



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

11/17/2005

- 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

Postponed Items:

BA2005-01304

Edward Patrick Blunck, agent, for United Civic Organization, Inc., owner, to allow a proposed fence to exceed the maximum height of 6 ft. in a residential district. LOC: 5416 Southampton Rd., on the N side of Okeechobee Blvd., and approx. 0.10 mile W of Haverhill Rd., within the Century Village Subdivision, in the PUD Zoning District (PET: 1973-215).

BA2005-01448

Land Design South of Florida, agent, for Home Devco Tivoli Lakes, LLC, owner, to allow roof overhangs to exceed the maximum encroachment of 2 feet 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).

Consent Item(s):

BA2005-01217

Dror Tregar, agent, for Anya Group, Inc., owner, to allow an existing single family dwelling 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.

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Development Order and **2** Condition(s) – Pg. 4

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

Oscar Gamez, Site Planner I

BATE2005-01400

Bradley D. Miller, agent, for Piccadilly Square, LTD., owners, to allow a 12 month time extension on the Development Order and Condition #1, in order to vest the approved variance BA-2003-682. LOC: vacant lot, approx. 0.11 mile N of Glades Rd., and approx. 0.13 mile W of Florida's Turnpike, in the CG Zoning District (PET: 1998-045).

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Development Order and **1** Condition(s) – Pg. 6

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

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

BA2005-01428

Sara Lockhart, agent, for Southern Waste Systems, owner, to allow elimination of R-O-W buffer. 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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No Development Order and **1** Condition(s) – Pg. 11

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

Timothy Sanford, Planner I

BA2005-01444

Jorge & Natalia Perez, owners, to allow an existing SFD, and enclosing of an existing carport, to encroach into the required side interior setbacks. LOC: 3842 Dunes Rd., approx. 0.12 mile E of Alt A1A, and approx. 0.10 mile S of Florida Blvd., within the Cabana Colony Subdivision, in the RM Zoning District (PET: 2005-503).

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Development Order and **3** Condition(s) – Pg. 16

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

Timothy Sanford, Planner I

BA2005-01445

Hawthorne Building Development, agent, for Thomas & Johnnie Wheeler, owners, to allow an existing garage to encroach into the required front setback. LOC: 16888 West Calder Dr., approx. 0.23 mile W of Seminole Pratt Whitney Rd. and approx. 0.50 mile S of Okeechobee Blvd., in the AR Zoning District (PET: 2005-504).

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Development Order and **4** Condition(s) – Pg. 21

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

Oscar Gamez, Site Planner I

BA2005-01446

Michael & Ingrid Ahrens, owners, to allow a proposed room addition to encroach into the required rear setback. LOC: 23260 Sedawie Dr., approx. 0.50 mile W of Florida's Turnpike, and approx. 370 ft. S of SW 18th St., within the Boca Trace PUD, in the RS/PUD Zoning District (PET: 1979-205).

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Development Order and **3** Condition(s) – Pg. 26

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

Timothy Sanford, Planner I

BA2005-01447

Land Design South of Florida, agent, for residents located on lots 36-44, Plat No. 3 (PB-2, Pg. 45-42) and lots 46-55 (PB-2, Pg. 45-54), owners, to allow a reduction of an existing and required compatibility buffer for lots 36-44 and lots 46-55, in the Rainberry of West Boca PUD. LOC: approx. 0.35 mile E of SR-7, and approx. 0.23 mile N of W. Palmetto Park Rd., within the Rainberry of West Boca PUD, in the PUD Zoning District (PET: 1983-057).

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Development Order and **1** Condition(s) – Pg. 30

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

Timothy Sanford, Planner I

BA2005-01449

Christopher Burch, owner, to allow a proposed attached garage to encroach into the required front setback. LOC: 17971 122nd Dr. N, approx. 280 ft. S of Indiantown Rd., and approx. 0.28 mile W of Alexander Run, within the Jupiter Farms Subdivision, in the AR Zoning District (PET: 2005-505).

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Development Order and **3** Condition(s) – Pg. 35

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

Oscar Gamez, Site Planner I

BA2005-01450

Land Design South, agent, for Boynton Beach Associates XI, Ltd., owner, to allow a proposed entrance sign to exceed the maximum allowable height. LOC: at the NE corner of Hagen Ranch Rd. & Woolbright Rd., within the Valencia Pointe PUD, in the PUD Zoning District (PET: 2002-065A).

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Development Order and **3** Condition(s) – Pg. 41

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

Oscar Gamez, Site Planner I

BA2005-01451

Alvaro Cabal, agent, for Antonia De La Rosa & Denis Perez, owners, to allow an existing SFD to encroach into both required side interior setbacks. LOC: 2132 Longwood Rd., approx. 0.50 mile N of Belvedere Rd., and approx. 0.30 mile W of N. Florida Mango Rd., within the Belvedere Heights Subdivision, in the RM Zoning District (PET: 2005-507).

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Development Order and **2** Condition(s) – Pg. 46

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

Timothy Sanford, Planner I

BA2005-01452

Beril Krueger Planning & Zoning Consultants, agent, for Michael & Tammy Smith, owners, to allow a proposed detached garage to occupy more than 25% of the distance between property lines; to allow an existing SFD to encroach into the required rear setback. LOC: 3960 89th Rd. S, approx. 0.23 mile S of Gateway Blvd., and on the W side of Lawrence Rd., in the AR Zoning District (PET: 2005-183).

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Development Order and **2** Condition(s) – Pg. 51

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

Timothy Sanford, Planner I

BA2005-01454

Dennis Koehler, P.A., agent, for Cherry Road Plaza, LLC, owner, to allow a reduction of the required incompatibility buffer and foundation planting width. LOC: 4423 Cherry Rd., at the NE corner of Military Trail and Cherry Rd., within the Cherry Road Plaza MUPD, in the MUPD Zoning District (PET: 1977-041A).

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No Development Order and **2** Condition(s) – Pg. 56

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

Oscar Gamez, Site Planner I

BA2005-01505

Urban Design Studio, agent, for Palm Beach County, owner, to allow a reduction in the required number of parking spaces. LOC: 3645 Gun Club Rd., at the NE corner of Gun Club Rd. and Kirk Rd., within the PO Zoning District.

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Development Order and **3** Condition(s) – Pg. 61

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

Oscar Gamez, Site Planner I

X. ADJOURNMENT