

AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

February 17, 2005

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William Sadoff

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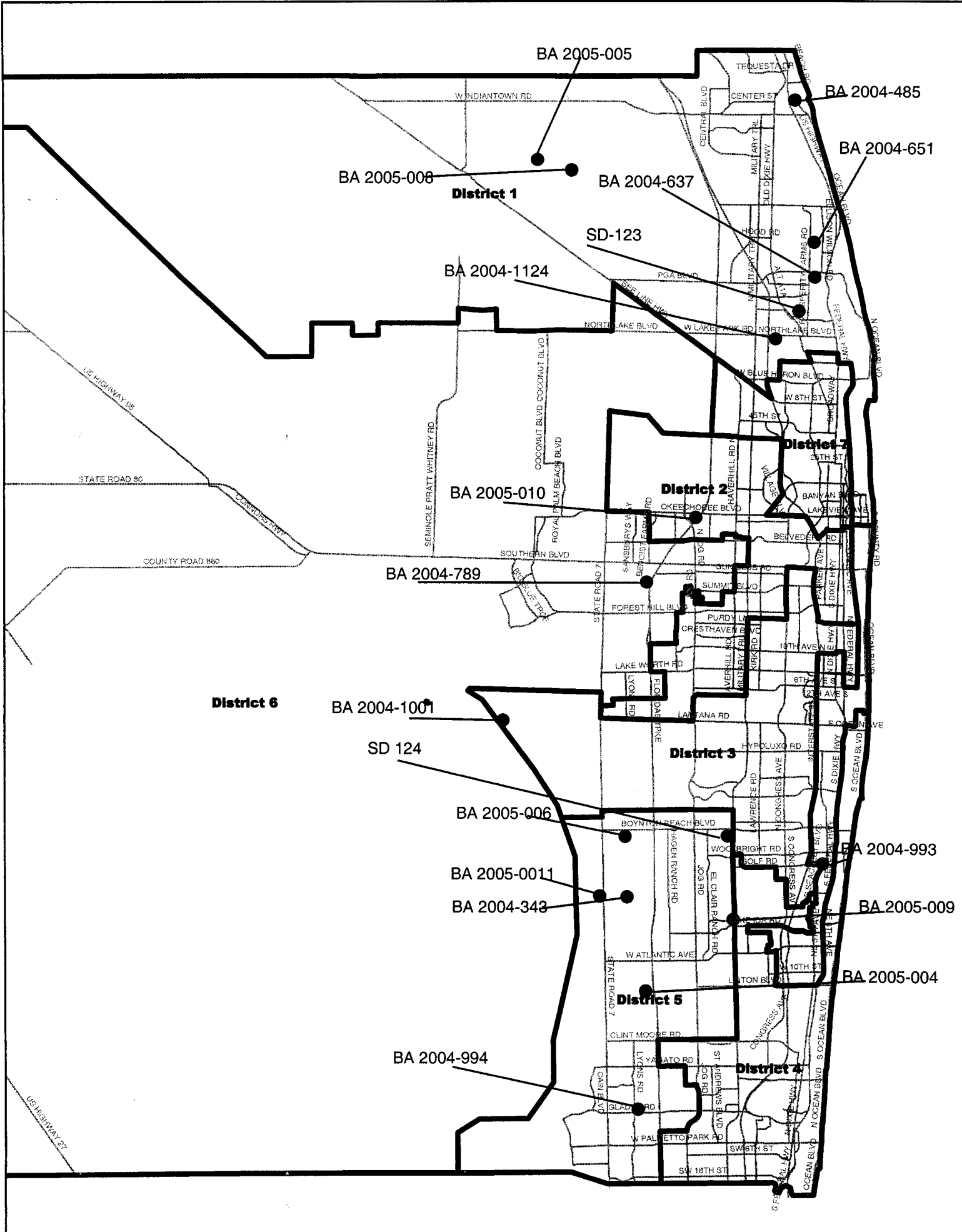


**Robert Weisman
County Administrator**

"An Equal Opportunity - Affirmative Action Employer"

