



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

7/21/2005

- 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

Withdrawn Items:

BA2004-00993

Holland & Knight, LLP, agent, for Anya Group, Inc., owner, to allow a SFD to encroach into the required front setback. LOC: 4335 N. Federal Highway, on the NE corner of US Highway #1 and Turner Rd., in the RS Zoning District.

Postponed Items:

BA2005-00817

Gregory T. Davis, agent, for Advance Auto Parts, Inc., owner, to allow wall signs 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).

Consent Item(s):

BATE2005-00822

Michael S. & Lisette Cox, owners, to allow a 12-month time extension for the Development Order and Condition #1, for the approved variance BA-2004-278.

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Development Order and 1 Condition(s) to be Amended – Pg. 2

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

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

BA2005-00823

Marino Diaz, owner, to allow an existing addition to encroach into the required side interior and rear setbacks. LOC: 4376 Mars Ave., approx. 0.09 mile E of S. Military Trail, and approx. 0.30 mile S of Gun Club Rd., within the Sky Ranch Subdivision, in the RM Zoning District (PET: 1973-166).

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

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

Oscar Gamez, Planner I

BA2005-00824

Gentile Holloway O'Mahoney & Assoc., agent, for New Hope Charities, Inc., owner, to reduce size of the required plant materials. LOC: 7450 SR 15 (Belle Glade Rd.), approx. 0.27 mile N of E. Morgan Rd., within the Santa Maria Village PUD, in the PUD Zoning District (PET: 1987-049).

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Development Order and 1 Condition(s) – Pg. 11

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

Oscar Gamez, Planner I

(Consent Items Continued)

BA2005-00825

Siemon & Larsen, PA, agent, for Fred & Jerri Shapss, owners, to allow a proposed structure and roof overhang to encroach into the required rear setback. LOC: 15895 Laurel Creek Dr., approx. 0.19 mile E of Lyons Rd., and approx. 0.79 mile S of West Atlantic Ave., within the Delray Training Center PUD, in the PUD Zoning District (PET: 1987-007).

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

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

Miradieu Aubourg, Planner II

BA2005-00826

Richard W. Carlson, agent, for Kenco/Oaks at Boca Raton, LP, owner, to allow proposed & existing balconies to encroach into the required front setback for lots: 6, 17, 19, 25 & 29 of POD G-1. LOC: at the NW corner of Lyons Rd. & Clint Moore Rd., within the Oaks at Boca Raton PUD, in the PUD Zoning District (PET: 1997-104c).

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

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

Oscar Gamez, Planner I

BA2005-00827

Ellen Smith, agent, for Folke Peterson Center for Animal Welfare, owner, to allow a proposed bird aviary to encroach into the required side interior setback and to allow an existing fence to exceed the height requirement along the north and west property lines. LOC: 10948 Acme Rd., in the AR Zoning District (PET. 2005-007).

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Development Order and **2** Condition(s) – Pg. 26

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

Oscar Gamez, Planner I

BATE2005-00863

Kevin McGinley, agent, for Robert C. Malt & Co., owner, to allow a time extension for the Development Order and Conditions 1, 5 and 6, from the approved variance BA-2004-152.

Pages – 27 – 30

Development Order and **3** Condition(s) to be Amended – Pg. 30

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

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

BA2005-00877

Jeff H. Irvani, agent, for WBP, LLC, owner, to allow a Planned Development District to have less than 200 linear feet of frontage along an arterial or collector street and to allow legal access from a local street instead of arterial or collector. LOC: Vacant lot, located approx. 0.35 mile W of Haverhill Rd., and approx. 0.25 mile N of Belvedere Rd., within the Haverhill Acres Subdivision, in the RH Zoning District (PET: 2005-103).

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Development Order and **2** Condition(s) – Pg. 34

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

Miradieu Aubourg, Planner II

BATE2005-00929

Daisy E. Martinez, owner, to allow a time extension on condition #1 from the approved variance BA-2005-457. LOC: 5196 El Claro Cir., approx 0.22 mile on the SE corner of Gun Club Rd. & Bosque Blvd., within the Forest Homes Subdivision, in the RS Zoning District.

Pages – 35 – 36

1 Condition(s) to be Amended – Pg. 36

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

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

Regular Item(s):

BAAA 2005-00816

Broad & Cassel, agent, for Centex Homes, petitioner, to request an appeal on the decision of Zoning Confirmation Letter #2005-632.

X. ADJOURNMENT