

Board of County Commissioners

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Department of Planning, Zoning & Building



Zoning Division
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AGENDA
PALM BEACH COUNTY
BOARD OF ADJUSTMENT
June 21, 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):

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 - 1 Thru 10
Conditions - 6 (Page 7)
Alan Seaman

BOFA 2001040 Chip Bryan, agent for Centerline Homes @ Polo Trace Limited, to allow four proposed zero lot line homes (lots 341, 342, 343, 344), to have a 10 foot setback on the ZLL side and to eliminate the required privacy wall on these four lots. LOC: Vacant lots, located on the W. side of Hagen Ranch Road, immediately E. of the Florida Turnpike and N. of W. Atlantic West in the Polo Trace II, POD A, PUD in the PUD Zoning District (93-057)

Pages - 11 Thru 19
Conditions - 4 (Page 16)
Jon MacGillis

BOFA 2001041 E.J. Clelland, Jr. Agent for Market Place of Delray Ltd., to allow an additional replacement sign to exceed the total number of permitted wall signs of one per business. LOC: 14545 S. Military Trail, in the Marketplace of Delray Beach, at the NW corner of Military Trail & Atlantic Ave., in the MUPD Zoning District.(Pet. 81-58)

Pages - 20 Thru 31
Conditions - 4 (Page 27)
Jon MacGillis

BOFA 2001042 E.J.Clelland, Jr., agent for Lake Worth JOG S.C., LTD., to allow a proposed wall sign to exceed the total number of wall signs permitted for the Winn Dixie Store. LOC; 6406 W. Lake Worth Rd., at the SE intersection of Jog Rd. and Lake Worth Rd.within the Lake Worth Plaza West in the CG Zoning District. (PET.73-091)

Pages - 32 Thru 41
Conditions - 5 (Page 38)
Jon MacGillis

BOFA 2001044 B. Wayne Hetzel of Wayne Hetzel Buildings, agent for Margaret Wiser to allow an existing garage to be converted to an accessory apartment to encroach into the side interior and rear setbacks. LOC: 17625 Alexander Run, approximately 4/10 miles S. of Indiantown Road in the Jupiter Farms Subdivision, in the AR Zoning District.

Pages - 42 Thru 50
Conditions - 5 (Page 48)
Jon MacGillis

BATE 2001045 Sara Lockhart agent for Meyer Development, LLC to allow a one year Time Extension for BofA 2000022, approved April 20, 2000. Loc: 7534 Lake Worth Rd., Key Centers Commercial Center, SW corner of Lake Worth Rd. and Ohio Rd., within the Florida Gardens Subdivision, in the CC/COZ Zoning District. (Pet. 81-024)

Pages - 51 Thru 65
Conditions - 4 (Page 54)
Jon MacGillis

BOFA 2001046 George Gentile, FASLA, agent for Lieb Family Holdings Ltd., and John F.C. Lieb, Jr., Trust, to allow for a reduction in the required RT Zoned lot frontage requirement for four proposed lots (Lots 2,3,4,5) in order to preserve existing native vegetation. LOC: Vacant lots, approximately .51 miles E. of Loxahatchee River RD. on the E. side of Pennock Point Rd., & W. of Loxahatchee River, in the RT Zoning District, within the Estates at Pennock Point. (PET. Z00-101)

Pages 66 Thru 79
Conditions - 6 (Page 76)
Jon MacGillis

BATE 2001047 Kenneth Blair. agent for Design Properties for the Palm Beaches, to request a 6 month time extension to BA2000040 condition #1. The condition required the applicant to obtain a paving/drainage permit by June 20, 2001. LOC. Vacant lot at the NE corner of Juno Rd. & US Hwy.1, in the CG Zoning District.

Pages - 80 Thru 97
Conditions - 5 (Page 84)
Jon MacGillis

BOFA 2001048 Kenneth A. Blair, Catafulmo Construction, agent for Design Properties of the Palm Beaches, to allow a utility easement to overlap a landscape buffer by 12 feet. LOC: 12010 U.S. Hwy. 1, Palm Beach Gardens in the CG Zoning District.(Pet: 00-040)

Pages - 98 Thru 106
Conditions - 2 (Page 103)
Jon MacGillis

BATE 2001049 Dwight Weyant, P.E. agent for Norman & Annette Sullivan to request a one year time extension for the development order for BA2000028 and condition #1. LOC: 14615 Northlake Blvd., on the N. side of Northlake 1.25 miles E. of Seminole Pratt Whitney in the AR Zoning District (PET:2000050)

Pages - 107 Thru 132
Conditions - 5 (Page 111)
Jon MacGillis

BOFA 2001050 Ken Kruger, P.E., agent for RB Graves & Sons, Inc., to allow for the following variances: rear setback for a proposed building; R/W buffer along Okeechobee Blvd.;loading space dimensions and foundation plantings. LOC: 5850 Okeechobee Blvd., at the SE intersection of Okeechobee Blvd. & Meridian Road on the S. side of Okeechobee Blvd. in the CG Zoning District. (Pet: 84-094)

Pages - 133 Thru 143
Conditions - 7 (Page 140)
Jon MacGillis

BOFA 2001051 Michael Starace & Gwyn Radish, to allow a proposed attached garage to encroach into the side interior setback. LOC: 5054 Woodland Dr. approximately .8 miles W. of Military TR. on S. side of Woodland Dr. in the AR Zoning District.

Pages - 144 Thru 151
Conditions - 2 (Page 149)
Jon MacGillis

Regular Item(s):

BOFA 2001043 Billy E. and Jane A. Cox, to allow a proposed carport to encroach into the required front setback. LOC: 5525 3rd Rd., approximately .32 miles E. of Florida Turnpike and N of Lantana Rd., within the Palm Beach Farms Plat 3 subdivision, in the AR Zoning District.

Pages - 152 Thru 161
Conditions - None
Jon MacGillis

BOFA 2001052 Walter and Suzanne Karpinia, to allow a partially constructed accessory structure to remain in the required front setback. LOC: 11406 N. 172 PL, Jupiter, at the western dead-end of 172 ND PL N, on the south side of 172 PL. in the AR Zoning District.

Pages - 162 Thru 206
Conditions - None
Jon MacGillis

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.

VII. ADJOURNMENT