100 Australian Avenue, West Palm Beach, Florida 33406 (561) 233-5200

PALM BEACH COUNTY BOARD OF ADJUSTMENT HEARING



THURSDAY, February 17, 2005
BA HEARING

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AGENDA

PALM BEACH COUNTY

BOARD OF ADJUSTMENT

2/17/2005

- 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:

BA2004-00485

Colteur Hearing, Inc., agent, for William Coleman, owner, to allow a reduction in the required number of parking spaces; and to allow a reduction of the minimum lot size requirement. LOC: 18085 N A1A, approx. 0.24 mile E of US Highway 1, on the SW corner of N. Ocean Blvd. & Saturn St., within the Jupiter Inlet Estates Subdivision, in the CN Zoning District.

BA2004-00789

Land Design South, agent, for D.S. Realty Corp., owner, to allow a wall to exceed the maximum height requirement along the LWDD E-2W Canal. LOC: Located at the SE intersection of LWDD L-5 Canal and Marginal Rd., within the Woods Landing Subdivision, in the RT Zoning District (PET: 1990-012).

BA2004-00993

Dror Tregar, agent, for Anya Group, Inc., owner, to allow a SFD to encroach into the required front setback. LOC: 4335 N. Federal Highway, on the NE corner of US Highway #1 and Turner Rd., in the RS Zoning District.

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.

BA2004-01125

Popper & Assoc. Automotive Facilities Consultants, agent, for Schumacher Automotive, Inc., to allow sign faces to exceed the maximum square foot area and maximum allowable height, and to allow more than one sign per 300 ft. of frontage. LOC: 3720 Northlake Blvd., on the SE corner of I-95 & Northlake Blvd., in the CG/SE Zoning District (PET: 1980-200).

(Postponed Items Continued)

BA2005-00008

Joseph E. & Debra A. Hughes, owners, to allow a proposed addition to encroach into the required side interior setback. LOC: 11761 153 Ct. N., approx. 0.20 mile S of Sandy Run Rd., and approx. 0.21 mile E of Alexander Run Rd., within the Jupiter Farms Estates Subdivision, in the AR Zoning District.

Consent Item(s):

BA2004-00343

Melanie Borkowski, agent, for Palm Beach County, owner, to allow a reduction of the required number of parking spaces and r-o-w buffer. LOC: 2728 Lake Worth Rd., approx. 900 ft. E of Congress Ave. and S of Lake Worth Rd., in the PO Zoning District.

Pages – 1 – 5

Development Order and **2** Condition(s) – Pg. 5

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

F. Alan Seaman, Senior Site Planner

BA2004-00994

Marda L. Zimring, agent, for Sunshine Wireless Co., Inc., owner, to eliminate the required frontage on an arterial or collector roadway. LOC: 2251 Park Place, approx. 0.125 mile N of Glades Rd, on the west side of Florida's Turnpike in the AR/SE Zoning District (Pet. 1992-044).

Pages – 6 – 10

Development Order and **1** Condition(s) – Pg. 10

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

F. Alan Seaman, Senior Site Planner/Juanita James, Zoning Technician

BA2005-00004

Land Design South, agent for, TBI/Palm Beach Limited Partnership, owner, to allow an existing and proposed SFD to encroach into the required front setback. LOC: Delray Training Center, E of Lyons Road and 1 mile S of Atlantic Blvd., within the Delray Training Center PUD, in the PUD Zoning District (PET: 1987-07D).

Pages – 11 – 18

Development Order and **1** Condition(s) – Pg. 18

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

F. Alan Seaman, Senior Site Planner/Oscar Gamez, Planner Intern

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 – 19 – 23

Development Order and **2** Condition(s) – Pg. 23

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

F. Alan Seaman, Senior Site Planner/Oscar Gamez, Planner Intern

BA2005-00006

Kilday & Associates, Inc., agent, for Boynton Beach Associates XIX, LLLP, Robert M. Dubois, William A. Dubois, Jr. and Catherine Voutsas, as Trustees of Catherine Voutsas, owners, to allow a reduction of an AGR-PUD r-o-w landscape buffer. LOC: at the NW corner of Boynton Beach Blvd. and Lyons Rd., in the AGR Zoning District (PET: 2003-003).

