

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, JUNE 23, 2016 at 9:00 a.m.**

**MINUTES OF THE MEETING**

The Variance Public Meeting was held on the 1<sup>st</sup> Floor of Vista Center, 2300 N. Jog Road, West Palm Beach, FL 33411.

**ATTENDEES**

**County Staff Present:**

Barbara Pinkston, Principal Site Planner  
Melissa Matos, Senior Site Planner  
Ralph Estime, Site Planner I  
Lorraine Cuppi, Senior Secretary

**Proof of Publication:** Lorraine Cuppi said that Courtesy Notices for AVB2016-00176 and AVB2016-00343 were mailed out on May 27, 2016.

**Disclosures**

Melissa Matos explained the following: For those of you who are not familiar with how Staff conducts these meetings, the agenda is typically divided into two parts - the Consent Agenda and the Regular Agenda. Items on the Consent Agenda are items that 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. If any information or documents presented to Staff at the meeting, from the public or the Applicant that may affect Staff's decision, a 30 day postponement may be requested to allow Staff time to review this information.

**CONSENT ITEM(S):**

AVB2016-00176

Joann Pilla, application of Joann Pilla by Venetian Builders, Agent, to allow an addition to an existing Single-family dwelling to encroach into the required rear setback and exceed maximum building coverage. Location: Atlantic Avenue and Hagen Ranch Road (Control 2004-00456)

Staff: Ralph Estime presented the Type 1B Variance.

Public: No one from the public was present.

Melissa Matos asked if there were any letters of approval or objection and Lorraine Cuppi stated there were five letters received, three in approval and two in objection.

The Agent, Luisa Postigo, was in agreement with the Conditions of Approval. Staff approved the variance subject to two Conditions of Approval.

AVB2016-00343

Junior Pierre, Agent, for Pierre and Marie Justinvil and Marie Pierre, Owners, to allow an existing addition to encroach into the side interior setback. Location: 804 Dogwood Road; approximately 0.70 miles south of Okeechobee Boulevard and approximately 0.65 miles east of Military Trail in the Multi-family Residential Zoning District. (Control 2007-168)

Staff: Ralph Estime presented the Type 1B Variance. He read into the record that the variance request was for 5 feet instead of 5.5 feet.

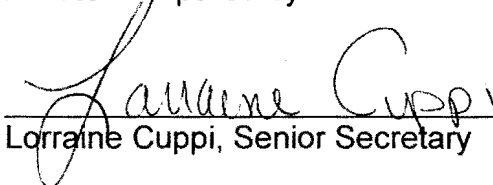
Public: No one from the public was present.

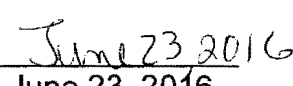
Melissa Matos asked if there were any letters of approval or objection and Lorraine Cuppi stated there were no letters received.

The agent, Junior Pierre, was in agreement with the Conditions of Approval. Staff approved the variance subject to three Conditions of Approval.

**MEETING ADJOURNED AT 9:10 AM**

Minutes Prepared by

  
Lorraine Cuppi, Senior Secretary

  
June 23, 2016