Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.
Quasi-Judicial Process

Time limits will be observed:
• Staff – 10 minute presentation.
• Applicant – 15 minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.
Agenda Item #4
Application #3160

Rear Yard Setback Variance in the PUD District

39 Ocean Ridge Boulevard South

QUASI-JUDICIAL
Application #3160
Variance in the PUD District

Work is for a replacement pool/spa and deck

Previous pool and deck observed an 8.1 foot rear setback

Lot abuts a common area tract (Tract “C” Preservation Zone)

Approved site plan showed conformity to minimum 10 foot rear setback requirement

After-the-fact variance request
Currently Vacant

LOT 52

LOT 63

Unplanted
Common Area
Jungle Hut Park

All Wooded
Natural Habitat

All Wooded
Natural Habitat

Exact Location of Original Pool & Deck & Screen Enclosure was 2' into Setback
Application #3160
Variance in the PUD District

RECOMMENDATION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves a 0.7 foot variance from the minimum 10 foot rear yard setback for a pool/spa at 39 Ocean Ridge Boulevard South (Parcel #04-11-31-4900-00000-0630).
Application #3160
Variance in the PUD District

Alternative Denial Language: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have not been met and therefore denies the rear yard pool/spa setback variance at 39 Ocean Ridge Boulevard South (Parcel #04-11-31-4900-00000-0630).
Staff Comments
Board Comments
Public Comments
Adjournment