

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, APRIL 28, 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 AVB2016-0329 were mailed out on March 30, 2016.

Disclosures

Ralph Estime explained the following: For those of you who are not familiar with how Staff conducts these meetings, the agenda is typically divided into two parts - the Consent Agenda and the Regular Agenda. Items on the Consent Agenda are items that 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. If any information or documents presented to Staff at the meeting, from the public or the Applicant that may affect Staff's decision, a 30 day postponement may be requested to allow Staff time to review this information.

POSTPONEMENTS:

AVB2016-00176

Joann Pilla application of Joann Pilla by Venetian Builders, Agent, to allow an addition to an existing Single-family dwelling to encroach into the required rear setback and exceed maximum building coverage. Location: Atlantic Avenue and Hagen Ranch Road (Control 2004-00456)

Postponed to May 26, 2016.

AVB2016-00343

Marie Pierre application of Marie Pierre to allow an existing addition to encroach into the side interior setback. (Control 2007-00168)

Postponed to May 26, 2016.

CONSENT ITEM(S):

AVB2016-0329

Landamerica Holdings and Investment Group, Owner, to allow townhouse units to encroach into the required front, side, and rear setbacks. Location: 4330 Gun Club Road approximately 0.25 miles east of Military Trail on the south side of Gun Club Road in the Multi-family Residential Zoning District. Control (2003-00037)

Melissa Matos presented the Type 1B Variance.

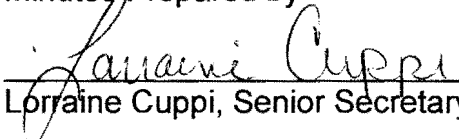
Public: A neighbor, Pastor Carl Fuentes of Central Baptist Church, questioned where the fence would go. Melissa Matos explained that code requires 75% of required trees need to be on the exterior side of the fence.

Ralph Estime asked if there were any letters of approval or objection and Lorraine Cuppi stated there were two letters in objection received.

The Owner, Vicent Prince, 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

4/29/16
April 29, 2016