

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, DECEMBER 17, 2015 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 AVB2015-2231 and AVB2015-2233 were mailed out on November 25, 2015.

**Disclosures**

Melissa Matos 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):**

AVB2015-02231

Architectural Consulting and Design, agent, for Glades Self Storage, LLC to allow an utility easement to overlap a R-O-W buffer. Location: 20555 Boca Rio Rd; at the northwest intersection of Boca Rio Rd and Glades Rd in the Multiple Use Planned Development (MUPD) Zoning District. (Control 1992-44)

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 no letters received.

The agent, Fernando Nunez, was in agreement with the Conditions of Approval. Staff approved the variance subject to one Condition of Approval.

AVB2015-02233

Perry and Taylor PA, agent for EL Tree LLC, owner, to allow proposed accessory structures to be located in the front yard and to occupy more than 25% of the distance between property lines. Location: 11954 Turtle Beach Rd, approx. .822 mile north of Jack Nicklaus Dr on Turtle Beach Rd within the Lost Tree Village in the Residential Single Family Zoning District. (Control 2013-215).

Staff: Ralph Estime presented the Type 1B Variance.

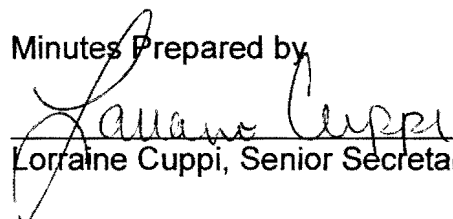
Public: No one from the public was present.

Melissa Matos asked if there were any letters of approval or objection and Lorraine Cuppi stated there were no letters received. Condition 2 was revised and read into the record as follows: On or prior to December 16, 2016, the Property Owner/Applicant shall have received the Final Building Inspection and the Certificate of Occupancy for the 4,136 2,750 square foot accessory structure (garage, loggia, guest cottage). (BLDGPM/CO: ZONING - Building Division)

The agent, Susan Taylor, 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

12/21/15  
December 21, 2015