

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, FEBRUARY 25, 2016 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
Melissa Matos, Senior Site Planner
Ralph Estime, Site Planner I
Lorraine Cuppi, Senior Secretary

Proof of Publication: Lorraine Cuppi said that Courtesy Notices for AVB2015-1783 were mailed out on December 30, 2015.

Disclosures

Ralph Estime 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):

AVB2015-1783

Lewis, Longman and Walker, PA, agent, Nicola Cervera and Maria Elizalde, owners, to allow an existing structure to exceed: the maximum floor area ratio (FAR); the maximum lot coverage; the maximum allowable distance between property lines; and the square footage of the primary structure. Location: 8392 Pinto Drive approximately .09 miles east of Blanchette Trail in the Palm Beach Ranchettes subdivision (Control 2015-102)

Staff: Melissa Matos presented the Type 1B Variance.

Public: Jill Liberto, surrounding property owner, was present.

Ralph Estime asked if there were any letters of approval or objection and Lorraine Cuppi stated there were five contacts from the public. Melissa read into the record two modified conditions as follows:

5. Prior to re-issuance of the Building Permit, the Property Owner shall provide perimeter landscape screening along the south property line shall be as follows:
 - a. an opaque privacy fence shall be installed at a minimum of six foot high;
 - b. areca palm hedge installed at a minimum of 20 feet high, maintained at a minimum of 25 feet, spaced to provide a continuous opaque barrier.
(ONGOING: Zoning DIVISION - Landscape)

6. Prior to re-issuance of the Building Permit, the Property Owner shall provide perimeter landscape screening along the east property line and continuing 100 feet in length from the south property line shall be as follows:
 - a. areca palm hedge installed at a minimum of 6 feet high, maintained at a minimum of 12 feet, spaced to provide a continuous opaque barrier; and
 - b. shall not encroach easement along east property line.
(ONGOING: Zoning DIVISION - Landscape)

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

MEETING ADJOURNED AT 9:06 AM

Minutes Prepared by


Lorraine Cuppi, Senior Secretary

2/26/16
February 26, 2016