



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

**THURSDAY MARCH 23, 2017**

**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**WITHDRAWN ITEMS:**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/](http://www.pbcgov.com/pzb/)

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



**Consent Item(s):**

1. [AVB-2017-00254](#) Title: Gladys DiGirolamo application of 441 Acquisition, LLC - Gladys DiGirolamo by G.L. Homes, Agent. Request: To allow a wall to exceed the maximum height.

General Location: Intersection of Atlantic Ave and Half Mile Road (**Sussman AGR-PUD Type 1B Variance**) (Control 2000-00032)

Pages: 1 - 4

Conditions of Approval (4 - 4)

Project Manager: Melissa Matos

Size: 107.89 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Type 1B Variance request.

**MOTION:** To allow a wall to exceed the maximum height.

2. [AVB-2017-00255](#) Title: James Guyn application of same - James Guyn. Request: To allow a converted accessory structure (guest cottage) to encroach into the required side interior and rear setbacks; and exceed 25% of the distance between property lines.

General Location: Intersection of AIA and Inlet Court (**Guyn Type 1B Variance**) (Control 2017-00013)

Pages: 5 - 9

Conditions of Approval (9 - 9)

Project Manager: Melissa Matos

Size: 0.14 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the Type 1B Variance

**MOTION:** To allow a converted accessory structure (guest cottage) to encroach into the required side interior and rear setbacks; and exceed 25% of the distance between property lines.

3. [AVB-2017-00278](#) Title: Brian Delarosiere application of Brian Delarosiere by Frogner Consulting Inc., Agent. Request: to allow a proposed accessory structure (hanger and accessory dwelling) to exceed 25% of the distance between property lines, and exceed the size of the principal structure.

General Location: 1/2 mile north of Atlantic Avenue, east side of Hagan Ranch Road. (**DeLarosiere Type 1B Variance**) (Control 2016-00135)

Pages: 10 - 14

Conditions of Approval (14 - 14)

Project Manager: Melissa Matos

Size: 2.21 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Type 1B Variance request.

**MOTION:** To allow a proposed accessory structure (hanger and accessory dwelling) to exceed 25% of the distance between property lines, and exceed the size of the principal structure.

4. [AVB-2017-00283](#) Title: application of M Jude Reyes 1999 Trust & by Perry & Taylor PA, Agent. Request: to allow a proposed accessory structure (guest cottage) in the front yard.

General Location: Turtle Beach Road approximately 0.32 miles north of Village Road.  
**(Reyes Type 1B Variance)** (Control 1973-00030)

Pages: 15 - 19

Conditions of Approval (19 - 19)

Project Manager: Melissa Matos

Size: 1.39 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the Type 1B Variance request.

**MOTION:** To allow a proposed accessory structure (guest cottage) in the front yard.

5. [AVB-2017-00284](#) Title: Ariel Wargon application of Ariel Wargon by Firstwater Building & Design, Agent. Request: to allow a single-family dwelling to encroach into the required front setback.

General Location: Intersection of Montebellow Drive and Montoya Circe North **(Wargon Type 1B Variance)** (Control 1984-00152)

Pages: 20 - 23

Conditions of Approval (23 - 23)

Project Manager: Melissa Matos

Size: 0.17 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the Type 1B Variance request

**MOTION:** To allow a single-family dwelling to encroach into the required front setback.