



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT 12/15/2005

- 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

Postponed Items:

BA2005-01564

Ellie Halperin, agent, for Jimmy K. Boyd, Lowe's Home Center, Inc., and Harland Properties, owners, to allow a fourth free standing sign on the north side of Okeechobee Blvd., approx. 1/4 mile W of Military Trail, in the MUPD Zoning District (PET: 2004-454).

Consent Item(s):

BATE2005-01541

Noelle Zulli-Adams, owner, to allow a 12-month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2005-820. LOC: 16114 E. Cornwall Dr., approx. 0.27 mile E of Seminole Pratt Whitney Rd., and approx. 0.26 mile N of Okeechobee Blvd., in the AR Zoning District (PET: 2004-420).

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Development Order and 1 Condition(s) – Pg. 2

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

F. Alan Seamn, Sr. Site Planner & Juanita James, Zoning Technician

BATE2005-01548

Kilday & Associates, Inc., agent, for Curtis & Jean Lewis, owners, to allow a 12 month time extension on the Development Order and on Conditions #3 and #4, in order to vest the approved variance BA-2004-788. 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).

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

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

F. Alan Seamn, Sr. Site Planner & Juanita James, Zoning Technician

BATE2005-01549

Kilday & Associates, Inc., agent, for Estates of Pennock Point, LLC, owner, to allow a 12-month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2004-645. LOC: 400 Toney Penna Dr., approx. 0.26 mile N of Donald Ross Rd., within the Cypress Island Subdivision, in the RS/SE/PUD Zoning District (PET: 1980-054).

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Development Order and **2** Condition(s) – Pg. 7

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

F. Alan Seamn, Sr. Site Planner & Juanita James, Zoning Technician

BA2005-01566

Kim Glas-Castro, agent for Lauth Property Group, LLC, petitioner, to be below the minimum number of required parking spaces. Approx. 0.2 mile W of Congress Ave., on the S side of Melaleuca Lane, within the Palm Beach Farms 7 Subdivision, in the CLO Zoning District (PET: 2005-510).

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Development Order and **3** Condition(s) – Pg. 12

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

Timothy Sanford, Planner I

BA2005-01567

Land Design South, agent, for Good Shepherd Lutheran Church, owner, to allow a reduction in the minimum separation between a proposed off-site directional sign and residential zoning; to exceed the allowable text and logo sign area and the overall sign area. LOC: 6301 SW 18th St., approx. 0.75 mile W of Military Trail, within the Boca Point No. 3 PUD, in the RS-PUD Zoning District (PET: 1973-085).

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Development Order and **3** Condition(s) – Pg. 17

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

Timothy Sanford, Planner I

BA2005-01569

Kilday & Associates, agent, for GL Homes of Boca Raton Associates V, Ltd., owner, to allow a proposed entrance sign to exceed the maximum height requirement. LOC: 0.23 mile S of Old Pump House Road, and approx. 1.1 miles W of Yamato Rd., in the AGR Zoning District (PET: 2004-015).

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Development Order and **3** Condition(s) – Pg. 23

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

Oscar Gamez, Site Planner I

BA2005-01570

Kilday & Associates, agent, for Boynton Beach Associates XXIII, LLLP & Boynton Beach Associates XVII, LLLP, owners, to allow a proposed entrance sign to exceed the maximum height requirement. LOC: Vacant lots, approx. 2.1 miles N of Atlantic Ave., between Lyons Rd. and Acme Dairy Rd., in the AGR/PUD Zoning District (PET: 2002-069).

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Development Order and **3** Condition(s) – Pg. 29

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

Oscar Gamez, Site Planner I

BA2005-01573

Frogner Consulting, LLC, agent, for Roz Belford, owner, to allow a proposed solid roof porch addition to encroach into the required rear setback. LOC: 8401 Marsala Way, approx. 625 ft. E of Lyons Rd. and approx. 0.25 mile S of Venetian Isles Blvd., within the Melrose PUD, in the PUD Zoning District (PET: 1982-040-b).

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Development Order and **2** Condition(s) – Pg. 34

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

Timothy Sanford, Planner I

BA2005-01579

Miller Land Planning Consultants, agent, for Hippocrates, Rita J. Romano, and Anna M. Gahns, owners, to allow two existing buildings to encroach into the required side interior setbacks and to allow an existing and proposed building to encroach into the required rear setbacks. LOC: 1286, 1333, 1341, and 1443 Palmdale Court, approx. 0.17 mile W of Skees Rd., and approx. 0.10 mile N of Palmdale Rd., within the Palm Beach Farms Subdivision, in the RTS Zoning District (PET: 1987-032).

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Development Order and **3** Condition(s) – Pg. 41

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

Oscar Gamez, Site Planner I

BA2005-01581

Sign Craft, agent, for Payless Shoe Source, owner, to allow a proposed wall sign to be installed on a side facade not facing a street. LOC: 10233 Okeechobee Blvd., at the NW corner of Okeechobee Blvd. and US 441, within the Fox North MUPD, in the MUPD Zoning District (PET: 1974-081).

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Development Order and **3** Condition(s) – Pg. 46

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

Oscar Gamez, Site Planner I

BATE2005-01603

Chuck Millar, agent, for AT&T Corp., owner, to allow a 12-month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2004-649. LOC: 21000 Boca Rio Rd., approx. 0.15 mile W of Florida's Turnpike, and approx. 0.26 mile S of Glades Rd., within the PB Farms Plat #3, in the IL/SE Zoning District (PET: 1984-030 & 1997-032).

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Development Order and **1** Condition(s) – Pg. 48

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

F. Alan Seamn, Sr. Site Planner & Juanita James, Zoning Technician

BATE2005-01613

JPR Planning Services, Inc., agent, for PBC Property and Real Estate Management Division, owner, to allow a 12-month time extension on the Development Order and Conditions #1 and #2, in order to vest the approved variance BA-2004-616. LOC: a vacant lot along Hooker Highway, approx. 0.24 mile E of the intersection of Hooker Highway and SR-715, within an unplatted subdivision, in the PO Zoning District.

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Development Order and **2** Condition(s) – Pg. 51

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

F. Alan Seamn, Sr. Site Planner & Juanita James, Zoning Technician

BATE2005-01634

Michael E & Carlene A. McGlone, owners, to allow a 12 month time extension on the development order and condition #1, in order to vest the approved variance BA-2004-595. LOC: 3411 Inlet Ct., approx. 500 ft. east of the intersection of US Highway 1 and Inlet Ct., within the Jupiter Heights Subdivision, in the RS Zoning District.

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Development Order and **1** Condition(s) – Pg. 53

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

F. Alan Seamn, Sr. Site Planner & Juanita James, Zoning Technician

X. ADJOURNMENT

In accordance with the ADA, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least three days notice. Please contact the Board of Adjustment Secretary at (561) 233-5088.