



## AGENDA

### PALM BEACH COUNTY BOARD OF ADJUSTMENT

9/21/2006

- 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
- VII. APPROVAL OF AGENDA
- VIII. SWEARING IN
- IX. AGENDA

**Withdrawn Item(s):**

**BA2006-01169**

Lourdes Perez, owner, to allow an existing addition to encroach into the required rear setback. LOC: 5062 Grant Lane, approx. 0.05 mile W of S. Haverhill Rd., and approx. 0.3 mile S of Gun Club Road, within the Cannongate Subdivision, in the RM Zoning District.

**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).

**BA2006-00939**

Tony Huet, owner, to allow an existing SFD to encroach into the required side interior setback; to allow an accessory structure (cabana) to encroach into an easement, and to reduce the required rear setback. LOC: 4062 Success St., 0.7 mile W of Kirk Rd and approx. 0.3 mile N of Forest Hill Blvd., within the Pine Aire Subdivision, in the RM Zoning District.

**Postponed Item(s) Continued:**

**BA2006-01156**

Grisel Ortega, owner, to allow a proposed SFD to encroach into the required front and rear setbacks. LOC: 9055 Brandy Lane, approx. 0.05 mile W of Lyons Rd., and approx. 0.02 mile S of Arpege Place, within the Tropical Country Estates, in the AR Zoning District.

**BA2006-01158**

Dawn D. Hines, owner, to allow a proposed addition to encroach into the required front and side interior setbacks. LOC: 5244 1st Rd., approx. 0.1 mile W of Colbright Rd., and approx. 0.2 mile S of Canal Dr., within the Palm Beach Farms Co. Plat 3, in the AR Zoning District.

**BA2006-01198**

Chuck Millar, agent, for PB Plaza LLC, owner, to allow a reduction into the existing R-O-W landscape buffer. LOC: at the intersection of Jog Road and Okeechobee Blvd., approx. 0.2 mile S of Okeechobee Blvd. and approx. 0.3 mile NW of Florida's Turnpike, within the Palm Beach Farms Subdivision, in the CG Zoning District.

**Consent Item(s):**

**BA2006-00935 (Revisited for Clarification – Item was missing a variance)**

K-Char, Inc., agent, for Ronald & Heather Deletoile, owner, to allow a proposed structure to encroach into the required side interior and rear setback. LOC: 14123 87th St. N, approx. 0.3 mile N of Citrus Grove Blvd. and approx. 0.4 mile E of Grapeview Blvd., within the Royal Palm Beach Acreage Subdivision, in the AR Zoning District (PET: 2006-356).

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Development Order and **2** Condition(s) – Pg. 6

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

F. Alan Seaman, Senior Site Planner

**BA2006-01148**

Miller Land Planning, Inc., agent, for Jog Commerce Park LLC, owner, to allow a proposed pod to not have the required legal access from an arterial/collector street and to increase the number of freestanding buildings on the property. LOC: 1570 Avanti Road, approx. 0.17 mile NW of Florida's Turnpike and approx. 0.29 mile SW of N. Jog Rd., in the MUPD Zoning District.

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Development Order and **2** Condition(s) – Pg. 11

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

Joseph Cearley, Planner I

**BA2006-01157**

Carol Debrowski, agent, for Anthony Debrowski, owner, to allow a fence to exceed the maximum height requirement into the front setback. LOC: 4930 130th Ave. N, approx. 0.04 mile S of Persimmon Blvd., and approx. 0.06 mile E of 130th Trail N, in the AR Zoning District.

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

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

Joseph Cearley, Planner I

**BA2006-01159**

Jim Frogner, agent, for Virginia Anselmini, owner, to allow an existing solid roof screen enclosure and SFD to encroach into the rear setback. LOC: 3422 Amalfi Dr., approx. 0.4 mile W of N. Haverhill Rd. and approx. 0.5 mile S of Roebuck Rd., within the Cypress Lakes PUD, in the PUD Zoning District.

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

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

Joseph Cearley, Planner I

**BA2006-01160**

MDM Services, Inc., agent, for BP/Amoco, Inc., owner, to allow a convenience store with gas sales an extension of the existing hours of operation. LOC: 4651 Congress Ave., at the SW corner of Melaleuca Lane and Congress Ave., in the CG Zoning District.

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Development Order and **2** Condition(s) – Pg. 27

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

Joseph Cearley, Planner I

**BA2006-01165**

Kim Glas-Castro, agent, for AutoNation Imports, owner, to allow an existing structure to encroach into the front setback, a reduction of the R-O-W buffer along Okeechobee Blvd. & Congress Ave., and to allow a reduction in the pervious area. LOC: 2300 Okeechobee Blvd., at the Southeast corner of Okeechobee Blvd. & Congress Ave., within the Westgate Estates, in the CG Zoning District (PET: 1987-006).

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Development Order and **2** Condition(s) – Pg. 32

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

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

**Consent Item(s) continued:**

**BA2006-01166**

Victor H. and Eloisa Gonzalez, owners, to allow an existing structure to encroach into the required front setback, a reduction in the required R-O-W landscape buffer, and to allow the elimination of required foundation planting. LOC: 4420 Lake Worth Road, approx. 0.01 mile S of Lake Worth Road and approx. 0.06 mile E of Military Trail, within the Greenacres Subdivision, in the CG Zoning District (PET. 1989-072).

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Development Order and **4** Condition(s) – Pg. 37

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

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

**BA2006-01168**

Aaron Cushman, owner, to allow a proposed addition to encroach into the required rear setback. LOC: 1556 Juno Isles Blvd., approx. 0.1 mile W of US Highway 1 and approx. 0.5 mile S of Rolling Green Road, within the Juno Isles Subdivision, in the RS Zoning District.

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Development Order and **2** Condition(s) – Pg. 42

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

Joseph Cearley, Planner I

**BA2006-01206**

Kilday & Associates, Inc., agent, for Florida Power & Light, owner, to allow a reduction in the minimum tier requirements for the AGR Tier. LOC: 39 Harbour Dr. N., approx. 0.01 mile S of Atlantic Ave., and approx. 0.25 mile N of La Reina Rd., within the Palm Beach Farms Company Plat 3, in the CG Zoning District.

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Development Order and **2** Condition(s) – Pg. 47

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

Joseph Cearley, Planner I

**Regular Item(s):**

**BA2006-01167**

Bradley & Brooke Poe, owners, to allow a proposed accessory structure to encroach into the required side street & rear setback. LOC: 17278 Murcott Blvd., and approx. 0.2 mile S of 94th St. N, in the AR Zoning District.

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

Staff is recommending **Denial without prejudice**. Pg. 52

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.