

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, February 27, 2014 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

Juanita James, Zoning Technician

Elliott O'Roark, Zoning Technician

Lorraine Cuppi, Senior Secretary

Proof of Publication: Lorraine Cuppi said that Courtesy Notices for AVB2014-00002 and 2014-00004 were mailed out on February 4, 2014.

Changes to Agenda: Juanita James 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):

AVB2014-00002 GL Homes, agent, for Delray Beach Associates I, LLC, owners, to allow a wall to exceed the maximum height permitted. LOC: Adjacent to the Florida Turnpike approximately 2 miles south of Boynton Beach Boulevard and .96 miles east of Lyons Road within the Valencia Cove Agricultural Reserve Planned Unit Development (PUD) in the PUD Zoning District. (Control No. 2004-0369)

Staff: Elliott O'Roark presented the Type 1B Variance.

Public: No one from the public was present.

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

AVB2014-00004 Urban Design Kilday Studios agent, Petitioner Sannlor Properties II LLC owner, to allow a fence to exceed the maximum permitted height. Location: 16705 Puzzle Place approximately 0.389 miles east of Jog Road and approximately 1.79 miles south of Atlantic Avenue within the Residential Transitional Zoning District. (Control No. 1995-0034)

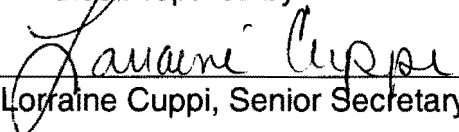
Staff: Melissa Matos is the Project Manager and Juanita James presented the Type 1B Variance.

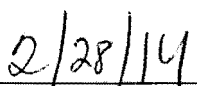
Public: No one from the public was present.

The agent, Bobby Powell, Jr., was in agreement with the Conditions of Approval. Staff approved the variance subject to two Conditions of Approval.

MEETING ADJOURNED AT 9:08 AM

Minutes Prepared by


Lorraine Cuppi, Senior Secretary


February 28, 2014