



ZONING BOARD OF ADJUSTMENT AGENDA

October 21, 1999

- I. ROLL CALL AND DECLARATION OF QUORUM
- II. PROOF OF PUBLICATION
- III. REMARKS OF THE CHAIRMAN OF THE BOARD
- IV. APPROVAL OF MINUTES
- V. REMARKS OF THE ZONING DIRECTOR
 - A. INTRODUCTION OF STAFF
 - B. ULDC WAS AMENDED ON SEPTEMBER 28, 1999- QUORUM
- VI. AGENDA

WITHDRAWN BY APPLICANT:

BAAA 9900019 Appeal of the Zoning Director's Interpretation to suspend building permit B97020061 for a new relocated billboard (Special Permit SP97-091).

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Jon MacGillis

BOFA 9900084 William Sherman Pickell, Jr., to allow a proposed addition to an existing SFD to encroach into the required front setback. LOC: 3965 Suncrest Rd., approximately .3 miles NW of the intersection of Jog Rd. and Lake Worth Rd., within the Suncrest Ridge subdivision, in the AR Zoning District.

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Joyce Cai

APPLICANT REQUEST 30 DAY POSTPONEMENT TO NOVEMBER 18, 1999

BOFA 9900075 Chris Macri, agent for Harold & Elizabeth Macri, to allow a proposed SFD to encroach into the required rear setback. LOC: 16965 Temple Blvd. (80th St.) , NE corner of Temple Blvd. and 170th Canal, in the AR Zoning District.

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Jon MacGillis

BOFA 9900076 Betty Resch, as agent for Nanette C. Sexton, to allow existing accessory structures to encroach into the required south side interior setback. LOC: 3321 Hanover Circle, approximately .14 miles E. of Duellant Rd. and W. of Hanover Circle, within the Deer Run subdivision, in the AR Zoning District.

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Joyce Cai

BOFA 9900077 Christopher Cutro, agent for Pembroke Entrance Joint Venture, to allow an increase in the maximum required number of parking spaces allowed in a MUPD and to allow less than 20% of the required parking to be located to the rear of side of the building access. LOC: Vacant parcel, located at the NW corner of State Rd. 7 (aka U.S. 441) and Lake Worth Rd., in the Market Place at Wycliffe MUPD Zoning District. (Pet. 95-057)

Pages - 7
Jon MacGillis

BOFA9900087 Winston Lee, agent for Pete Cartier, to allow for the following variances: to allow a building under construction to remain in the side corner setback, to allow a reduction in the width of the right of way buffer along Donnell Rd., and to allow a reduction in the width of the N property line buffer. Loc: NW corner of Westgate Ave. and Donnell Rd., within the Westgate Overlay district at the PBI Airport Overlay, within the Cross County Center, in the CG Zoning District (Pet. 83-69)

Pages - 11
Jon MacGillis

CONSENT ITEM(S):

BOFA 9900059 Herford Associates, Ltd., Partnership, to allow a reduction in the required side corner setback for an addition to an existing structure; a reduction in the number of required number of parking spaces; and a reduction in the required rights-of-way landscape buffer widths along Military Tr. and Lake Worth Rd. LOC: 4481 Lake Worth Rd., Albertson's Store, at the NE corner of Lake Worth Rd. and Military Tr., in the MUPD Zoning District. (Pet. 77-129)

Pages - 13 THRU 37
Conditions - 7 (PAGE 23 THRU 24)
Jon MacGillis

BOFA 9900071 Michael A. Neff, agent for Town Center at Boca Raton Trust, to allow for proposed wall signs on SW facade for Lord & Taylor Department Store to exceed the maximum-allowed sign area. LOC: 5860 Glades Rd., Lord & Taylor Department Store in the Town Center at Boca Raton, located on S side of Glades Rd., between St. Andrews Blvd. and Butts Rd., within the Town Center at Boca Raton subdivision, in the CG Zoning District. (Pet. 77-109)

Pages - 38 THRU 55
Conditions - 4 (PAGE 44)
Joyce Cai

BOFA 9900072 Land Design South, as agent for Kenco Communities I, Inc., to allow proposed SFD units to exceed the required lot coverage. LOC: Vacant Lots #1 and #2, approximately .6 miles W. of U.S. 441 and 500' S. of Lake Worth Rd., within Pod "J" of Wycliffe Golf and Country Club PUD, in the RTS Zoning District. (Pet. 86-104A)

Pages - 56 THRU 59A (SEE ALSO 60 THRU 69)
Conditions - 4 (PAGE 57)
Joyce Cai

BOFA 9900073 Land Design South, as agent for Kenco Communities I, Inc., to allow proposed SFD units to exceed the required lot coverage. LOC: Vacant Lots #12, #13 & #14, approximately .6 miles W. of U.S. 441 and 500' S. of Lake Worth Rd., within Pod "J" of Wycliffe Golf and Country Club PUD, in the RTS Zoning District. (Pet. 86-104A)

Pages - 56 THRU 59A (SEE ALSO 70 THRU 81)
Conditions - 4 (PAGE 57)
Joyce Cai

BOFA 9900074 Land Design South, as agent for Kenco Communities I, Inc., to allow proposed and existing SFD units to exceed the required lot coverage. LOC: Vacant lots #25, #26, #27 & 4404 James Estates (lot #28), approximately .6 miles W. of U.S. 441 and 500' S. of Lake Worth Rd., within Pod "J" of Wycliffe Golf and Country Club PUD, in the RTS Zoning District. (Pet. 86-104A)

Pages - 56 THRU 59A (SEE ALSO 82 THRU 99)
Conditions - 4 (PAGE 57)
Joyce Cai

BOFA 9900078 Edgar and Tammy Benes, to allow a proposed room addition to a SFD to encroach into the required front setback. LOC: 17554 Wagonwheel Dr., approximately .5 miles W of Florida Turnpike and .5 miles N of Clint Moore Rd. , within the Horseshoe Acres Subdivision, in the AR Zoning District.

