



AGENDA
PALM BEACH COUNTY
BOARD OF ADJUSTMENT
3/17/2005

- 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Withdrawn Item(s):

BA2004-00485

Colteur Hearing, Inc., agent, for William Coleman, owner, to allow a reduction in the required number of parking spaces; and to allow a reduction of the minimum lot size requirement. LOC: 18085 N A1A, approx. 0.24 mile E of US Highway 1, on the SW corner of N. Ocean Blvd. & Saturn St., within the Jupiter Inlet Estates Subdivision, in the CN Zoning District.

BA2004-01125

Popper & Assoc. Automotive Facilities Consultants, agent, for Schumacher Automotive, Inc., to permit altering or enlargement of a nonconforming sign; an increase in max sign height; encroachment in the required setbacks; to allow more than three signs; an increased sign face SF; and to allow sign separation distances of less than 200 feet. LOC: 3720 Northlake Blvd., on the SE corner of I-95 & Northlake Blvd., in the CG/SE Zoning District (PET: 1980-200).

Postponed Item(s):

BA2004-00788

Mark Rickards, agent, for Curtis & Jean Lewis, owners, to allow a reduction in the required aisle back-up distance. LOC: 2854 Okeechobee Blvd., on the SE corner of Wabasso Rd. & Okeechobee Blvd., within the Westgate Estates Subdivision, in the CG Zoning District (PET: 1994-067).

BA2004-00993

Dror Tregar, 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.

BA2004-01001

Kilday & Associates, agent, for South Florida Water Management District, owner, to allow an exemption from platting of a preserve area. LOC: preserve site 2 miles W of SR-7, on the south side of Lantana Rd., within the Appolonia Farms PUD, in the AGR Zoning District.

Consent Item(s):

BA2004-00789

Land Design South, agent, for D.S. Realty Corp., owner, to allow a wall to exceed the maximum height requirement along the LWDD E-2W Canal. LOC: Located at the SE intersection of LWDD L-5 Canal and Marginal Rd., within the Woods Landing Subdivision, in the RT Zoning District (PET: 1990-012).

Pages – 1 – 5

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

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

Miradieu Aubourg, Planner II

BA2005-00005

Harold & Kathleen Shafer, owners, to allow an existing garage to be converted into an accessory dwelling and encroach into the required side interior and rear setbacks. LOC: 13173 157 Court, approx. 0.12 mile E of 133 Terrace N, and approx. 0.08 mile N of 155 St. N, in the AR Zoning District.

Pages – 6 – 10

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

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

F. Alan Seaman, Senior Site Planner

BA2005-00008

Joseph E. & Debra A. Hughes, owners, to allow a proposed addition and an existing pond to encroach into the required side interior setback. LOC: 11761 153 Ct. N., approx. 0.20 mile S of Sandy Run Rd., and approx. 0.21 mile E of Alexander Run Rd., within the Jupiter Farms Estates Subdivision, in the AR Zoning District.

Pages – 11 – 14

Development Order and **3** Condition(s) – Pg. 14

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

Miradieu Aubourg, Planner II

BA2005-00131

Robert A. Turso, agent, for Pablo & Odalys Perez, owners, to allow an existing structure to encroach into the required rear & side interior setback, and to allow an existing concrete slab to encroach into an easement. LOC: 2064 E. Carol Cir., approx. 0.17 mile E of Haverhill Rd., and approx. 0.18 mile S of Purdy Ln., within the Lewis Estate - Unrecorded Subdivision in the RM Zoning District (PET: 1992-048).

Pages – 15 – 19

Development Order and **3** Condition(s) – Pg. 19

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

Oscar Gamez, Planner I

BA2005-00132

Winifred Sweredoski & Mitchel Sweredoski Jr., owners, to allow an existing addition to encroach into the required rear setback and easement. LOC: 5568 American Circle, approx. 0.11 mile N of Atlantic Blvd., and approx. .03 mile W of Sims Rd., within the Homes of Heritage Park PUD, in the PUD Zoning District (PET: 1988-051).

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Development Order and **2** Condition(s) – Pg. 24

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

Oscar Gamez, Planner I

BA2005-00133

Palm Beach County, owner, for Palm Beach County Facilities Development & Operations, agent, to allow a reduction in required landscaping. LOC: Vacant lot, approx. 0.33 mile W of 180 Ave., on the southside of Hamlin Blvd., in the PO Zoning District (PET: 2004-268).

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Development Order and **2** Condition(s) – Pg. 40

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

Oscar Gamez, Planner I

BA2005-00134

Carol Hickman, owner, to allow a proposed addition to encroach into the required side interior setback. LOC: 3797 Bahama Cir, approx. 0.19 mile E of Alt A1A, and approx. 0.06 mile N of Atlantic Rd., within the Cabana Colony Subdivision, in the RM Zoning District.

Pages – 41 – 45

Development Order and **2** Condition(s) – Pg. 45

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

Oscar Gamez, Planner I

BA2005-00135

Kilday & Assoc., agent, for Ronald Simon, owner, to allow the elimination of the required 10% rear and side parking. LOC: vacant lot, approx. 0.12 mile W of Florida's Turnpike, on the N side of Clint Moore Rd., within the Palm Beach Farms Subdivision, in the AGR Zoning District (PET: 2004-968).

Pages – 46 – 49

Development Order and **1** Condition(s) – Pg. 49

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

Miradieu Aubourg, Planner II

BA2005-00137

Kilday & Assoc., agent, for Target Corp., owner, to allow a reduction of a portion of the R-O-W buffer along the SW property line. LOC: vacant lot, on the SW corner of Boynton Beach Blvd. and Hagen Ranch Rd., within the New Albany LSMU Subdivision, in the MUPD Zoning District. (PET: 1998-073A)

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Development Order and **2** Condition(s) – Pg. 53

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

Miradieu Aubourg, Planner II

X. ADJOURNMENT**XI. BOARD OF ADJUSTMENT 2005 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.