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Department of Planning, Zoning & Building



Zoning Division
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AGENDA
PALM BEACH COUNTY
BOARD OF ADJUSTMENT
April 19, 2001

- 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**

Consent Item(s):

- 1. **BATE 2001021** Scott Lincoln agent for B. W. Simpkins & Fletcher A. Sheriff, Trs. and Lake Worth Bible Church, Inc., to allow a 2 year Time Extension for BA200016 approved April 20, 2000.
Pages - Page 1 Thru 29
Conditions - 8 (Pages 2 and 3)
Jon MacGillis

- 2. **BATE 2001022** Kilday and Assoc. agent for Herbert F. Kahlert as Co-Trustee of Trust A under the will of Fritz M. Kahlert and as Personal Representative of the Estate of Heinz Kahlert and Karl A. Kahlert as Co-Trustee of Trust A under the will of Fritz M. Kahlert, to allow a 6 month Time Extension of Condition #4 of BA2000-012 approved March 16, 2000. (Pet. 98-073)
Pages - 30 Thru 50
Conditions - 7 (Pages 32 & 33)
Jon MacGillis

3. **BOFA 2001023** Jon E. Schmidt & Assoc. agent for Vincenzo Lograsso to allow for the following variances: an existing building to encroach into the required front and side street setback, reduce the RW buffer along Urquhart ST., to reduce the landscape buffer width along LW Rd and along the south property line, to eliminate the foundation planting around the existing building, to reduce the width of terminal landscape islands, reduce the required off-street parking and reduce the required setback for the proposed dumpster. LOC: 4364 LW Rd, at the SW corner of LW Rd and Urquhart St. with the LW Corridor in the CN Zoning District.

Pages - 51 Thru 64
Conditions - 7 (Page 59)
Jon MacGillis

4. **BOFA 2001025** Mark Bradford, Coteleur & Hearing Inc. agent for AT&T Corp. to exceed the allowable off street parking for an existing MUPD. LOC: Vacant property located, approximately .25 miles S. of Glades Rd, S. side Boca Rio Rd. in Boca Rio Center (AT&T site) in the MUPD Zoning District (PET 84-030)

Pages - 65 Thru 75
Conditions - 4 (Page 70)
Alan Seaman

5. **BATE 2001026** Julian Bryan & Associates, Inc. for Transeastern Properties is requesting a one year extension on DO and Condition #4 of BOFA 2000-010 approved 03-16-00.

Pages - 76 Thru 92
Conditions - 4 (Page 77)
Jon MacGillis

6. **BOFA 2001027** Sarah Lockhart, Agent for BP Exploration and Oil, Inc., to allow a proposed convenience store to encroach into the rear setbacks and to allow a car wash to encroach into the side interior setback and to allow a commercial business to exceed the established hours of operation. LOC: 7005 S. Military Tr. at the S.W.corner of Military Tr. and Hypoluxo Rd. in the proposed BP Amoco Project in the CG Zoning District (PET.88-072)

Pages - 93 Thru 106
Conditions - 2 (Page 99)
Jon MacGillis

7. **BOFA 2001028** Danny Ramnarace agent for Sam and Sunrafee Ramnarace, to allow an existing solid roof screen enclosure to be converted to an enclosed room in the required side corner setback. LOC: 229 N. Dorothy Dr.S.W., corner of N. Dorothy Dr. and Wallis Rd. in the RM Zoning District.

Pages - 107 Thru 115
Conditions - 3 (Page 112)
Alan Seaman

8. **BOFA 2001030** Ron Kolins, Esquire , agent for Louis and Celeste Romagnoli to allow a pool under construction and a proposed screen enclosure to encroach into the rear setback. LOC: 7730 Hanahan Place, approx. .25 miles west of Hagen Ranch Rd.,within the RTS/SE District Lake Charleston PUD (PET 86-096)

Pages - 116 Thru 123
Conditions - 2 (Page 120)
Alan Seaman

REGULAR AGENDA

9. **SD -99** PETITION OF International Trade Center, LCC, requesting a variance from the requirement that the sidewalks be constructed on both sides of the street, to allow instead, elimination of the requirement for sidewalks. Requirements are set forth in the Unified Land Development, Sections 8.21.A.1. and 8.22.B.1 Location: East of Pratt Whitney Road and north of Park of Commerce Boulevard, in the PIPD Zoning District.

SEE SUPPLEMENT
Dave Cuffe

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.