

AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

December 21, 2006

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(District 3)

Robert Basehart, Vice Chairman
(District 2)

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(District 5)

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(District 1)

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Robert Weisman
County Administrator

"An Equal Opportunity - Affirmative Action Employer"

2300 N. Jog Rd, West Palm Beach, Florida 33411 (561) 233-5200



AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT

12/21/2006

- 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
(Farewell and Appreciation Comments to Board)
- VII. APPROVAL OF AGENDA
- VIII. SWEARING IN
- IX. AGENDA

Postponed Item(s):

BA2006-00725

Kilday & Associates, agent, for Spots, Inc., owner, to allow a proposed hotel and parking garage to exceed the maximum height without additional setbacks; to allow a reduction in the minimum PDR for a MUPD (in lot size, width, frontage, FAR, percentage of building coverage, and 24 hr operation) and to allow a reduction of the R-O-W buffer with overlap easements and reduced landscaping. LOC: 560 S. Congress Ave., and approx. 0.10 mile N of Summit Blvd., within the Palm Acres MUPD Subdivision, in the CG & CN Zoning Districts (PET: 1977-031).

BA2006-01540

James M. Corkill , agent, for Errol Patton - Sun Enterprize Holding LLC, owner, to reduce the width of the R-O-W buffer. LOC: 23245 S. SR-7, approx. 0.29 mile S of SW 65th Way, and approx. 0.89 mile E of Keystone St., in the CG Zoning District (PET: 2005-457).

Consent Item(s):

BA2006-01530

Carlos Montanez, agent, for Maria Montanez, owner, to allow an existing SFD to encroach into the required front setback. LOC: 3844 Melaleuca Lane, approx. 0.14 mile E of Kirk Rd., and approx. 0.76 mile S of Lake Worth Rd., in the RM Zoning District (PET: 1997-30115).

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

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

Joseph Cearley, Planner I

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Consent Item(s) continued:

BA2006-01552

Kilday and Associates, Inc., agent, for the School Board of PBC, owner, to delete required screening within R-O-W buffer adjacent to Rural Pkwy; to delete shrub & fence required within incompatibility buffer along Civic site at the south property line; delete wall requirement between residential & non-residential use; to exceed the max allowed building frontage per single tenant; to increase the max allowed % of square footage for free standing structures; to reduce the min. allowable % of a main street for designated primary frontage; to allow a deviation from the min. % of arcaded sidewalks required along the primary street frontages (for east side of building A1, south side of building A2, & north side of buildings D1 thru D3); & from the required min. % of transparent glass along ground floor. LOC: 10725 Acme Dairy Rd at the SE corner of of Boynton Beach Blvd. & Lyons Road in the AGR-TMD Zoning District (pet. 2004-0471).

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Development Order and **5** Condition(s) – Pg. 21

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

Thuy Shutt, Zoning Consultant

BA2006-01591

Howard Rudolph, agent, for Joel & Lynda Rudolph, owners, to allow an accessory structure to encroach into the rear setback. LOC: 11614 Venetian Ave., approx. 0.14 mile S of Oriole Country Rd. and approx. 0.63 mile W of SR-7, within the Watergate Subdivision, in the AR Zoning District (PET: 2006-509).

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

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

Joseph Cearley, Planner I

BA2006-01713

Richard & Julie Kruczynski, owners, to allow a proposed screen roof screen enclosure to encroach into the required rear setback. LOC: 8344 Blue Cypress Dr. , approx. 1.5 miles E of SR-441, within the Lakes of Sherbrooke PUD, in the RS-SE Zoning District (PET: 1974-063).

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Development Order and **2** Condition(s) – Pg. 31

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

Joseph Cearley, Planner I

Regular Items(s):

BA2006-01537

Frognor Consulting, agent, for Ron Lamneck, owner, to allow an existing fence to to exceed the maximum height requirement. LOC: Vacant, 4221 S. Haverhill Rd., approx. 0.20 mile S of Lake Worth Rd., and approx. 0.29 mile NE of Sunset Trail, in the AR Zoning District (PET:1986-065).

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

Staff is recommending **Denial without prejudice**. Pg. 36

Joseph Cearley, Planner I

BA2006-01545

Ruden McClosky, agent, for Carolyn & James Shamblin; James Hill; and BP Products of North America, owners, to allow an extension of the hours of operation. LOC: Vacant lot, approx. 0.26 mile N of Palm Beach Canal Rd. and approx. 0.53 mile W of N. Military Trail, in the RM Zoning District (PET. 2004-237).

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

Staff is recommending **Denial without prejudice**. Pg. 41

Joseph Cearley, Planner I

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.