Palm Beachy County Unified Land Development Code (ULDC), which a petitioner must meet before the Administrative Variance Public meeting Staff may authorize a variance.

MOTION: To allow a 7' front setback reduction to the 25 foot required front setback.