



## AGENDA

### PALM BEACH COUNTY

### BOARD OF ADJUSTMENT

8/17/2006

- 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
- VIII. SWEARING IN
- IX. AGENDA

**Withdrawn Item(s):**

**BA2006-00720**

Edward & Tonia Jones, owners, to allow a proposed addition to encroach into the required side setback and for a portion of a roof overhang to encroach into an easement. LOC: 4571 Willow Pond Court East, approx. 0.02 mile W of Military Trail, and approx. 0.3 mile N of Roebuck Road, within the Lakeside Green PUD, in the PUD Zoning District.

**BA2006-00763**

Perry & Kern, P.A., agent, for Stephen & Marie Bedner, owners, to allow an accessory structure to encroach into the required side street setback. LOC: 11178 Manatee Terrace, approx. 0.70 mile S of Lantana Rd., and approx. 1.2 miles W of SR-7, within the Homeland Subdivision, in the AR Zoning District.

**Postponed Item(s):**

**BA2006-00725**

Kilday & Associates, agent, for Spots, Inc., owner, to allow a proposed hotel and parking garage to exceed the maximum height without additional setbacks; to allow a reduction in the minimum PDR for a MUPD (in lot size, width, frontage, FAR, percentage of building coverage, and 24 hr operation) and to allow a reduction of the R-O-W buffer with overlap easements and reduced landscaping. LOC: 560 S. Congress Ave., and approx. 0.10 mile N of Summit Blvd., within the Palm Acres MUPD Subdivision, in the CG & CN Zoning Districts (PET: 1977-031).

**Consent Item(s):**

**BA2006-00498**

Alvaro Cabal, agent, for Antonia De La Rosa & Denis Perez, owners, to allow an existing SFD to encroach into the front setback. LOC: 2132 Longwood Rd., approx. 0.50 mile N of Belvedere Rd., and approx. 0.30 mile W of N. Florida Mango Rd., within the Belvedere Heights Subdivision, in the RM Zoning District (PET: 2005-507).

Page – 1 – 5

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

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

Joseph Cearley, Planner I

**BA2006-00921**

Sharon & Lawrence Edelson, owners, to allow an existing structure to encroach into the required rear setback. LOC: 15169 79th Terrace N, approx. 0.8 mile S of 150th Ct., and approx. 1.3 miles W of Florida's Turnpike, within the Palm Beach Country Estates Subdivision, in the AR Zoning District.

Page – 6 – 10

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

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

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

**BA2006-00929**

Cynthia & Benjamin Reyes, owners, to allow a SFD and structure to encroach into the side interior setback. LOC: 2325 Sunset Dr., approx. 0.1 mile S of Purdy Lane, and approx. 0.25 mile W of S. Military Trail, in the RM Zoning District.

Page – 11 – 15

Development Order and **2** Condition(s) – Pg. 15

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

Joseph Cearley, Planner I

**BA2006-00932**

Jim Snay, agent, for Daniel & Crystal Eggen, owners, to allow an existing structure (cabana) to encroach into the required side setback. LOC: 196 Henning Dr., approx. 0.2 mile S of Southern Blvd. and approx. 0.25 mile W of Glen Rd., within the Oakridge Subdivision, in the RM Zoning District. (PET: 2006-354).

Page – 16 – 20

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

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

F. Alan Seaman, Senior Site Planner

**BA2006-00934**

Evelyn Castro, owner, to allow an existing SFD to encroach into both required side interior setbacks and the front setback. LOC: 22412 SW 65th St., approx. 0.25 mile E of State Road 7, and approx. 0.2 mile S of SW 3rd St., within the Sandalfoot Cove Subdivision, in the RM Zoning District. (PET: 2006-355).

Page – 21 – 26

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

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

F. Alan Seaman, Senior Site Planner

**BA2006-00935**

K-Char, Inc., agent, for Ronald & Heather Deletoile, owner, to allow a proposed structure to encroach into the required rear setback. LOC: 14123 87th St. N, approx. 0.3 mile N of Citrus Grove Blvd. and approx. 0.4 mile E of Grapeview Blvd., within the Royal Palm Beach Acreage Subdivision, in the AR Zoning District (PET: 2006-356).

Page – 27 – 32

Development Order and **2** Condition(s) – Pg. 32

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

F. Alan Seaman, Senior Site Planner

**BA2006-00939**

Tony Huet, owner, to allow a SFD to encroach into the required side interior setback and to allow an accessory structure (cabana) to encroach into an easement. LOC: 4062 Success St., 0.7 mile W of Kirk Rd and approx. 0.3 mile N of Forest Hill Blvd., within the Pine Aire Subdivision, in the RM Zoning District.

Page – 33 – 37

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

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

Joseph Cearley, Planner I

**BA2006-00961**

Greenberg Traurig, agent, for Cumberland Farms, owner, to eliminate the requirement for planting materials on both sides of the wall; to eliminate the requirement to have the large and medium shrubs; to allow a reduction of buffer width; to allow a structure to encroach into the side interior setback; to reduce the south R-O-W Buffer and to reduce the required pervious surface areas. LOC: 23077 State Road 7, approx. 0.01 mile W of SR-7 and approx. 0.75 mile S of Palmetto Park Road, within the Florida Fruit Lands Subdivision, in the CG Zoning District (PET: 1973-0116).

Page – 38 – 44

Development Order and **2** Condition(s) – Pg. 44

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

Joseph Cearley, Planner I

**BATE2006-00996**

Land Design South, Inc., agent, for Southland Centers II, LLC, owner, to allow a 12 month time extension on Condition #2, in order to vest the approved variance BA-2006-223. LOC: 13800 Jog Road, approx. 0.21 mile N of Lake Ida Road, and approx. 0.48 mile W of El Clair Ranch Road, within the Spalding MUPD, in the MUPD Zoning District (PET: 1999-092).

Page – 45 – 46

Development Order and **3** Condition(s) – Pg. 46

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

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

**Regular Items(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) 233-5302.