

Warren H. Newell, Chairman
Carol A. Roberts, Vice Chair
Karen T. Marcus
Mary McCarty
Burt Aaronson
Tony Massilotti
Addie L. Greene

Robert Weisman

Department of Planning, Zoning & Building

Zoning Division



AGENDA

PALM BEACH COUNTY

BOARD OF ADJUSTMENT

January 18, 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**

Request Withdrawal:

- 1. **BOFA 2001004** Tina L. & John H. Gonsman, to allow an accessory structure currently under construction to encroach into the required rear setback. LOC: 5167 1st Rd., approximately .6 mile E of the Florida Turnpike and .9 mile N of Lantana Rd., within the Palm Beach Farms Plat #3 Subdivision, in the AR Zoning District.

Pages - 2
Joyce Cai

Request 30 Day Postponement:

- 2. **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):

- 3. **BOFA 2001001** Joseph and Jean Gennari to allow a proposed screened roof screen enclosure to encroach into the required side interior setback. LOC: 6190 Vista Linda Lane, approximately .25 mile SW 18th and .5 mile W of Military Tr., within the Cloisters subdivision, in the AR Zoning District. (Pet. 84-152)

Pages - 3 Thru 12
Conditions - 4 (Page 9)
Jon MacGillis

- 4. **BATE 2001002** Kilday & Associates agent for Kenco Communities at the Ranch, Inc., to allow a 6 months Time Extension for condition #2, of BA99-092, approved Feb. 17, 2000. LOC: Vacant parcel, adjacent to Lyons Rd to the W, approximately .37 miles E of State Road 7, within the proposed Miccosukee Estates PUD, in the AGR Zoning District. (Pet. CA99-031)

Pages - 13 Thru 25
Conditions - 3 (Page 14)
Jon MacGillis

- 5. **BOFA 2001003** Anne Hctor agent for Rudolph Pearson, Jr. and Suzanne Nizzari to allow a proposed swimming pool and a screened roof screen enclosure to encroach into the required rear setbacks. LOC: 7535 Cedar Hurst Ct., approximately .4 mile E of the Florida Turnpike and .5 mil S of Hypoluxo Rd., within the Lake Charleston PUD, in the RTS/SE Zoning District.(Pet. 86-096)

Pages - 26 Thru 39
Conditions - 5 (Page 31-32)
Joyce Cai

- 6. **BOFA 2001005** Brian Sosnow agent for Soha and Mark A. Boukzam, to allow a proposed fence, gate, gate posts with light fixtures in the front yard to exceed the required height. LOC: 10532 El Paraiso Place, approximately .5 miles W of State Rd. 7 and 300' S of 157th Pl. S., within the Palm Beach Farms Co., Plat 3, in the AGR Zoning District.

Pages - 40 Thru 51
Conditions - 3 (Page 46)
Joyce Cai

Regular Item(s):

- 7. **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 - See Supplement
Conditions - None- Staff recommends Denial
Joyce Cai

- 8. **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 - 52 Thru 83
William Whiteford, Director

VII. ELECTION OF OFFICERS

VIII. 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.