

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, OCTOBER 27, 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 AVB2016-01302 were mailed out on September 28, 2016.

Disclosures

Melissa Matos 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. Today we have only one item on the Regular Agenda. We will begin with Staff presentations, Findings of Fact, and recommendation, followed by the Applicant comments. We will then open the public portion of the meeting and hear from the public. If there is any information or documents that are presented to Staff at the meeting, from the public or the Applicant, Staff may impose a 30-day postponement to review any new information.

When considering an Administrative Variance, Staff shall consider the 7 Standards under Article 2 of the ULDC. A variance which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

REGULAR ITEM(S):

AVB2016-01302

Albanese Builders, Agent, for Peter Katz, Owner, to allow an addition to a single-family home to encroach into the required rear setback. Location: 9432 Longmeadow Circle; approximately 0.68 miles south of Gateway Boulevard and approximately 0.18 miles west of Lawrence Road in the Residential Single-family (RS) Zoning District. (Control 2016-00095)

Staff: Ralph Estime provided a brief summary of the variance request.

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 six letters in opposition received.

The Agent, Leonard Albanese, said he will have to determine with his client whether or not he will go for an appeal, otherwise, they will have to modify the structure to fit within the rear setback. He will contact the Building Department and Zoning to determine how much has to be cut back if the remaining concrete slab has to remain in place.

Pursuant to the provisions of the Unified Land Development Code, this Type IB Variance petition is denied, based upon the applicant's failure to meet the Standards in Article 2, Section 2.D.3.H as indicated in the Staff Report.

MEETING ADJOURNED AT 9:06 AM

Minutes Prepared by

 10/31/16
Lorraine Cuppi, Senior Secretary October 31, 2016