



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT 4/20/2006

- 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 – Revisit for Clarification BA-2006-00202
- VIII. SWEARING IN
- IX. AGENDA

Clarification Item(s):

BA2006-00202

Patrick & Angela Buckley, owners, to allow an existing single-family dwelling to encroach into the required side interior setback. LOC: 4558 Bonanza Rd., approx. 512 ft. W of Lyons Rd., and approx. 0.44 mile S of Lake Worth Rd., within the Tropical Country Estates Subdivision, in the AR Zoning District (PET: 2006-0101).

Postponed Item(s):

BA2006-00352

Darrel Zbar, owner, to allow a proposed SFD to encroach into the required side interior setbacks. LOC: 3414 Harbor Road South, approx. 380 ft. E of US Highway 1, and approx. 0.3 mile N of Tequesta Dr., within the Jupiter Heights Subdivision, in the RS Zoning District.

BA2006-00358

Mike Brosseit, owner, to allow an existing accessory structure to encroach into the required rear setback. LOC: 462 Mozart Road, approx. 0.5 mile S of Southern Blvd., and approx. 0.9 mile E of State Road 7, within the Palm Beach Farms Subdivision, in the AR Zoning District.

Consent Item(s):

BA2006-00353

Gloria and Harris Cherkis, owners, to allow a proposed screen enclosure to encroach into the required rear and side street setbacks. LOC: 11530 Cherrybrook Ln., approx. 0.5 mile S of Woolbright Rd. and approx. 28 ft. W of Jog Rd., within the Jones PUD, in the PUD Zoning District (PET: 1995-019).

Page: 1 – 5

Development Order and **3** Condition(s) – Pg. 5

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

Oscar Gamez, Site Planner I & Matthew McGee, Student-Para Professional

BA2006-00354

Brian Benedict, agent, for Santos and Maria Ruiz, owners, to allow a proposed detached garage to exceed 25% of the lot width, and to allow an existing SFD to encroach into the required front setback. LOC: 5458 1st Road, approx. 0.4 mile N of Lantana Rd., and approx. 0.5 mile W of Florida's Turnpike, within the Palm Beach Farms Subdivision, in the AR Zoning District (PET: 2006-149).

Page: 6 – 10

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

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

Timothy Sanford, Planner I

BA2006-00356

Robert & Arlene Benowitz, owners, to allow the required translucent (opaque) window material along the zero lot line to be replaced with clear glass. LOC: 8241 Lake Cypress Road, approx. .28 mile W of Florida's Turnpike and approx. .35 mile N of Lake Worth Road, within the Cypress Woods PUD, in the RTS/SE Zoning District (1986-098).

Page: 11 – 15

Development Order and **3** Condition(s) – Pg. 15

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

Oscar Gamez, Site Planner I

BA2006-00359

Christopher Burch, owner, to allow a proposed attached garage to encroach into the required front setback. LOC: 17971 122nd Dr. N, approx. 280 ft mile S of Indiantown Rd., and approx. 0.3 mile W of Alexander Run, in the AR Zoning District (PET: 2005-505).

Page: 16 – 20

Development Order and **2** Condition(s) – Pg. 20

Oscar Gamez, Site Planner I

BATE2006-00460

Scott Levine, petitioner, for Ocean Ave. LLC, owner, to allow a 12-month Time Extension on the Development Order and condition # 1, in order to vest the approved variance BA-2005-290. LOC: 8221 Glades Rd., approx. 3/4 mile S of the intersection of Woolbright Rd. and Ocean Blvd., in the RH Zoning District. LOC: 8221 Glades Rd., approx. 3/4 mile S of the intersection of Woolbright Rd. and Ocean Blvd., in the RH Zoning District.

Page: 21 – 22

Development Order and **1** Condition(s) – Pg. 22

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

Timothy Sanford, Planner I

SD-128

Citi Place Investors, LLC; Richard L. Smitz and Gillian A. Smitz, Trustees of the Smitz Revocable Trust; and Andrew D. and Julee K. Quinn, requesting the following variances for a 2-lot subdivision: A) a variance from the requirement for standard local street access; and B) a variance from the requirement that sidewalks be constructed on both sides of the street. Requirements are set forth in the Unified Land Development Code, Article 11.E.2.A, and Article 11.E.2.B. Location: North of Donald Ross Road and west of the Intracoastal Waterway, in the RT Zoning District.

Page: 23 – 31

Staff Recommendations: **Approval with 5 Condition(s)** – Pg. 26

Larry Roberts, Sr. Professional Engineer

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) 233-5302.