



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT 9/15/2005

- 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

Withdrawn Item(s):

None.

Postponed Item(s):

None.

Consent Item(s):

BA2005-00603

Samuel Moore, agent, for Palm Isle 2 Homeowner Association, owner, to allow an existing hedge to exceed the maximum height requirement along the E property line. LOC: at the NE corner of Hagen Ranch Rd. & Boynton Beach Blvd., within the Palm Isle 2 PUD, in the PUD Zoning District (PET. 1987-092).

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

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

Oscar Gamez, Planner I and Timothy Sanford, Student Para-professional

BA2005-00974

Tranquilino Velazquez, owner, to allow an existing driveway and SFD to encroach into the required side interior setback and for a roof overhang to exceed the maximum allowable encroachment into the setback. LOC: 2804 Nokomis Ave., approx. 0.04 mile S of Westgate Ave., and approx. 0.03 mile W of Tallahassee Dr., within the Westgate Estates, in the RH Zoning District. (PET: 2005-339).

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Development Order and **2** Condition(s) – Pg. 10

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

Oscar Gamez, Planner I and Timothy Sanford, Student Para-professional

BA2005-01105

Urban Design Studio, agent, for Home Devco/Tivoli Isles LLC, owner, to allow an easement to overlap a required landscape buffer by more than the maximum of 5 feet. LOC: along Smith Sundry Rd., and approx. 0.15 mile N of West Atlantic Ave., within the 441 & Atlantic PUD, in the AGR/PUD Zoning District (PET: 2004-206).

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Development Order and **2** Condition(s) – Pg. 16

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

Oscar Gamez, Planner I

BA2005-01108

Mitchelle B. Kirschner, Esq., agent, for Glades Partners Limited, owner, to allow a proposed directional sign to exceed the maximum allowed square footage. LOC: 9325 W. Glades Rd., approx. 0.13 mile N of Glades Rd. and approx. 0.32 mile W of Lyons Rd., within the Burdines MUPD, in the MUPD Zoning District (PET: 1995-02A).

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Development Order and **3** Condition(s) – Pg. 21

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

Oscar Gamez, Planner I

BA2005-01112

Sara & Jeff Wolff, owners, to allow a proposed attached garage to encroach into the required front setback and for a SFD to encroach into the required side interior setback. LOC: 5139 1st Road, approx. 0.74 mile N of Lantana Rd., and approx. 0.60 mile E of Florida's Turnpike, within the Palm Beach Farms Subdivision, in the AR Zoning District (PET: 2005-368).

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Development Order and **3** Condition(s) – Pg. 26

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

Oscar Gamez, Planner I

BA2005-01113

Susan Taylor, agent, for Emerald Dunes Golf Course, LLC, owner, to allow a reduction of the number of parking spaces for the existing club house addition located on Tract E. LOC: 2100 Emerald Dunes Dr., at the NW Corner of Florida's Turnpike & Okeechobee Blvd., within the Vista Center PIPD Zoning District (PET: 1984-130).

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Development Order and **3** Condition(s) – Pg. 31

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

Oscar Gamez, Planner I and Timothy Sanford, Student Para-professional

BA2005-01115

Cotleur & Hearing, Inc., agent, for Noonan Construction, owner, to allow a reduction of the minimum frontage requirement. LOC: Vacant lot on Kelly Dr., approx. 0.09 mile W of Military Trail and approx. 0.07 mile S of Cresthaven Blvd., within the Veldor In Subdivision, in the RM Zoning District (PET: 2005-369).

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Development Order and **1** Condition(s) – Pg. 36

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

Oscar Gamez, Planner I and Timothy Sanford, Student Para-professional

BATE2005-01218

Kilday & Associates, Inc., agent, for Ranger Construction Industries, Inc., owner, to allow a 24 month time extension on the development order and conditions of approval from the approved variance BA-2004-433. LOC: 8567 Southern Blvd., at the NE corner of Sansbury Way & Southern Blvd., in the AR Zoning District.

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Development Order and **2** Condition(s) – Pg. 39

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

F. Alan Seaman, Sr. Site Planner and Juanita James, Zoning Technician

Regular Item(s):

None.

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.