



## AGENDA

### PALM BEACH COUNTY BOARD OF ADJUSTMENT

8/18/2005

- 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:

##### **BA2005-00603**

Samuel Moore, agent, for Palm Isle 2 Homeowner Association, owner, to allow an existing hedge to exceed the maximum height requirement along the E property line. LOC: at the NE corner of Hagen Ranch Rd. & Boynton Beach Blvd., within the Palm Isle 2 PUD, in the PUD Zoning District ( PET. 1987-092).

#### Consent Item(s):

##### **BA2005-00819**

Jaime Florez, agent, for Haverhill Quadplex, LLC, owner, to allow a proposed incompatibility buffer (along the north property line and the compatibility buffer along the south property line) to be reduced in width. LOC: vacant lot located on the east side of Haverhill Rd., approx. 0.06 mile S of Vilma Lane, in the RM Zoning District (PET. 2005-147).

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

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

Oscar Gamez, Planner I

##### **BA2005-00820**

Noelle Zulli-Adams, owner, to allow an existing detached garage to be less than 5 ft. from an easement. 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).

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

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

Oscar Gamez, Planner I

##### **BA2005-00828**

Jon E. Schmidt, agent, for Valerie T. Zammitt, trustee, to eliminate certain screening, facade and roof treatments; to allow relocation of loading area and orientation of bay doors; to allow reduced foundation plantings, landscape islands, terminal islands and interior islands. LOC: 7329 7th PI N, approx. 0.12 mile S of Belvedere Rd., and approx. 0.14 mile W of Florida's Turnpike, in the IL/COZ Zoning District (PET: 1994-036).

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Development Order and **2** Condition(s) – Pg. 16

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

Oscar Gamez, Planner I

### **BA2005-00973**

David L. & Kimberly Bates, owners, to allow an existing SFD to encroach into the side interior setbacks along the east and west property lines, and for a proposed screen enclosure to encroach into an easement along the north property line. LOC: 3607 N. Libby Dr., approx. .09 mile W of Davis Rd. and approx. 0.16 mile N of Victoria Dr., within the Collinwood Heights PUD, in the RM Zoning District. (PET: 1997-003).

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Development Order and **2** Condition(s) – Pg. 21

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

Oscar Gamez, Planner I

### **BATE2005-00975**

Land Design South, agent, for Lowell Parkwood Estates, Inc., to allow a 12-month time extension on the Development Order from the approved variance BA-2003-224. LOC: Vacant parcel, approx. 0.22 mile W of Sansbury Way on Okeechobee Blvd., within the Parkwood Estates PUD, in the PUD Zoning District (PET: 1980-119A).

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Development Order and **3** Condition(s) – Pg. 24

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

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

### **BATE2005-01047**

Coteleur & Hearing, Inc., agent, for Jeffrey Lichterman, owner, to allow a 12 month time extension on the development order and condition #1, in order to vest the approved variance BA-2003-219. LOC: 5241 Pennock Point Rd., approx. 0.5 mile E of Loxahatchee River Rd., and approx. 0.6 mile N of Center St., within the Pennock Point Subdivision, in the RS Zoning District.

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

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

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

### **BATE2005-01060**

Vincent J. and Christine M. Piazza, owners, to allow a 12 month time extension on the development order in order to vest the approved variance 2004-430. LOC: 9527 Sun Pointe Drive, approx. 0.47 mile N of Boynton Beach Blvd. and approx. 0.58 mile W of S. Military Trail, within the Sun Valley PUD, in the RTS/SE Zoning District (PET: 1985-162).

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Development Order and **2** Condition(s) – Pg. 29

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

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

### **SD-127**

Kevin McGinley, agent, for Ernest Carradori, owner, requesting variances from the requirements that: A) no direct access to a major street be allowed for subdivision lots; and B) 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, A) Article 11.E.9.D.2; and B) Article 11.E.2.A.2, Table 11.E.2.A-2 (Chart of Minor Streets). Location: East side of Loxahatchee River Road, 0.65 miles north of Roebuck Road, in the RT Zoning District.

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There are No Conditions or a Development Order on this petition.

Staff is recommending **Approval with 3 Condition(s)** - Pg. 32

David Cuffe, Civil Engineer II, Land Development

### **Regular Item(s):**

#### **BA2005-00817**

Gregory T. Davis, agent, for Advance Auto Parts, Inc., owner, to allow a wall sign to exceed the maximum allowable square footage. LOC: 9950 Southern Blvd., on the SE corner of Southern Blvd. & SR-7, within the Home Depot Shopping Center, in the CG Zoning District (PET. 1977-048).

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There are No Conditions or a Development Order on this petition.

Staff is recommending **Denial without prejudice**. Pg. 43

Oscar Gamez, Site Planner I

#### **BAAA 2005-01014**

DJM International Enterprises Inc. requests an appeal to the Palm Beach County Zoning Director's determination that Astro Auto Salvage, located at 12608 S. Military Trail, cannot be deemed a vested, nonconforming use; and is therefore in violation of the (ULDC) Unified Land Development Code.

## **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.