

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, March 27, 2014 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:**

Alan Seaman, Principal Site Planner

Melissa Matos, Site Planner I

Juanita James, Zoning Technician

Elliott O’Roark, Zoning Technician

Lorraine Cuppi, Senior Secretary

**Proof of Publication:** Lorraine Cuppi said that Courtesy Notices for AVB2013-2471 and 2014-0183 were mailed out on March 3, 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.

**POSTPONEMENTS:**

**AVB2014-00164**

Sherrie Bieber, owner, to allow an existing single family dwelling to encroach into the required rear setback. Location: 17268 Antigua Point Way approximately .639 North of Congress Avenue and approximately .043 East of Boca Club Boulevard within the Boca Golf and Tennis Club Planned Unit Development (PUD) in the Planned Unit Development (PUD) Zoning District. (Control 1981-001)

Staff postponed to April 24, 2014.

**CONSENT ITEM(S):**

**AVB2013-02471**

Lewis, Longman and Walker, PA agent, John Gonsman owner, to allow a proposed addition to a single family dwelling to encroach into the required front setback. Location: 5167 1st Road approximately .668 miles North of Lantana Road on 1st Road within the Agricultural Residential (AR) Zoning District. (Control 2013-0310)

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

A third Condition of Approval was read into the record:

3. Prior to issuance of the Certificate of Occupancy for the garage addition, the Property Owner shall remove all unpermitted structures from the property or obtain applicable building permits. (CO: Zoning)

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

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

**AVB2014-00183**

GL Homes, agent for Boca Raton Associates VII LLP owner, to allow a proposed wall to exceed the maximum height permitted. Location: Adjacent to the State Road 7 approximately 2 miles south of Atlantic Avenue and 1 mile west of the Florida Turnpike within the Hyder Agricultural Reserve Planned Unit Development (PUD) in the AGR-PUD Zoning District. (Control 2005-0455)

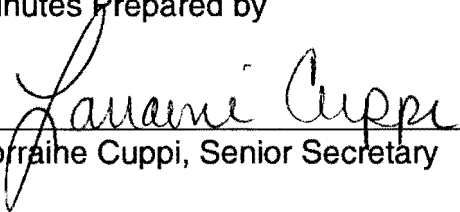
**Staff:** Elliott O’Roark presented the Type 1B Variance.

**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.

**MEETING ADJOURNED AT 9:12 AM**

Minutes Prepared by

 3/31/14  
Lorraine Cuppi, Senior Secretary                      March 31, 2014