



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

1/20/2005

- 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 - Mr. Raymond Puzzitiello, Mr. William Sadoff, and Mr. Joseph Jacobs have been reappointed to the Board for a three year term ending 01/01/08.
- VII. APPROVAL OF AGENDA
- VIII. SWEARING IN
- IX. AGENDA

Postponed Item(s):

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).

Consent Item(s):

BATE2004-00991

Kathleen and Stephen Raskin, owners, to allow a proposed addition to encroach into the required side street setback. LOC: 8549 Surrey Lane, approx. 0.13 mile N of Clint Moore Road, and approx. 0.40 mile W of Florida's Turnpike, within the Horseshoe Acres Subdivision, in the AR Zoning District.

Pages – 1 – 2

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

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

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

BA2004-00992

Vista Business Park, Inc., owner, to allow an easement to overlap a landscape buffer by more than 5'. LOC: 2361 & 2365 Vista Parkway within the NW corner of the Vista Center, in the PIPD Zoning District (Pet. 1984-130).

Pages – 3 – 6

Development Order and **1** Condition(s) – Pg. 6

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

Miradieu Aubourg, Planner II

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.

Pages – 7 – 11

Development Order and **1** Condition(s) – Pg. 11

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

Miradieu Aubourg, Planner II

BA2004-00999

Joel & Carol Wieder, owners, to allow a proposed addition to encroach into the required side interior setback. LOC: 799 Whipporwill Rd., approx. 0.64 mile W of Ranch Road and approx. 0.18 mile N of Dillman Rd., within the Whipporwill Rd. Subdivision, in the RE Zoning District.

Pages – 12 – 16

Development Order and **1** Condition(s) – Pg. 16

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

Miradieu Aubourg, Planner II

BA2004-01000

Bechtel Telecommunications, agent, for Tower Asset Sub, Inc., owner, to allow a proposed communication tower structure to encroach into the required front setback. LOC: 1801 Hypoluxo Rd., approx. 200 ft. N of Hypoluxo Rd. and 250 ft. W of I-95, within the Lake Osborne Monopole Site Plan, in the IL Zoning District (Pet. 1999-095).

Pages – 17 – 21

Development Order and **2** Condition(s) – Pg. 21

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

Miradieu Aubourg, Planner II

BA2004-01002

Land Research Management, agent, for Robert C. Malt & Co., owner, to allow relocation of the East and North off-set privacy wall to the property line and elimination of exterior landscaping, and to allow an increase in sign height and square footage as well as sign structure type and location. LOC: 701 S. Military Trail, approx. 0.01 mile W of Military Trail, and approx. 0.27 mile S of Belvedere Road, within the Westover Replat Subdivision in the CG Zoning District.

Pages – 22 – 25

Development Order and **1** Condition(s) – Pg. 25

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

Miradieu Aubourg, Planner II

BA2004-01003

Ellen Smith, agent, for Folke Paterson Center for Animal Welfare, owner, to reduce the required frontage for an agricultural zoned property. LOC: 10948 Acme Rd., in the AR Zoning District (Pet. 2001-032).

Pages – 26 – 29

Development Order and **1** Condition(s) – Pg. 29

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

Miradieu Aubourg, Planner II

SD-123

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 – 30 – 39

Staff Recommendations: **Approval with 1 Condition(s)** Pg. 32

David Cuffe, Civil Engineer II, Land Development

Regular Items(s):

BA2004-00651

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.

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

Staff is recommending **Denial without prejudice**. Pg. 43

Miradieu Aubourg, Planner II

BA2004-00776

Eleanor B. Halperin, agent, for Antiquer's Aerodrome, owner, to allow a proposed wall along Hagen Ranch Rd. and a portion of Skyline Rd., to exceed the maximum height requirement and to eliminate the required R-O-W buffer and landscape. LOC: Located on the SW corner of Lake Ida Rd. & Jog Rd., within the Antiquers Aerodrome Subdivision, in the AR Zoning District (PET: 1984-130).

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

Staff is recommending **Approval in Part/Denial in Part**. Pg. 48

F. Alan Seaman, Senior Site Planner

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.

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

Staff is recommending **Denial without prejudice**. Pg. 54

F. Alan Seaman, Senior Site Planner

X. ADJOURNMENT