

AGENDA

PALM BEACH COUNTY ADMINISTRATIVE VARIANCE TYPE I-B STAFF PUBLIC MEETING 2/15/2007

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

2/15/2007

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

Withdrawn Item(s):

AVB2006-01829

Raymond Murdock and Sharlene Lo Presto, owners, to allow a proposed accessory dwelling to encroach into the required side interior and rear setbacks. LOC: 13172 Citrus Grove Blvd., approx. 0.11 mile W of Avocado Blvd., and approx. 0.68 mile S of Northlake Blvd., within the Acreage, in the AR Zoning District (PET: 1998-092).

Consent Item(s):

AVB2007-00013

Chris Thomas, petitioner, for Emerald Lakes Development LLC, owner, to allow a reduction in the required front setback for Bldg. 1, Lot 1. LOC: 4406 Emerald Vista, approx. 1274 ft northwest of Melaleuca Ave. and approx. 330 ft West of Davis Rd., within the Emerald Lake PUD, in the PUD Zoning District (PET: 1997-090).

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

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

Joseph Cearley, Planner I

AVB2007-00020

Chris Thomas, petitioner, for Emerald Lakes Development LLC, owner, to allow a reduction in the required front setback for Bldg. 1, Lot 5. LOC: 4398 Emerald Vista, approx. 1274 ft northwest of Melaleuca Ave. and approx. 330 ft West of Davis Rd., within the Emerald Lake PUD, in the PUD Zoning District (PET: 1997-090).

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

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

Joseph Cearley, Planner I

AVB2007-00021

Chris Thomas, petitioner, for Emerald Lakes Development LLC, owner, to allow a reduction in the required front setback for Bldg. 5, Lot 24. LOC: 4350 Emerald Vista, approx. 1274 ft northwest of Melaleuca Ave. and approx. 330 ft West of Davis Rd., within the Emerald Lake PUD, in the PUD Zoning District (PET: 1997-090).

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

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

Joseph Cearley, Planner I

AVB2007-00022

Chris Thomas, petitioner, for Emerald Lakes Development LLC, owner, to allow a reduction in the required front setback for Bldg. 20, Lot 113. LOC: 4188 Emerald Vista, approx. 1274 ft northwest of Melaleuca Ave. and approx. 330 ft West of Davis Rd. within the Emerald Lake PUD, in the PUD Zoning District (PET: 1997-090).

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

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

Joseph Cearley, Planner I

AVE2007-00048

Akerman Senterfitt, agent, for Jeffrey & Dana Cohen, owners, to allow a 12-month time extension on the Development Order and Condition #1 in order to vest the approved variance BA-2005-1671. LOC: 4619 Brady Blvd., approx. 0.50 mile N of W. Atlantic Ave. and approx. 568 ft. W of Barwick Rd., within the Kingsland Pines Subdivision, in the RS Zoning District (PET: 2005-579).

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Development Order and **2** Condition(s) – Pg. 23

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

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

AVE2007-00128

Ellen Smith, agent, for Folke Peterson Center for Animal Welfare, owner, to allow a 12-month time extension on the Development Order and Condition #1 to vest variance BA 2004-1003 which is to reduce the required frontage for an agricultural zoned property. LOC: 10948 Acme Rd., in the AR Zoning District (Pet. 2001-032).

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

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

F. Alan Seaman, Principal Site 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.