



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

4/21/2005

- I. ROLL CALL AND DECLARATION OF QUORUM
- II. OPENING PRAYER AND PLEDGE OF ALLEGIANCE
- III. PROOF OF PUBLICATION
- IV. REMARKS OF THE CHAIRMAN OF THE BOARD
- V. APPROVAL OF MINUTES
- VI. REMARKS OF THE ZONING DIRECTOR
- VII. APPROVAL OF AGENDA
- VIII. SWEARING IN
- IX. AGENDA

Consent Item(s):

BA2004-00788

Kilday & Associates, Inc., agent, for Curtis & Jean Lewis, owners, to allow a reduction of the compatibility buffer, in the right-of-way buffer, the incompatibility buffer, and to allow bull pen parking for the east and west lot. LOC: 2854 Okeechobee Blvd., on the SE corner of Wabasso Rd. & Okeechobee Blvd., within the Westgate Estates Subdivision, in the CG Zoning District (PET: 1994-067).

Pages – 1 – 5

Development Order and 5 Condition(s) – Pg. 5

Staff Recommendations: **Approval with Condition(s)**

Miradieu Aubourg, Planner II

BA2004-01001

Kilday & Associates, agent, for South Florida Water Management District, owner, to allow an exemption from platting of a preserve area. LOC: preserve site 2 miles W of SR-7, on the south side of Lantana Rd., within the Appolonia Farms PUD, in the AGR Zoning District.

Pages – 6 – 12

No Development Order and 1 Condition(s) – Pg. 12

Staff Recommendations: **Approval with Condition(s)**

F. Alan Seaman, Senior Site Planner

BA2005-00005

Harold & Kathleen Shafer, owners, to allow an existing garage to be converted into an accessory dwelling and encroach into the required side interior and rear setbacks. LOC: 13173 157 Court, approx. 0.12 mile E of 133 Terrace N, and approx. 0.08 mile N of 155 St. N, in the AR Zoning District.

Pages – 13 – 17

Development Order and **4** Condition(s) – Pg. 17

Staff Recommendations: **Approval with Condition(s)**

F. Alan Seaman, Senior Site Planner & Oscar Gamez, Planner I

BA2005-00285

Hugo & Maria Fernandez, owners, to allow an existing carport to be enclosed and to encroach into the required side interior and front setbacks. LOC: 2033 Ardmore Rd., approx. 0.10 mile W of N. Florida Mango Rd., and approx. 0.21 mile N of Belvedere Rd., within the Belvedere Heights Subdivision, in the RM Zoning District.

Pages – 18 – 22

Development Order and **2** Condition(s) – Pg. 22

Staff Recommendations: **Approval with Condition(s)**

Oscar Gamez, Planner I

BA2005-00286

Sachs, Sax, & Klein, Inc., agent, for Knightsbridge of the Polo Club Homeowners Association, Inc., owners, to allow a reduction in the required open space. LOC: 16783 Knightsbridge Ln., approx. 0.37 mile E of Jog Rd., and approx. 0.80 mile S of Linton Blvd., within the Knightsbridge of Polo Club Subdivision, in the RTS/PUD Zoning District (PET: 1984-071).

Pages – 23 – 27

Development Order and **1** Condition(s) – Pg. 27

Staff Recommendations: **Approval with Condition(s)**

Oscar Gamez, Planner I

BA2005-00288

Gentile Holloway O'Mahoney & Associates, Inc., agent, for JD & Betty Shoemaker and Whitworth Farms, Ltd., owners, to allow a reduction in the landscape buffer. LOC: Vacant lot located at the NE intersection of W. Atlantic Ave. and future Lyons Rd., within the Ascot-Lyons & Atlantic PUD, in the PUD Zoning District (PET: 2004-369).

Pages – 28 – 32

Development Order and **2** Condition(s) – Pg. 32

Staff Recommendations: **Approval with Condition(s)**

Oscar Gamez, Planner I

BA2005-00289

Boose Casey Ciklin Lubitz, agent, for Five Partners, LTD., owner, to allow an existing SFD to encroach into the required side street setback. LOC: 6596 Bischoff Rd., on the SW corner of Bischoff Rd. and Jog Rd., approx. 0.3 mile N of Southern Blvd., within the Jerome Acres Unrecorded Subdivision, in the AR Zoning District.

Pages – 33 – 36

Development Order and **3** Condition(s) – Pg. 36

Staff Recommendations: **Approval with Condition(s)**

Miradieu Aubourg, Planner II

BA2005-00290

Land Design South, Inc., agent, for Brian & Susan Poehls, owners, to allow a reduction in the required front and side street setback and to reduce the r-o-w buffers along the west and north property lines. LOC: 8221 Glades Rd., approx. 3/4 mile S of the intersection of Woolbright Rd. and Ocean Blvd., in the RH Zoning District.

Pages – 37 – 42

Development Order and **2** Condition(s) – Pg. 42

Staff Recommendations: **Approval with Condition(s)**

Miradieu Aubourg, Planner II

BA2005-00291

Moyle Flanigan, agent, for AT&T Corp. and P&P Self Storage, Inc., owners, to allow a reduction in the required pervious surface area. LOC: 21000 Boca Rio Rd., S of Glades Rd., and on the W side of Boca Rio Rd., within the P.B. Farms No. 3 Subdivision, in the IL/SE Zoning District (PET: 1984-030).

Pages – 43 – 47

Development Order and **2** Condition(s) – Pg. 47

Staff Recommendations: **Approval with Condition(s)**

Oscar Gamez, Planner I

BA2005-00292

Geoffrey B. Sluggett, agent, for Deerhurst Lakes Partnership, owner, to exceed the maximum sign area allowable and to reduce the minimum signange separation. LOC: 6060 SW 18th St., on the NE corner of Palm Dioro Rd. and SW of 18th St., within the Boca Del Mar Subdivision, in the CG Zoning District. (PET: 1986-011A).

Pages – 48 – 52

Development Order and **2** Condition(s) – Pg. 52

Staff Recommendations: **Approval with Condition(s)**

Oscar Gamez, Planner I

Regular Items(s):

BA2004-00794

Douglas L. & Laurie V. Brown, owners, to allow an existing accessory structure to encroach into the required rear setback. LOC: 2019 Rolling Green Rd., on the NW corner of Ellison Wilson Rd. & Rolling Green Rd., in the RS Zoning District.

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There are No Conditions or a Development Order on this petition.

Staff is recommending **Denial without prejudice**. Pg. 57

Miradieu Aubourg, Planner II

BA2005-00302

RSA Development LLC & Heritage Property Group LLC, agents, for Bent Quincy II Trust, owner, to allow a reduction in the required lot frontage. LOC: 19659 Riverside Dr. in Tequesta, approx. 0.36 mile S of County Line Rd., and approx. 0.66 mile W of Old Dixie Hwy., and bounded on the W by the Loxahatchee River, in the RS Zoning District.

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There are No Conditions or a Development Order on this petition.

Staff is recommending **Denial without prejudice**. Pg. 61

Miradieu Aubourg, Planner II

X. ADJOURNMENT