

AGENDA

PALM BEACH COUNTY ADMINISTRATIVE VARIANCE TYPE I-B STAFF PUBLIC MEETING 12/21/2006

ADMINISTRATIVE VARIANCE PUBLIC MEETING

Alan Seaman	Principal Site Planner
Vacant	Senior Site Planner
Joseph Cearley	Planner I
Aaron Taylor	Planner I
Juanita James	Zoning Technician
Annette Stabilito	Secretary
Lauren Benjamin	Student Para-professional

Addie L. Greene
Chairperson, District 7

Jeff Koons
Vice Chair, District 2

Karen T. Marcus
Commissioner, District 1

Warren H. Newell
Commissioner, District 3

Mary McCarty
Commissioner, District 4

Burt Aaronson
Commissioner, District 5

Jess R. Santamaria
Commissioner, District 6



Robert Weisman
County Administrator

"An Equal Opportunity - Affirmative Action Employer"

2300 N. Jog Rd, West Palm Beach, Florida 33411 (561) 233-5200



AGENDA

PALM BEACH COUNTY

ADMINISTRATIVE VARIANCE TYPE I-B

STAFF PUBLIC MEETING

12/21/2006

- I. INTRODUCTION OF PROCESS
- II. CONFIRMATION MAILING 300' NOTICES
- III. REMARKS OF PRINCIPAL PLANNER
- IV. APPROVAL OF AGENDA
- V. AGENDA

Withdrawn Item(s):

AVE2006-01754

Bradley D. Miller, agent, for Piccadilly Square, LTD., owners, to allow a 12 month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2003-682. LOC: vacant lot, approx. 0.11 mile N of Glades Rd., and approx. 0.13 mile W of Florida's Turnpike, in the CG Zoning District (PET: 1998-045).

Consent Item(s):

AVB2006-01667

Robert and Barbara Kreiner, owners, to allow a single family dwelling to encroach into the required side interior setback. LOC: Saginaw Ave, parcel next to 3140 Saginaw Ave. approx . 453 ft east of Suwanee Dr. and 301.2 ft south of Hiawatha Ave , within the Westgate Estates in the RH Zoning District (PET: 2006-518).

Page – 1 – 5

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

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

Joseph Cearley, Planner I

AVB2006-01718

Chris Thomas, petitioner, for Emerald Lakes Development LLC, owner, to allow a reduction in the required front setback. LOC: 4384, 4386, 4388, 4390, 4392, and 4394 Emerald Vista, 1274 ft northwest of Melaleuca Ave. and 330 ft West of Davis Rd. within the Emerald Lake PUD, in the PUD Zoning District (PET: 1997-090).

Page – 6 – 10

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

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

Joseph Cearley, Planner I

AVB2006-01720

Shutts & Bowen LLP, agent, for San Vicente Investments, N.U., to allow a reduction in the required number of parking spaces. LOC: 6151 Lake Worth Rd., at the intersection of Wry Road and Lake Worth Road, within the Shoppes of Lake Worth, CG Zoning District (PET: 2003-684).

Page – 11 – 15

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

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

Joseph Cearley, Planner I

AVB2006-01732

Tammie S. Couch, owner, to allow a proposed addition to encroach into the required rear setback and to allow an overhang to encroach into a reduced setback. LOC: 8315 Winnipisaukee Way, approx. 2029 ft west of 80th Terrace S and 3008 ft east of Lyons Road, within the Lakes of Lantana PUD, in the PUD Zoning District (PET: 1974-063).

Page – 16 – 20

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

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

Joseph Cearley, Planner I

AVE2006-01753

Kilday & Associates, Inc., agent, for Estates of Pennock Point, LLC, owner, to allow a 12-month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2004-645. LOC: 400 Toney Penna Dr., approx. 0.26 mile N of Donald Ross Rd., within the Cypress Island Subdivision, in the RS/SE/PUD Zoning District (PET: 1980-054).

Page – 21 – 25

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

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

F.Alan Seaman, Principal Planner and Juanita James, Zoning Technician

AVE2006-01775

Noelle Zulli-Adams, owner, to allow a 12-month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2005-820. LOC: 16114 E. Cornwall Dr., approx. 0.27 mile E of Seminole Pratt Whitney Rd., and approx. 0.26 mile N of Okeechobee Blvd., in the AR Zoning District (PET: 2004-420).

Page – 26 – 28

Development Order and **1** Condition(s) – Pg. 28

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

F.Alan Seaman, Principal Planner and Juanita James, Zoning Technician

AVE2006-01795

Chuck Millar, agent, for AT&T Corp., owner, to allow a 12-month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2004-649. LOC: 21000 Boca Rio Rd., approx. 0.15 mile W of Florida's Turnpike, and approx. 0.26 mile S of Glades Rd., within the PB Farms Plat #3, in the IL/SE Zoning District (PET: 1984-030 & 1997-032).

Page – 29 – 31

Development Order and **1** Condition(s) – Pg. 31

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

F.Alan Seaman, Principal Planner and Juanita James, Zoning Technician

AVE2006-01819

Land Design South, agent for Supertrail Manufacturing Co., Inc., owner, to allow the elimination of a required second housing type in a PUD which exceeds a 10% threshold over 300 dwelling units. LOC: 1010 Stonewall Drive, approx. 1.13 miles S of Northlake Blvd., and approx. 0.53 mile E of Coconut Blvd., within the Stonewall Estates PUD, in the RE/SE Zoning District (PET: 1983-18B).

Page – 32 – 35

Development Order and **2** Condition(s) – Pg. 35

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

F.Alan Seaman, Principal Planner and Juanita James, Zoning Technician

VI. 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 Public Information Administrative Approvals section at (561) 233-5302.