

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, JULY 23, 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  
Dylan Battles, Site Planner I  
Lorraine Cuppi, Senior Secretary

**Proof of Publication:** Lorraine Cuppi said that Courtesy Notices for AVB2015-0400, AVB2015-1096 and AVB2015-1098 were mailed out on June 24, 2015.

**Changes to Agenda:** Barbara Pinkston asked if there were any changes to the agenda and Lorraine Cuppi said there were none.

**Disclosures**

Barbara Pinkston 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):**

AVB2015-0400

JMorton Planning and Landscape Architect, agent, for Migrant Association of South Florida, owner, to allow: a proposed structure to encroach into the required rear setback; a 10' overlap of utility easement into the landscape buffer along the east property line; a 20' overlap of utility easement into the R-O-W buffer for 25 feet along the south property line (Boynton Beach Boulevard); and a 10' overlap of utility easement along the south property line (Boynton Beach Boulevard). LOC: 8645 Boynton Beach Blvd on Boynton Beach Blvd in the Agricultural Residential Zoning District. (Control 1983-067).

Staff: Dylan Battles presented the Type 1B Variance

Public: No one from the public was present.

Barbara Pinkston asked if there were any letters of approval or objection and Lorraine Cuppi stated there were no letters received.

The agent, Lauren McClellan, was in agreement with the Conditions of Approval. Staff approved the variance subject to Conditions of Approval, as amended. Staff will amend the site plan to indicate the approved variances.

AVB2015-1096

GL Homes, agent, for Delray Beach Associates I, LLC, owners, to allow a wall to exceed the maximum height permitted. LOC: Adjacent to the Florida Turnpike approximately 2 miles south of Boynton Beach Blvd and .95 miles east of Lyons Road within the Valencia Cove Agricultural Reserve Planned Unit Development (PUD) in the PUD Zoning District. (Control 2004-0369)

Staff: Dylan Battles presented the Type 1B Variance

Public: No one from the public was present.

Barbara Pinkston asked if there were any letters of approval or objection and Lorraine Cuppi stated there was one letter in objection.

The agent, Gladys DiGirolamo, was in agreement with the Conditions of Approval. Staff approved the variance subject to Conditions of Approval, as amended. Staff will amend the site plan to indicate the approved variances.

AVB2015-1098

Daniel Miranda, agent, Ivette Miranda Hernandez, owner, to allow existing structures to occupy more than 25% of the distance between property lines. LOC: 2694 Starwood Court approximately .36 Miles East of Congress Ave and approximately .5 miles south of Summit Blvd. (Control No. 2014-28)

Staff: Dylan Battles presented the Type 1B Variance

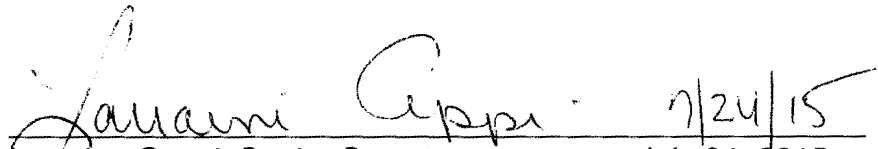
Public: No one from the public was present.

Barbara Pinkston asked if there were any letters of approval or objection and Lorraine Cuppi stated there were three letters in objection.

The applicant, Daniel Miranda, was in agreement with the Conditions of Approval. Staff approved the variance subject to Conditions of Approval.

**MEETING ADJOURNED AT 9:10 AM**

Minutes Prepared by

  
Lorraine Cuppi, Senior Secretary                      7/24/15  
July 24, 2015