



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

2/16/2006

- 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

Postponed Items:

BA2005-01448

Land Design South, agent, for Home Devco Tivoli Lakes, LLC, owner, to allow roof overhangs to encroach into an easement; to allow overlapping easements and to allow habital structures to encroach into an easement for lots: 2, 6-17, 19, 26, 29-32, 66-74, 100,101, and 110-193, within the Tivoli Lakes PUD. LOC: along the S side of Boynton Beach Blvd. and approx. 0.70 mile W of Hagen Ranch Rd., within the Tivoli Lakes PUD, in the PUD Zoning District (PET: 2002-015).

BA2006-00010

Land Design South, agent, for Ocean Avenue LLC, owner, to allow a proposed pool to encroach into the required side street setback. LOC: 4450 N. Ocean Blvd., at the NW corner of N. Ocean Blvd. and N. Country Rd., in the RM Zoning District (PET. 1998-10046).

Consent Item(s):

BA2005-01683

Basem Bishai, owner, to allow an existing single family dwelling to encroach into both the required side interior setbacks and the front setback. LOC: 5121 Norma Elaine Rd., approx. 450 ft S of Elmhurst Rd. and approx. 670 ft. W of Haverhill Rd., within the Haverhill Homesites Subdivision, in the RH Zoning District (Pet: 2005-583).

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

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

Timothy Sanford, Planner I

BA2005-01706

Land Design South, agent, for Gulfstream Polo, LLC, Barbara & Ilhan Uskup, Turtle Land Holding Corp., Hooks Road Properties, LLC., Morning Midst Farms, TLH Bo's Corp., Stephen Orthwein, Theodore Brinkman, Michelle D. Kohl, owners, to allow the elimination of the requirement for a PUD to have legal access on an arterial street. LOC: SE of Lake Worth Rd. and Lyons Rd., approx. 0.47 mile E of Lyons Rd. and approx. 0.37 mile S of Lake Worth Rd., within the Gulfstream Groves PUD, in the AR Zoning District (PET: 2005-594).

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Development Order and **1** Condition(s) – Pg. 10

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

Timothy Sanford, Planner I

BA2006-00001

John J. & Cynthia J. Brady, owners, to allow a proposed screen enclosure to encroach into the required side interior setback. LOC: 5099 Forest Dale Dr., approx. 0.40 mile W of State Road 7 and approx. 0.15 mile S of 50th St. S., within the South Road PUD, in the PUD Zoning District (PET: 2000-080a).

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

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

Timothy Sanford, Planner I

BA2006-00003

Rosemeri & Alonso Andrade, owners, to allow a proposed pool to encroach into the required rear setback. LOC: 7576 Great Oak Dr., approx. 0.51 mile W of Florida's Turnpike, and approx. 0.38 mile S of Lantana Rd., within the Smith Dairy West PUD, in the PUD Zoning District (PET: 1986-106).

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Development Order and **3** Condition(s) – Pg. 20

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

Oscar Gamez, Site Planner I

BA2006-00006

A. Clayton & Kim E. Dunn, owners, to allow a proposed room addition to encroach into the required side interior setback. LOC: 3218 Palm Dr., approx. 55 ft. E of N. Federal Hwy, and approx. 107 ft. S of Turner Rd., within the Tradewinds Subdivision, in the RS Zoning District (PET: 2006-002).

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Development Order and **2** Condition(s) – Pg. 25

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

Oscar Gamez, Site Planner I

BA2006-00007

Corporate Property Services, Inc., agent, for Wayjohn, Inc. owner, to allow a reduction in the width of the R-O-W and compatibility buffers and to reduce the required foundation plantings and to reduce the width of the required terminal islands. LOC: 2525 S. Military Trail, at the NW corner of Cresthaven Blvd. and Military Trail, within the Shoppes at Cresthaven MUPD, in the CG Zoning District (PET: 1980-041b).

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Development Order and **2** Condition(s) – Pg. 30

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

Timothy Sanford, Planner I

BA2006-00008

Corporate Property Services, Inc., agent, for SIR FIR Corp., owner, to allow a reduction in the width of the ROW buffer, foundation plantings, and terminal islands. LOC: 3045 N. Military Trail, at the NW corner of Military Trail and Community Dr., within the World Savings Bank MUPD, (KFC parcel), in the CG/SE Zoning District (PET: 1985-137).

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

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

Timothy Sanford, Planner I

BA2006-00009

Julian Bryan & Assoc., Inc. agent, for Jog & Belvedere Development LLC and Eastwood LLC, owners, to allow a reduction in the requirement of open space. LOC: vacant lot at the NW Corner of Jog Rd. and Belvedere Rd., in the AR Zoning District (PET: 2005-456).

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

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

Oscar Gamez, Site Planner I

BATE2006-00102

Gary & Renee Tong, owners, to allow a 6 month time extension on Condition #1 and 2, in order to vest the approved variance BA 2005-1316. LOC: 15035 Jackson Rd., approx. 0.03 mile E of Sims Rd., and approx. 0.27 mile of W. Atlantic Rd., within the Country Club Acres Subdivision, in the RS Zoning District (PET: 2005-448).

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Development Order and **4** Condition(s) – Pg. 40

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

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

BATE2006-00132

Kilday & Associates, Inc., agent, for Boynton Beach Associates XIX, LLLP, Robert M. Dubois, William A. Dubois, Jr. and Catherine Voutsas, as Trustees of Catherine Voutsas, owners, to allow a 24 month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2005-0006. LOC: at the NW corner of Boynton Beach Blvd. and Lyons Rd., in the AGR Zoning District (PET: 2003-003).

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Development Order and **2** Condition(s) – Pg. 42

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

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

BATE2006-00151

Marda L. Zimring, agent, for Sunshine Wireless Co., Inc., owner, to allow a 12 month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2004-0994. LOC: 2251 Park Place, approx. 0.125 mile N of Glades Rd, on the west side of Florida's Turnpike in the AR/SE Zoning District (Pet. 1992-044).

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Development Order and **1** Condition(s) – Pg. 44

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

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

Regular Item(s):

None.

X. ADJOURNMENT