

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, FEBRUARY 26, 2015 at 9:00 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, Principal Site Planner
Dylan Battles, Site Planner I
Juanita James, Zoning Technician
Lorraine Cuppi, Senior Secretary

Proof of Publication: Lorraine Cuppi said that Courtesy Notices for AVB2014-2551 were mailed out on January 27, 2015.

Changes to Agenda: Juanita James asked if there were any changes to the agenda and Lorraine Cuppi said there were none.

Disclosures

Juanita James explained the following: For those of you who are not familiar with how the Variance Public Meeting is conducted, the agenda is typically divided into two parts - the consent agenda and the regular agenda. Items on the consent agenda have been approved by staff, with the applicant agreeing to the conditions of approval with no opposition from the public. 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 the staff presentation and receipt of their result letter. If there is opposition from the public or if the applicant does not agree with the conditions of approval, an item can be reordered to the regular agenda. Items on the regular agenda include those which have been reordered from the consent agenda; have opposition from the public; or the applicant does not agree with the conditions of approval imposed by staff. The meeting will begin with Staff's presentation, findings of fact and recommendation, followed by the owner's presentation. Following the owner's presentation, the public portion of the meeting will be open to allow members of the public to comment on the variance request. All comments should be limited to the variance request. If any information or documents presented to staff at the meeting or the applicant provides additional information that may affect staff's decision, a 30 day postponement may be requested to allow staff time to review this information.

CONSENT ITEM(S):

AVB2014-02551

Ernest and Linda Gallo, owners, to allow a proposed solid roof screen enclosure to encroach into the required rear setback. LOC: 7824 Lake Champlain Court, approximately .364 miles west of Hagen Ranch Road on Lake Champlain Court within the Pine Ridge at Delray Beach PUD in the Planned Unit Development Zoning District. (Control 1986-121).

Staff: Dylan Battles presented the Type 1B Variance.

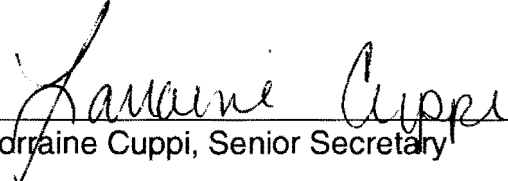
Public: No one from the public was present.

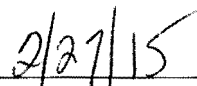
Juanita James asked if there were any letters of approval or objection and Dylan said there was one letter in approval.

The owner, Ernest Gallo, was in agreement with the Conditions of Approval. Staff approved the variance subject to two Conditions of Approval.

MEETING ADJOURNED AT 9:04 AM

Minutes Prepared by


Lorraine Cuppi, Senior Secretary


February 27, 2015