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Robert Weisman

Department of Planning, Zoning & Building

Zoning Division



AGENDA

**PALM BEACH COUNTY
BOARD OF ADJUSTMENT
December 20, 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**

Withdrawn Items:

BOFA 2001085 Samantha Thyng, agent for Teresa Brennan, to allow for the north and south sides of the existing residence to encroach into the required side interior setbacks for a multi-family residence. LOC: 4555 Coquina Rd., Ocean Ridge, approximately 1.2 miles S of Woolbright Rd., on Alt. A1A within the Franz Pelican Beach Addition, in the RH Zoning District.

Postponed Items:

Postponed Items: Items 2001-075 and 2002-076 were postponed 30 days at October 18, 2001 Hearing and 30 days at the November 21, 2001 Hearing. Applicant is requesting an additional 30 day postponement in order to obtain consent from Homeowners. If the Board approves the additional 30 day postponement these cases will be heard at the January 17, 2002 Hearing.

BOFA 2001-075 Kilday & Associates, Inc., agents for Communities Finance Company, to allow a proposed residential development to increase the maximum allowable lot coverage; to reduce the minimum required lot frontage; and to increase the height of the proposed fences within the required front setback. LOC: E side of Palmwood Rd., N of Donald Ross Rd. in the RTS/PUD Zoning District. (PET. 01-052)

BOFA 2001-076 Kilday & Associates, Inc. agents for Cypress Island Property Association, to allow a proposed swimming pool to encroach into the required side setback, and to allow for a reduction in the width of the required landscape buffer. LOC: 14410 Palmwood Rd., approximately 2750 ft. N of Donald Ross Rd., on the E side on Palmwood Rd., within the Cypress Island Subdivision in the RS/SE/PUD Zoning District. (PET. 80-54)

Consent Item(s):

BATE 2001088 Land Design South, to request a one year time extension on BA2000-60, approved on January 18, 2001. Applicant requesting additional time in which to construct shopping center and vest MUPD decrease in parking to side and rear of building variance.

Pages - 1 Thru 12
Conditions - 3 (Page 6)
Jon MacGillis

BOFA 2001074 Anna S. Cottrell & Associates, agent for S.J. Properties, Inc., requests the following variances to accommodate the expansion of an existing use; a reduction of the required parking spaces, and an increase in the maximum FAR and maximum building coverage. LOC: 12551 State Rd.7, Boynton Beach, approximately 2 miles south of Boynton Beach Blvd., on the west side of SR 7 in the AGR Zoning District. (PET. 93-007B)

Pages - 13 Thru 23
Conditions - 5 (Page 19)
Damon Kolb

BOFA 2001087 Ricardo D. Garlic and Lili Caballero, owners, to allow an existing swimming pool and proposed screen roof screen enclosure to encroach into the rear setback LOC: 6100 Royal Birkdale DR., at the NE intersection of Jog and Hypoluxo Rd, Lot 24 within the Winston Trails PUD. (PET87-112)

Pages - 24 Thru 85
Conditions - 4 (Page 26)
Miradieu Aubourg

BOFA 2001090 Kimberly A. Dellastatious, Agent, for Dr. Jeffrey C. Eder, D.D.S., PA, to allow for the reduction of the right-of-way buffer along Le Chalet Blvd. LOC: 4959 Le Chalet Blvd., approximately 1000 Ft W. of Military tr. on the N. side of Le Chalet Blvd. in the MUPD Zoning District. (PET 76-003) Le Chalet Shopping Center.

Pages - 104 Thru 113
Conditions - 3 (Page 110)
Alan Seaman

BOFA 2001091 Moyle, Flanigan, et al, agent for Hafia Realty, Inc., to allow a reduction in the required right-of-way landscape buffer along Congress AVE., to reduce the rear and side corner setbacks for the proposed building. LOC: 3818 S. Congress Ave., at the NE corner of 2nd Avenue North and Congress Ave., in the Model Land Company Subdivision, in the CG Zoning District.

Pages - 114 Thru 124
Conditions - 6 (Page 121)
Jon MacGillis

BOFA 2001092 Urban Land Design, agent for Lawrence J. Gabriel and Acquiport Amsdell I Ltd Partnership, to allow the proposed building to exceed the maximum floor area use in the designated MUPD; to allow the existing landscape buffer to overlap into the existing utility easement. LOC: 7358 W. Boynton Beach Blvd., Boynton Beach, on the SE intersection of Boynton Beach, on the south side of Boynton Beach Blvd., approximately 400 feet east of Hagen Ranch Road in the MUPD Zoning District.

Pages - 125 Thru 136
Conditions - 1 (Page 132)
Brad Dunker

SD-102 Petition of Marge and Paul Meloche, requesting variances from the requirements that: a) streets providing access to a residential subdivision lot be constructed to the minimum standards established by Article 8, ULDC, and the County Standards; b) 50 foot wide local residential streets have curb and gutter drainage and 20 foot pavement width; and c) streets be designed in accordance with the Traffic Circulation Element of the Comprehensive Plan, Chart 8.22.-2, and the County Standards. LOC: Nash Trail, 0.13 miles west of Haverhill Road Extension and 0.23 miles north of Lantana Road, in the AR Zoning District.

Supplementary Attachment
Dave Cuffe

Regular Item(s):

Willy Guardiola, owner, to allow an existing privacy fence along a portion of the east property line to remain at 10 feet and to allow a proposed fence along the entire south property line to be 10 feet in height. LOC: 14640 125th AVE N, approximately 3.5 miles E. of Seminole Pratt and 1.5 miles N. of Beeline Highway, in the AR Zoning District.

Pages - 86 Thru 103
Conditions - None
Miradieu Aubourg

VII ATTENDANCE RECORD

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.