



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

3/16/2006

- 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

Consent Item(s):

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).

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Development Order and **3** Condition(s) – Pg. 7

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

Oscar Gamez, Site Planner I

BA2006-00200

Susi M. Guthier, agent, for Sterling Communities @ Talavera, LLC, owner, to allow an existing drainage easement to overlap the landscape buffer more than 5 ft and to allow the drainage easement to overlap the required landscape buffer. LOC: approx. 670 ft S of Palomino Dr. and approx. 835 ft. E SR-7, within the Talavera PUD, in the PUD Zoning District (PET: 2001-066).

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Development Order and **1** Condition(s) – Pg. 12

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

Timothy Sanford, Planner I

BA2006-00201

Michael & Donna Mark, owners, to allow a proposed pool to encroach into the required side street setback. LOC: 3696 Barkis Ave., approx. 0.24 mile E of Lawrence Rd. and approx. 0.27 mile S of Gateway Blvd., within the West Boynton Plat 2A Subdivision, in the RS Zoning District (PET. 2006-100).

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Development Order and **2** Condition(s) – Pg. 17

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

Timothy Sanford, Planner I

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).

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Development Order and **2** Condition(s) – Pg. 22

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

Timothy Sanford, Planner I

BA2006-00203

Jeff Lasnier, owner, to allow an existing single-family dwelling to encroach into the required side interior setback. LOC: 22 Sioux Lane, approx. 0.35 mile E of Lawrence Rd., and approx. 0.27 mile S of Lantana Rd., within the Seminole Manor Subdivision, in the RM Zoning District (PET: 2006-0102).

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Development Order and **1** Condition(s) – Pg. 27

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

Timothy Sanford, Planner I

BA2006-00205

Joseph & Frances Muni, owners, to allow a proposed room addition to encroach into the required rear setback. LOC: 11342 Little Bear Drive, approx. 0.31 mile N of W Palmetto Park Rd., and approx. 0.62 mile S of Glades Rd., within the Cimarron Section One PUD, in the PUD Zoning District. (PET: 1975-068).

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Development Order and **3** Condition(s) – Pg. 32

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

Timothy Sanford, Planner I

BA2006-00208

Louis & Cecile Vilardo, owners, to allow an existing pool under construction to encroach into the required rear setback. LOC: 1901 Tudor Road, approx. 120 ft E of Ellison Wilson Rd. and 0.47 mile W of US Highway 1, within the Juno Isles No. 2 Subdivision, in the RS Zoning District. (PET: 2006-105).

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Development Order and **1** Condition(s) – Pg. 37

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

Timothy Sanford, Planner I

BA2006-00209

Jose Luis Soto, agent, for Maria Salgado, owner, to allow an existing room addition to encroach into the required front setback. LOC: 80 Loquat Tree Dr., approx. 300 ft E of Seacrest Blvd. and approx. 1000 ft S of Hypoluxo Rd., within the San Castle Third Addition Subdivision, in the RM Zoning District.

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

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

Oscar Gamez, Site Planner I

BA2006-00210

Kilday & Associates, agent, for K. Hovnanian T & C Homes at Florida, LLC, to allow a reduction in the required setbacks and separations for proposed townhouse units. LOC: 4630 Lantana Rd., approx. 200 ft S of Lantana Rd. and approx. 0.19 mile W of Military Trail, within the Sabal Grove PUD, in the AR Zoning District (PET: 2005-0535).

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Development Order and **1** Condition(s) – Pg. 47

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

Timothy Sanford, Planner I

BA2006-00213

Land Design South, agent, for Tallman, LLC, owner, to eliminate the required 10 ft offset for a chain link fence in the R-O-W buffer. LOC: 6907 Southern Blvd., approx. 0.47 mile E of Florida's Turnpike and approx. 0.18 mile N of Southern Blvd., within the Palm Beach Farms Subdivision, in the IL/SE Zoning District (PET: 1988-033E).

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No Development Order and **1** Condition(s) – Pg. 52

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

Oscar Gamez, Site Planner I

BA2006-00214

Maverick & Dorothy Taylor, owners, to allow a proposed carport enclosure to encroach into the required side interior setback. LOC: 2325 Seminole Blvd., approx. 0.60 mile W of N Congress Ave., and approx. 0.29 mile N of Belvedere Rd., within the Gulfview Heights Subdivision, in the RM Zoning District (PET: 2006-106).

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Development Order and **3** Condition(s) – Pg. 57

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

Oscar Gamez, Site Planner I

BA2006-00221

Land Design South, agent, for owners of lots 1, 3-5, 18, 20-25, 27-28, 33-65, 75-99, and 102-109, of Tivoli Lakes PUD, to allow roof overhangs to exceed the maximum encroachment of 24 inches and to overlap drainage easements, and to allow a structure within an easement. LOC: on the S side of Boyton 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).

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No Development Order and **1** Condition(s) – Pg. 63

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

Oscar Gamez, Site Planner I

BA2006-00223

Land Design South, Inc., agent, for Southland Centers II , LLC, owner, to allow a wall sign on a facade not facing a street. 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).

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Development Order and **3** Condition(s) – Pg. 68

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

Oscar Gamez, Site Planner I

BA2006-00225

Land Design South, Inc., agent, for Palm Beach County Property and Real Estate Management, owner, to allow the elimination of the incompatibility buffer. LOC: The Hamptons PUD, approx. 150 ft S of Yamato Road and approx. 200 ft E of State Road 7, within the Hamptons PUD, in the PUD Zoning District (PET: 1978-005).

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No Development Order and **1** Condition(s) – Pg. 73

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

Oscar Gamez, Site Planner I

BATE2006-00280

Sara Lockhart, agent, for Southern Waste Systems, owner, to allow a two month time extension on condition #1, in order to vest the approved variance BA-2005-1428. LOC: 6911 Wallis Rd., approx. 0.15 mile N of Southern Blvd., and approx. 0.53 mile E of Florida's Turnpike, in the PDD Zoning District (PET: 1998-032).

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Development Order and **1** Condition(s) – Pg. 75

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

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

SD-129

Home Devco/Tivoli Lakes, Inc., requesting variance from the requirement that there be no structures within or over a Lake Maintenance Access Easement. Requirements are set forth in the Unified Land Development Code, Article 11.B.8.A.2, Construction and Landscaping in Lake Maintenance Easements and Water Management Tracts, Prohibition. Location: south of Boynton Beach Boulevard and east of Hagen Ranch Road, approximately 1,300 ft. east of Hagen Ranch Road, in the PUD Zoning District.

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No Development Order and **0** Condition(s) – Pg. 77

Staff Recommendations: **Approval**

Larry Roberts, Sr. Professional Engineer

SD-130

Palm Beach County Property and Real Estate Management, requesting variance from the requirement that access to each subdivision lot shall be by a minor street of suitable classification and construction as established by the subdivision regulations. Requirements are set forth in the Unified Land Development Code, Article 11.E.2.A.2. Location: southeast corner of Yamato Road and SR7/US441, Boca Raton, Florida, in the PO Zoning District.

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No Development Order and **0** Condition(s) – Pg. 94

Staff Recommendations: **Approval**

Larry Roberts, Sr. Professional Engineer

Regular Item(s):

None.

X. ADJOURNMENT

XI. BOARD OF ADJUSTMENT 2006 ANNUAL WORKSHOP

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.