

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, July 18, 2013 at 9:15 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

Juanita James, Zoning Technician

Inna Stafeychuk, Zoning Technician

Lorraine Cuppi, Senior Secretary

**Proof of Publication:** Lorraine Cuppi said that Courtesy Notices for AVB2013-1453 and AVB2013-1465 were mailed out on June 26, 2013.

**Changes to Agenda:** Juanita James added her name and title. She asked if there were any changes to the agenda and Lorraine Cuppi said there were none.

Juanita James asked if there were any letters of approval or objection and Lorraine Cuppi stated 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):**

**AVB2013-01453** GL Homes, agent, for Delray Beach Associates, to allow an existing sales trailer to encroach into the required front setback. Location: 12342 Lyons Road, approximately 2.3 miles south of Boynton Beach Boulevard on Lyons Road within the Valencia Cove Planned Unit Development in the Agricultural Reserve PUD Zoning District. (Control No. 2004-369)

**Staff:** Inna Stafeychuk presented the Type 1B Variance.

**Public:** No one from the public was present.

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

**AVB2013-01465** Lewis Longman & Walker PA agent, for David F. Creamer & Stephen Raab, Trustees for the Real Property Trust f/b/o David F. Creamer, owner, to allow an existing structure to encroach into the required side interior setbacks. LOCATION: 3675 Everglades Road, approximately .045 miles south of South Florida Boulevard and .055 miles east of Bimini Avenue on Everglades Road within the Cabana Colony Subdivision in the RM Zoning District. (Control No. 2013-180)

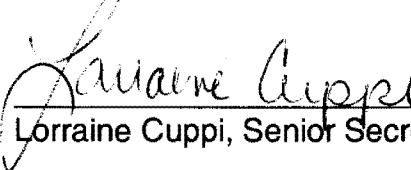
**Staff:** Juanita James presented the Type 1B Variance for Melissa Matos.

**Public:** No one from the public was present.

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

**MEETING ADJOURNED AT 9:25 AM**

Minutes Prepared by

  
Lorraine Cuppi, Senior Secretary

7/23/13  
July 23, 2013