

AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT October 20, 2005

BOARD MEMBERS

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Robert Basehart, Vice Chairman

William Sadoff

Nancy Cardone

Joseph J. Jacobs

Stanley Misroch, Alternate

Raymond Puzzitiello

Donald Mathis, Alternate

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**Warren H. Newell
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**Mary McCarty
Commissioner, District 4**

**Burt Aaronson
Commissioner, District 5**



**Robert Weisman
County Administrator**



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

10/20/2005

- 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

Consent Item(s):

BA2005-00603

Samuel Moore, agent, for Estates of Boynton Waters, petitioner, and Palm Isle II, owner, to allow an existing hedge to exceed the maximum height requirement along the E property line. LOC: 0.5 mile north of Boynton Beach Blvd. and half way between Hagen Ranch Rd. and Jog Rd., within the Palm Isle II PUD, in the PUD Zoning District (PET: 1987-092).

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

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

Oscar Gamez, Planner I

BA2005-01100

Tim McAfee, agent, for Carol Liatsos, owner, to allow an existing single family dwelling to encroach into the required side interior setbacks and to exceed the maximum building coverage; to allow an existing solid roof screen enclosure to encroach into a required rear setback and easement; and to allow a proposed pool to encroach into a required rear setback. LOC: 9348 SW 1st Pl., approx. 0.14 mile S of W. Palmetto Park Rd., and approx. 0.32 mile W of Lyons Rd., within the Sandalfoot Cove Subdivision, in the RM Zoning District (PET: 2005-366).

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

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

Oscar Gamez, Planner I

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 1 Condition(s) – Pg. 15

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

Oscar Gamez, Site Planner I

(Consent Items Continued)

BA2005-01269

Christy & Jason Brown, owners, to allow a 12 month time extension on the development order and condition #1, in order to vest the approved variance BA-2004-431. LOC: 2288 N Wallen Drive, approx. 0.18 mile E of Prosperity Farms Rd. and approx. 0.5 mile S of Edgewater Dr., within the Bubbs H. Properties Unrecorded Plat, in the RS Zoning District.

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Development Order and **3** Condition(s) – Pg. 17

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

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

BA2005-01299

James & Tammy Devondry-Smith, owners, to allow an existing detached garage to encroach into the required side interior and rear setbacks, and to allow a proposed room addition to encroach into the required side and front setbacks. LOC: 3248 Cove Rd., approx. 0.22 mile E of US 1 and approx. 0.86 mile S of Countyline Rd., within the Waterway Village Subdivision, in the RS Zoning District (PET: 2005-436).

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

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

Oscar Gamez, Site Planner I

BA2005-01301

Chantale & Guerda Jeudi, owners, to allow an existing room addition modification to encroach into the required side and rear setbacks. LOC: 9639 SW 11th St., approx. 0.64 mile S of W. Palmetto Park Rd., and approx. 0.59 mile W of Lyons Rd., within the Sandalfoot Cove Subdivision, in the RM Zoning District (PET: 2005-437).

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

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

Timothy Sanford, Site Planner I

BA2005-01302

Kurt Oakley, owner, to allow a proposed pool to encroach into an easement. LOC: 8350 Dynasty Dr., approx. 0.48 mile W of Florida's Turnpike, and approx. 0.93 mile S. of W. Palmetto Park Rd., within the Trends of Boca Raton PUD, in the PUD Zoning District (PET: 1979-205).

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

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

Oscar Gamez, Site Planner I

BA2005-01303

MDM Services, Inc., agent, for BP Products, owner, to allow an existing convenience store & car wash to encroach into the required side & rear setbacks, and to allow the use to operate 24 hrs. a day. LOC: 7005 S. Military Trail, at the S.W. corner of Military Trail and Hypoluxo Rd., in the CG Zoning District (PET: 2005-439).

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Development Order and **2** Condition(s) – Pg. 36

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

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

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).

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Development Order and **2** Condition(s) – Pg. 41

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

Timothy Sanford, Site Planner I

BA2005-01312

Siemon & Larsen, P.A., agent, for Stewart Davis, owner, to allow a proposed SFD to exceed the maximum building coverage. LOC: 7097 Lake Island Dr., approx. 0.03 mile E of Hagen Ranch Rd., and approx. 0.25 mile N of Le Chalet Blvd., within the Hidden Lakes at Northtree PUD, in the PUD Zoning District (PET: 2005-446).

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Development Order and **3** Condition(s) – Pg. 46

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

Timothy Sanford, Site Planner I

BA2005-01314

Juran Consulting, agent, for Athena Vista, Ltd., owner, to allow an existing ROW buffer to be less than the required 20 ft. minimum width. LOC: part of 2085 Vista Parkway, approx. 0.08 mile E of Jog Rd., and approx. 0.50 mile N of Okeechobee Blvd., within the Vista Center PIPD, in the PIPD Zoning District (PET: 1984-130).

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Development Order and **1** Condition(s) – Pg. 51

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

Timothy Sanford, Site Planner I

(Consent Items Continued)

BA2005-01315

Frank & Cheryl Rose, owners, to allow a proposed addition to encroach into the required front and side setbacks. LOC: 9291 Birmingham Dr., approx. 0.06 mile W of I-95, and approx. 0.32 mile N of Northlake Blvd., within the Palm Beach Squares Subdivision, in the RM Zoning District (PET: 2005-447).

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Development Order and **3** Condition(s) – Pg. 55

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

Oscar Gamez, Site Planner I

BA2005-01316

Gary & Renee Tong, owners, to allow an existing solid roof screen enclosure to encroach into the side interior setback. LOC: 15035 Jackson Rd., approx. 0.03 mile E of Sims Rd., and approx. 0.27 mile of W. Atlantic Rd., within the Country Club Acres Subdivision, in the RS Zoning District (PET: 2005-448).

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Development Order and **4** Condition(s) – Pg. 60

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

Timothy Sanford, Site Planner I

BA2005-01317

JPR Planning Services, Inc., agent, for Palm Beach County Property and Real Estate Management Division, owner, to allow a proposed fence and existing hedge to exceed height requirements; to allow a reduction and alternative distribution of required plant material along the required exterior wall and the right-of-way. LOC: 5475 Okeechobee Blvd., approx. 0.04 Mile E of Florida's Turnpike and approx. 1.06 miles W of Haverhill Rd., within the Century Village Subdivision, in the RM Zoning District (PET: 2005-466).

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Development Order and **3** Condition(s) – Pg. 64

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

Oscar Gamez, Site Planner I

BA2005-01318

Kilday & Associates, Inc., agent, for K. Hovnanian T & C Homes at Florida, LLC, owners, to allow a reduction of two incompatibility buffers. LOC: 4630 Lantana Rd., approx. 0.15 mile S of Lantana Rd. and approx. 0.29 mile W of Military Trail, in the AR Zoning District (PET: 1997-109).

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Development Order and **2** Condition(s) – Pg. 69

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

Timothy Sanford, Site Planner I

BATE2005-01397

Sara Lockhart, agent, for WPB Land Holdings, LLC, owner, to allow a 12-month time extension for the Development Order and Condition #1 for parcels 4, 5 and 6, in order to vest the approved variance BA2004-487. LOC: 6827 Vista Center, approx. 0.62 mile W of the Turnpike and approx. 0.61 mile N of Okeechobee Blvd., within the Vista Center Subdivision, in the PIPD Zoning District.

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Development Order and **1** Condition(s) – Pg. 71

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

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

Regular Item(s):

None.

X. ADJOURNMENT