Pages - 100 THRU 116
Conditions - 4 (PAGE 106)
Mark Penney

BATE 9900079 Neil H. O'Neal and Juanita K. O'Neal, to allow for a 6 months time extension for conditions #2 and #3 approved for BA99-00034 on May 20, 1999. LOC: 222 Caroline Dr., SE intersection of Caroline Dr. & Wallis Rd. within Southern Blvd. Pines Plat, in the RM Zoning District.

Pages - 117 THRU 130
Conditions - 3 (PAGE 118-119)
Jon MacGillis

BOFA 9900080 Tim A. and Bobbie J. Martin, to allow an existing screen enclosure to encroach into the required side and rear setback. LOC: 1672 Erie Terrace, N side of Forest Hill Blvd., and approximately .25 miles E of Military Tr., in the RM Zoning District.

Pages - 131 THRU 142
Conditions - 2 (PAGE 137)
Jon MacGillis

BOFA 9900081 Mel Urban, agent for Cheryl A. Straurowsky, to allow a proposed solid roof screen enclosure to encroach into the required rear setback. LOC: Lot 30, 6617 Rock Creek Dr., approximately .75 miles S of Lantana Rd. and .75 miles W of Florida Turnpike, within the Murfield Estates Subdivision, in the RT Zoning District. (Pet. 81-233)

Pages - 143 THRU 158
Conditions - 5 (PAGE 149)
Natalie Wong

BOFA 9900082 Barry Ratner, agent for David & Mona Pearl, to allow a proposed SFD to encroach into the required front setback. LOC: Lot 20, 7557 Isla Verde Way, approximately 1 mile W of Jog Rd. and .5 miles S of Linton Blvd., within the Addison Reserve PUD, in the RTS Zoning District. (PET. 80-215)

Pages - 159 THRU 170
Conditions - 3 (PAGE 164)
Natalie Wong

BOFA 9900083 Daniel Constanakos & Ruth Berge of D & D Constantakos, Inc., agent for Rhonda M. Busch, Guardian of Ronald T. Richardson, to allow an attached carport to encroach into the required front setback of an existing SFD. LOC: 13793 53rd Court North, approximately .33 miles N of the intersection of Persimmon and N 140th Ave., and approximately .25 miles E of 140th Ave. on 53rd Court, in the AR Zoning District.

Pages - 171 THRU 189
Conditions - 4 (PAGE 177)
Alan Seaman

BOFA 9900086 Nanette Fogal to allow a proposed addition to a existing SFD to encroach into the required front setback. LOC. 11316 Avery Rd., approximately 1.8 miles S of PGA and 2.27 miles W of Ellison Wilson Rd. within Pirates Cove subdivision, in the RS Zoning District.

Pages - 206 THRU 219
Conditions - 4 (PAGE 212-213)
Mark Penney

BOFA 9900088 Kilday & Associates, agent for Herbert F. Kahlert & Karl A. Kahlert Trustees and Bethesda Healthcare System, Inc., to allow for proposed signs on the individual pods within the overall New Albany LS/MU Development and Bethesda Health City to be consistent with the signage requirements for Planned Commercial Development and to allow for 4 variances from the following requirements for Permitted Off-Premises Directional Signs: Distance, Frontage, Location and Recorded Unity of Control. Loc: Vacant parcels (LS/MU) and 10301 Hagen Ranch Rd. (Health City), located at SW quadrant of Boynton Beach Blvd. and Hagen Ranch Rd. and E of Florida Turnpike, within the Overall New Albany LS/MU and Bethesda Health City, in the PUD and MUPD Zoning Districts. (PET. 98-073, 98-073(1) & 93-35(A))

Pages - 220 THRU 245
Conditions - 5 (PAGE 228-229)
Joyce Cai

BOFA 9900089 Kilday and Associates, agent for Palm Beach County Property and Real Estate Management and the Miller Company Inc. to allow a MUPD to exceed the maximum permitted off street parking spaces. LOC: Vacant parcel, E side of Jog Rd. approximately 1 mile S of Linton Blvd., within the Via Addison MUPD, in the MUPD Zoning District. (PET. 99-021)

Pages - 246 THRU 263
Conditions - 5 (PAGE 253)
Jon MacGillis

REGULAR ITEM(S):

BOFA 9900085 Lawrence W. Smith of Gary, Dytrych & Ryan, agent for Charles & Susan Barker, to allow a privacy hedge along the side property line to exceed the maximum allowable height in the front yard. LOC: 12428 Coconut Row, approximately .91 miles N of PGA Blvd. and .25 miles E of Prosperity Farms, within the unrecorded

Maheu Subdivision, in the RS Zoning District. (DRC Pet. 95-065)

Pages - 190 THRU 205

Conditions - None. Staff is recommending denial of this request. However, if the Board chooses to approve this request staff reserves the right to recommend conditions of approval.

Mark Penney

BAAA9900091

Dennis Koehler, as agent for Guy W. Wyatt, Emerald Buddha Temple. The applicant is requesting an appeal of an administrative interpretation for Article 6.4.D.21.d, "All places of worship which include a rectory shall front on a collector or arterial street". LOC: Vacant parcel.

Pages - See Supplement

VII. 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) 233-5216.