

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, MARCH 23, 2017 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  
Travis Goodson, Site Planner I  
Juanita James, Zoning Technician  
Lorraine Cuppi, Senior Secretary

**Proof of Publication:** Lorraine Cuppi said that Courtesy Notices were mailed out on February 24, 2017 and February 27, 2017.

**Changes to the Agenda:** We are reordering the Agenda. Item #1 will be last.

**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. 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 there is any information or documents that are presented to staff at the meeting or the public or the applicant which may affect staff's decision, a 30 day postponement may be requested to allow staff time to review the information.

**POSTPONEMENT:**

AVB2017-00254

GL Homes, Agent, for 441 Acquisition LLC, Owner, to allow a proposed wall to exceed the maximum allowed height. Location: Adjacent to SR 7 approximately 0.481 miles east of Half Mile Road within the Sussman Agricultural Reserve Planned Unit Development Zoning District.  
(Control 2000-00032)

Postponed to April 27, 2017.

**CONSENT ITEM(S):**

AVB2017-00255

James and Malene Guyn, Owners, to allow a converted accessory structure (guest cottage) to encroach into the required side interior and rear setbacks; and exceed 25% of the distance between property lines. Location: 3443 Inlet Court; approximately 0.057 miles east of Federal Highway on Inlet Court within the Jupiter Heights Subdivision in the Residential Single-family Zoning District. (Control 2017-013)

Staff: Travis Goodson 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 that two letters in approval were received.

The Owner, James Guyn, was in agreement with the Conditions of Approval. Staff approved the Variance subject to three Conditions of Approval.

AVB2017-00278

Frogner Consulting, Inc., Agent, for Brian Delarosiere, Owner, to allow a proposed accessory structure (hanger and guest house) to exceed 25% of the distance between property lines, and exceed the size of the principal structure. Location: 6814 Skyline Drive approximately 0.542 miles North of Hagen Ranch Road on Skyline Drive within the Antiquers Aerodome Subdivision in the Agricultural Residential Zoning District. (Control 2016-00135)

Staff: Travis Goodson 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 that no letters were received.

The Agent, Jim Frogner, was in agreement with the Conditions of Approval. Staff approved the Variance subject to two Conditions of Approval.

AVB2017-00283

Perry & Taylor PA, Agent, for M. Jude and Lori Reyes, Owners, to allow a proposed accessory structure (guest cottage) in the front yard. Location 11572 Turtle Beach Road approximately 0.328 miles north of Village Road within the Old Port Village Subdivision in the Residential Single-family Zoning District. (Control 1973-00030)

Staff: Travis Goodson 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 that no letters were received.

The Agent, Susan Taylor, was in agreement with the Conditions of Approval. Staff approved the Variance subject to two Conditions of Approval.

AVB2017-00284

Firstwater Building and Design, Agent, for Ariel Wargon and Sara Ehrlich, Owners, to allow a single-family dwelling to encroach into the required front setback. Location: 22106 Montebello Drive; approximately 0.471 miles west of Boca Del Mar Drive, and approximately 0.015 miles north of Montoya Circle within the Boca Del Mar Planned Unit Development Zoning District. (Control 1984-152)

Staff: Travis Goodson provided a brief summary of the variance request.

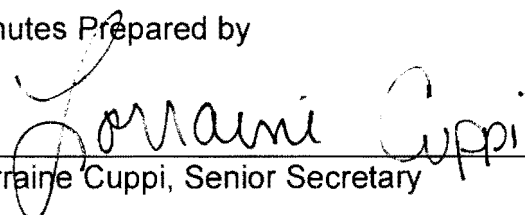
Public: No one from the public was present.

Melissa Matos asked if there were any letters of approval or objection and Lorraine Cuppi stated that no letters were received.

The Agent, Brian Ritchey, was in agreement with the Conditions of Approval. Staff approved the Variance subject to one Condition of Approval.

**MEETING ADJOURNED AT 9:13 AM**

Minutes Prepared by

 Lorraine Cuppi 3-27-17  
Lorraine Cuppi, Senior Secretary March 27, 2017