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Robert Weisman



Department of Planning, Zoning & Building

Zoning Division

AGENDA

**PALM BEACH COUNTY
BOARD OF ADJUSTMENT**

December 21, 2000

- 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:

- 1. **BOFA 2000069** W. Shannon Jones, agent for Glenda Rambo, to allow proposed accessory use structure to encroach into the required side interior and street side setbacks, to exceed the maximum allowable building coverage on the lot to exceed the maximum allowable floor area of the principal use. LOC: 4427 S. Military Tr., approximately .5 mile S of Lake Worth Rd., on the W side of Military Tr., in the CN Zoning District.

**Page - 1
Alan Seaman**

Consent Item(s):

- 2. **BATE 2000066** Land Design South agent for Piper's Glen Ltd. Partnership, to allow a one year Time Extension of BA2000003, approved January 20, 2000. LOC: Vacant property at the NE intersection of Jog Rd. and Piper's Glen Blvd., within the Piper's Glen PUD. (Pet. 80-212F)

**Pages - 41 thru 76
Conditions - 2 (Page 43)
Jon MacGillis**

- 3. **BOFA 2000067** Peggy T. Jupe, Agent for Hobby Horse Farms, Inc., to allow an existing SFD and a proposed covered entry to an existing SFD to encroach into the required front and side interior setbacks. LOC: 8231 Bridle Path, approximately 400 ft. W of the Florida Turnpike and .4 mile N of Clintmore Rd., within the Palm Beach Farms Subdivision, in the AGR Zoning District.

**Pages - 77 thru 89
Conditions - 3 (Page 83)
Joyce Cai**

4. **BOFA 2000068** James. B. Rukin, Agent for Northstar Trust, L.C. to allow an existing ZLL home to encroach into the required rear setback. LOC: 6028 Lacewood Cir., approximately .3 mile E of Military Tr and 350 ft. S of Lantana Rd., within the Lofts PUD, in the RM/SE Zoning District. (Pet. 80-186)

Pages - 90 thru 103
Conditions - 4 (Page 95-96)
Joyce Cai

5. **BOFA 2000070** Ewing and Shirley, Inc. agent for M/I Schottenstein Homes, Inc. to allow proposed SFD to encroach into the required side street setback. LOC: 19985 Loxahatchee Pointe Dr., approximately 600 feet S of the Martin County border, within the Loxahatchee Pointe subdivision, in the RS Zoning District.

Pages - 104 thru 112
Conditions - 2 (Page 109)
A Seaman

6. **BOFA 2000071** Robert or Linda MacLaren, agent for BRCH Corp., to allow a reduction in the required off-street parking spaces and reduction of width of landscape buffer on S side. LOC: 16313 Military Tr., approximately .3 miles S of Linton Blvd. on W side of Military Tr., in the CS Zoning District. (Pet. 88-126)

Pages - 113 thru 123
Conditions - 8 (Page 119)
Joyce Cai

Regular Item(s):

7. **BOFA 2000060** Anthony J. and Joan Torella, to allow an existing metal shed and canvas covered carport to encroach into the required side interior and front setbacks. LOC: 476 Forest Estates Dr., approximately 1100 ft. S of Gun Club Rd. on the E side of Forest Estates Dr., in the RS Zoning District.

Pages - 2 thru 14
Conditions - None- Staff recommends Denial
Jon MacGillis

8. **BOFA 2000061** Robert A. Bentz, as Trustee, to allow a reduction in the number of required parking spaces located to the side or rear of buildings within a proposed MUPD. LOC: 6405 and 6465 Sims Rd., NE corner of Jog Rd. and Sims Rd., approximately, 1 mile N of Atlantic Ave., within the proposed Spalding MUPD, in the MUPD Zoning District. (Pet. 99-092)

Pages - 15 thru 27
Conditions - None- Staff recommends Denial
Joyce Cai

9. **BOFA 2000065** Frank P. and Bethany Ranzie, to allow an existing fence in the front yard to exceed the required fence height for an existing SFD. LOC: 16297 92nd Lane N, approximately 1000 ft. E of Banyan Blvd. and 300 ft. N or Murcott Blvd., within unrecorded Royal Palm Beach Acreage, in the AR Zoning District.

Pages - 28 thru 40
Conditions - None- Staff recommends Denial
Joyce Cai

10. **BAAA 2000072** Clifford I. Hertz, agent for Atlantic Coast Tower appealing the Zoning Director's Interpretation of Section 6.4.22.d(2)(b) of the ULDC.

Pages - 124 thru 155
William Whiteford, Director

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.