



# ZONING BOARD OF ADJUSTMENT AGENDA

September 16, 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
- VI. AGENDA

## REQUEST 30 DAY POSTPONEMENT TO OCTOBER 21, 1999:

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

**Page - 1**  
**Jon MacGillis**

2. **BOFA 9900071** Michael A. Neff, as agent for Town Center at Boca Raton Trust, to allow for proposed 509-square-foot wall signs on southwest facade to exceed the maximum-allowed sign area. LOC: 5860 Glades Rd., Lord and 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)

**Page - 2**  
**Joyce Cai**

3. **BOFA 9900076** Betty Resch, as agent for Nanette C. Sexton, to allow existing accessory structures to encroach into the required side interior setback. LOC: 3321 Hanover Circle, approximately 0.14 miles E. of Duellant Rd. and W. of Hanover Cir., within the Deer Run subdivision, in the AR Zoning District.

**Page - 3**  
**Joyce Cai**

- 4. BOFA 9900077** Christopher Cutro, as 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 or side of the building. LOC: Vacant parcel, located at the NW corner of State Rd. 7 (US 441) and Lake Worth Rd., in the Market Place at Wycliffe, MUPD Zoning District. (Pet. 95-057)  
**Page - 4**  
**Jon MacGillis**

**Consent Item(s):**

- 5. BOFA 9900009** Dora Mancuso, to allow the existing glass block windows to be replaced with awning windows in the zero lot line wall. LOC: 10536 Grande Palladium Way, approximately 450 ft. E of Lawrence Rd. and .5 miles N of Woolbright Rd., within the Twin Lakes PUD, in the PUD Zoning District, (PET. 95-092).

**Pages - 5 Thru 9F**  
**Conditions - 4 Page 9**  
**Joyce Cai**

- 6. BATE 9900067** David J. Felton, as agent for Standard Oil Company, a Division of Chevron Oil Company, a California Corp. to allow for a one year time extension on Conditions #2 and the development order for BofA 98-00073, approved Sept. 17, 1998. LOC: 7035N Camino Real, at the NW intersection of Camino Real & Powerline Road, in the CG Zoning District.

**Pages - 10 Thru 22**  
**Conditions - 4 Page 11**  
**Jon MacGillis**

- 7. BOFA 9900068** Mel Leistner, as agent for Aberdeen Golf & Country Club, Inc., to allow modifications to an existing Entrance Wall sign that would allow for an increase in the maximum sign face area and lettering that is existing, however, due to the proposed alterations will exceed the current sign code requirements. LOC: 8251 Aberdeen Dr., SW corner of Jog Rd. and Le Chalet Blvd., within the Aberdeen PUD subdivision, in the RE/SE PUD Zoning District. (Pet. 80-153)

**Pages - 23 Thru 36**  
**Conditions - 3 Page 28**  
**Joyce Cai**

- 8. BOFA 9900070** Kilday & Associates, agent for Mazzoni Farms, Inc., and Mazzoni Revocable Trust, to exceed the maximum distance required between residential & recreational uses. LOC: Vacant parcel, adjacent to Hagen Ranch Rd. to the west, approximately 1,300 feet N of Sims Rd. and 2,000 feet west of Jog Road, & adjacent of the L30 canal, within the Valencia Grand Isles PUD (aka Polo Trace PRD), in the RS Zoning District. (Pet. 89-019)

**Pages - 37 Thru 59**  
**Conditions - 6 Page 46**  
**Jon MacGillis**

**9. 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.

**Pages - 100 Thru 112**  
**Conditions - 6 Page 106**  
**Jon MacGillis**

**Regular Item(s):**

**10. BOFA 9900072** Land Design South, as agent for Kenco Communities I, Inc., to allow proposed SFD units on lots #1 and #2 to exceed the required lot coverage . LOC: Vacant Lots, 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 - 60 Thru 69**  
**Conditions -NONE-Page 65**  
**Joyce Cai**

**11. BOFA 9900073** Land Design South, as agent for Kenco Communities I, Inc., to allow proposed SFD units on lots #12, #13 & #14 to exceed the required lot coverage. LOC: Vacant Lots, 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 - 70 Thru 81**  
**Conditions - NONE-Page 76**  
**Joyce Cai**

**12. BOFA 9900074** Land Design South, as agent for Kenco Communities I, Inc., to allow proposed and existing SFD units on lots #25, #26, #27 & 4404 James Estates (lot #28), to exceed the required lot coverage. LOC: Vacant lots, 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 - 82 Thru 99**  
**Conditions - For Lot 25, 26 & 27-NONE- Page 89**  
**For Lot 28-1 Page 89**  
**Joyce Cai**

**13. BATE 9900090** The applicant is requesting a modification to BA99-064, condition #3, approved at the August 19, 1999 Hearing.

**Pages - See Supplement**  
**Jon MacGillis**

## **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.