Pages – 24 – 28

Development Order and **2** Condition(s) – Pg. 28

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

F. Alan Seaman, Senior Site Planner/Oscar Gamez, Planner Intern

BA2005-00009

Paul J. Slattery, AIA, agent, for Heart Investments, owner, to allow a reduction in the R-O-W buffer along Via Delray and Military Trail. LOC: 5033 Via Delray, in the CHO Zoning District (PET: 1981-093).

Pages – 29 – 33

Development Order and **2** Condition(s) – Pg. 33

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

Miradieu Aubourg, Planner II

BA2005-00010

Greenberg & Traurig, PA, agent, for Arrigo Enterprises, Inc., owner, to allow a reduction of interior landscaping. LOC: 6500 Okeechobee Blvd., at the SW corner of Okeechobee Blvd. and Florida's Turnpike, within the Auto Nation Subdivision, in the MUPD Zoning District (PET: 1995-022).

Pages – 34 – 37

Development Order and **2** Condition(s) – Pg. 37

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

Miradieu Aubourg, Planner II

(Consent Items Continued)

BA2005-00011

Anna S. Cottrell & Associates, agent, for S.T.J. Properties, Inc., owner, to allow a reduction in the number of off-street parking spaces for a proposed addition. LOC: 12551 SR-7, approx. 2 miles S of Boynton Beach Blvd.

Pages – 38 – 41

Development Order and **2** Condition(s) – Pg. 41

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

Miradieu Aubourg, Planner II

SD-124

Fairmont Place Homeowners Association, Inc., requesting variance from the requirement that the slope of lake maintenance easements be no steeper than 8(H):1(V). Requirements are set forth in the Unified Land Development Code, Article 11.E.4.G.2, Stormwater Management and Maintenance Access Rights. Location: east side of Military Trail, approximately one-half mile south of Boynton Beach Boulevard, in the PUD Zoning District.

Pages – 42 – 54

Staff Recommendations: **Approval with 3 Condition(s)** Pg. 45

David Cuffe, Civil Engineer II, Land Development

Regular Items(s):

BA2004-00637

Daniel S. & Cynthia Loveland, owners, to allow a proposed SFD to encroach into the required front setback. LOC: 11303 Avery Road, approx. 0.18 mile S of PGA Blvd., and approx. 0.18 mile E of Prosperity Farms Rd., within the Pirates Cove Subdivision, in the RS Zoning District.

Page – 55 – 59

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

Staff is recommending **Denial without prejudice**. Pg. 59

F. Alan Seaman, Senior Site Planner/Oscar Gamez, Planner Intern

BA2004-00651 (Intandem with SD-123)

Anna S. Cottrell, agent, for Lawrence J. Kelleher, owner, to allow proposed SFD's to encroach into the required front and rear setbacks of Lot A, for a reduction in the required lot depth and to allow encroachment onto the required rear setback of Lot B. LOC: 2278 & 2330 Country Oaks Lane, approx. 935 ft E of Prosperity Farms Rd. , on the S side of Country Oaks Lane, in the RS Zoning District.

Page – 60 – 63

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

Staff is recommending **Denial without prejudice**. Pg. 63

Miradieu Aubourg, Planner II

SD-123 (Intandem with BA-2004-651)

Lawrence J. Kelleher, requesting variances from the requirements that all streets used for access to residential subdivision lots shall be designed and constructed to local street standards as established by the subdivision regulations. Requirements are set forth in the Unified Land Development Code, Article 11.E.2.A, Table 11.E.2.A-2 - Chart of Minor Streets. Location: South side of Country Oaks Lane, approximately 0.2 mi. east of Prosperity Farms Road, in the RS Zoning District.

Pages – 64 – 73

Staff Recommendations: **Approval with 1 Condition(s)** Pg. 66

David Cuffe, Civil Engineer II, Land Development

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.