



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT 5/19/2005

- 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:

BA2004-00993

Holland & Knight, LLP, 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.

Consent Item(s):

BA2005-00452

Andrea Gardner, owner, to allow an existing porch addition & roof over hang to encroach into the required side interior setback. LOC: 10102 Boynton Place Cir., approx. 0.23 mile S of Boynton Beach Blvd., and approx. 0.50 mile W of Military Trl., within the Greater Boynton Place Subdivision, in the RS/SE Zoning District. (PET. 1985-162).

Pages – 1 – 5

Development Order and **1** Condition(s) – Pg. 5

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

Oscar Gamez, Planner I

BA2005-00453

James and Sandra D. Ringdahl, owners, to allow an existing pond to encroach in the required rear & side interior setbacks and for the lot to be less than the required one acre. LOC: 2859 Somerset Rd., approx. 0.11 mile E of Congress Ave and approx. 0.36 mile N of Hypoluxo Rd., within Floral Park Subdivision, in the RS Zoning District.

Pages – 6 – 9

Development Order and **1** Condition(s) – Pg. 9

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

Miradieu Aubourg, Planner II

(Consent Items Continued...)

BA2005-00454

Francois & Agnes Cade, owners, to allow an existing carport to be enclosed and encroach into the required side interior setback. LOC: 816 Aspen Rd., approx. 0.52 mile S of Okeechobee Blvd. and approx. 0.72 mile E of N Military Trl., within the Golfview Heights Subdivision, in the RM Zoning District.

Pages – 10 – 14

Development Order and **2** Condition(s) – Pg. 14

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

Oscar Gamez, Planner I

BA2005-00455

Francisco & Susana Forbes, owners, to allow an addition SFD to encroach into the required side interior setback. LOC: 2109 Longwood Rd., approx. 0.45 mile N of Belvedere Rd. and approx. 0.17 mile W of N Florida Mango Rd., within the Belvedere Heights Subdivision, in the RM Zoning District.

Pages – 15 – 18

Development Order and **2** Condition(s) – Pg. 18

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

Miradieu Aubourg, Planner II

BA2005-00457

Daisy E. Martinez, owner, to allow an existing structure to encroach into the required rear & side interior setback. LOC: 5196 El Claro Cir., approx 0.22 mile on the SE corner of Gun Club Rd. & Bosque Blvd., within the Forest Homes Subdivision, in the RS Zoning District.

Pages – 19 – 23

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

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

Oscar Gamez, Planner I

BA2005-00461

Kilday & Associates Inc., agent for Beverly Buss and Joseph Horvath, owners, to allow a reduction in the E property line incompatibility buffer, and to allow a reduction in the quantity of landscaping within the required buffer. LOC: on the NE corner of Southern Blvd. & F Rd., in the AR Zoning District. (PET. 1991-043).

Pages – 24 – 29

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

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

Oscar Gamez, Planner I

BA2005-00462

JPR Planning Services, Inc., agent, for Palm Beach County Property and Real Estate Management Division, to allow a reduction in the required setbacks for two ponds along the north property line. LOC: Vacant lot that fronts on Hooker Highway, approx. 0.23 mile E of the intersection of Hooker Highway and State Road 715, in the PO Zoning District. (PET.2004-425).

Pages – 30 – 34

Development Order and **1** Condition(s) – Pg. 34

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

Miradieu Aubourg, Planner II & James, Juanita, Zoning Technician

BA2005-00463

Gentile Holloway O'Mahoney & Associates, agent, for Joan P. Klimann, owner, to allow the use of non-translucent material for windows along the zero lot line. LOC: 16601 Hidden Cove Dr., approx. 0.81 mile SE Indiantown Rd. and approx. 0.52 mile E of Old Dixie Hwy., within the Hidden Cove at Jonathan's Landing PUD, in the PUD Zoning District (PET. 1974-195).

Pages – 35 – 38

Development Order and **3** Condition(s) – Pg. 38

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

Miradieu Aubourg, Planner II

BA2005-00464

Jones Foster Johnston & Stubbs, PA, agent, for Petitioner Shiraz, Inc. & Palm Beach County, owners, to allow signs to exceed the maximum sign area along the N, S, E, and W elevations, and to allow a sign above the roof line. LOC: 150 Australian Ave., bounded on the east by I-95 and South by Southern Blvd., and West by Australian Ave., in the PO Zoning District.

Pages – 39 – 43

Development Order and **1** Condition(s) – Pg. 43

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

Miradieu Aubourg, Planner II

BA2005-00488

Woolbright Development, Inc., agent, for Woolbright Pinewood LLC, owner, to allow an easement to overlap a required landscape buffer more than 5 feet. LOC: Vacant lot on the SE corner of the intersection of Lantana Rd. & Jog Rd., within the Pinewood Square Subdivision, in the CG/SE Zoning District (PET. 1986-08).

Pages – 44 – 49

Development Order and **2** Condition(s) – Pg. 49

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

Oscar Gamez, Planner I & Sanford, Timothy, Student Paraprofessional

(Consent Items Continued...)

BA2005-00511

Dennis Koehler, P.A., agent, for Sandra & Harold Davis, owners, to allow an existing structure to encroach into the required side interior setback. LOC: 3944 Trace Wood Ln., approx. 0.37 mile S of W. Gateway Blvd., and approx. 0.43 mile W of Lawrence Rd., within the Northern Pines Mobile Homes Park Subdivision, in the MHP Zoning District. Pages – 50 – 53
Development Order and **1** Condition(s) – Pg. 53
Staff Recommendations: **Approval with Condition(s)**
Oscar Gamez, Planner I

BATE2005-00643

Ruben D. & Martha I. Espinosa, owners, to allow a 12 month time extension on the development order and conditions 1, 2, and 3, from the approved variance application BA-2004-205. LOC: 2191 Scott Avenue, approx. 0.31 mile E of Military Trail, and approx. 0.18 mile N of Okeechobee Blvd., within the Okeechobee Gardens Estates Subdivision, in the IL Zoning District (PET. 2001-054). Pages – 54 – 55
Development Order and **4** Condition(s) – Pg. 55
Staff Recommendations: **Approval with Condition(s)**
Miradieu Aubourg, Planner II

SD-125

Palm Beach County Water Utilities Department, requesting variances from the requirements that: A) no direct access to a major street be allowed for subdivision lots; and B) each street providing access to subdivision lots shall meet the local commercial classification requirements. Requirements are set forth in the Unified Land Development Code, A) Article 11.E.9.D.2; and B) Article 11.E.2.A.2, Table 11.E.2.A-2 (Chart of Minor Streets). Location: south side of Hooker Highway, 0.12 mi. east of SR 715, in the PO Zoning District. Pages – 56 – 69
Staff Recommendations: **Approval with 2 Condition(s)** Pg. 58
David Cuffe, Civil Engineer II, Land Development

Regular Items(s):

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. Page - 70 - 73
There are No Conditions or a Development Order on this petition.
Staff is recommending **Denial without prejudice**. Pg. 73
Miradieu Aubourg, Planner II

BA2005-00458

Michael & Tammy Smith, owners, to allow a garage to encroach into the required front setback and to exceed the maximum distance between property lines and for an existing SFD to encroach into the required rear setback. LOC: 3960 89th Rd. S, approx. 0.23 mile S of W. Gateway Blvd., on the NE corner of Lawrence Rd. & Aladdin Ave., in the AR Zoning District. Page - 74 – 77
There are No Conditions or a Development Order on this petition.
Staff is recommending **Denial without prejudice**. Pg. 77
Miradieu Aubourg, Planner II

SD-126

Barbara Shephard, requesting variances from the requirements that: A) a sewage collection/transmission system with appropriate service connection to each lot shall be provided for connection to a central sewer system; and B) each street providing access to subdivision lots shall have a minimum right-of-way width of fifty (50) feet. Requirements are set forth in the Unified Land Development Code, A) Article 11.E.5.B; and B) Article 11.E.2.A.2, Table 11.E.2.A-2 (Chart of Minor Streets). Location: east side of Colbright Road, 0.44 mi. north of Lantana Road, in the AR Zoning District. Page - 78 – 85
There are No Conditions or a Development Order on this petition.
Staff is recommending **Denial without prejudice**. Pg. 80
David Cuffe, Civil Engineer II, Land Development

X. ADJOURNMENT

XI. BOARD OF ADJUSTMENT 2005 ANNUAL WORKSHOP

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.