

Board of County Commissioner

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Department of Planning, Zoning & Building



Zoning Division
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AGENDA

**PALM BEACH COUNTY
BOARD OF ADJUSTMENT**

November 15, 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**

Postponed Items: Items 2001-075 and 076 were postponed 30 days at October 18, 2001 Hearing. Applicant requests postponement for an additional 30 days until the December 20, 2001 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)

BOFA 2001-085 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

Consent Items:

BOFA 2001077 Richard R. Nevitte, Jr. and Annette Fulwood to allow the proposed conversion of an existing accessory building into a garage to encroach into the required front setback. LOC: 7964 Old Military Trail, Boynton Beach, approximately .3 miles N of intersection of Le Chalet Blvd. and Military Trail, in the AR Zoning District

Pages - 1 thru 9
Conditions - 4 (Page 7)
Damon Kolb

BOFA 2001078 Stanley P. Miller, S.P. Miller Associates, agent for West Lakes Boca Raton, Inc. to allow the reconstruction of a portion of the clubhouse, originally constructed without building permits, to encroach into the side and rear setbacks. LOC: 8279 E Club Rd., approximately .1 miles south of the SW intersection of Glades Rd and Boca Rio Rd. within the West Lake MHP.

Pages - 10 thru 20
Conditions - 3 (Page 16)
Brad Dunker

BOFA 2001079 Eleanor Halperin, agent for Seven Fifteen Mobile Home Park, variance for all replacement units to have reduced separation between adjacent units and side corner setback for corner lots. LOC: NE corner of State Road 80 and State Road 715 in the RS Zoning District (Pet. 76-16), within the Seven Fifteen Mobile Home Park.

Pages - 21 thru 33
Conditions - 3 (Page 30)
Miradieu Aubourg

BOFA 2001082 Tonya Rector, to allow an existing storage shed to encroach into the required rear setback on a non-conforming AR lot. LOC: 16888 W. Goldcup Drive, Loxahatchee, .17 miles west of Seminole Pratt Whitney and .28 miles south of Okeechobee Blvd., in the Royal Ascot Estates in the AR Zoning District.

Pages - 34 thru 46
Conditions - 3 (Page 41)
Alan Seaman

BOFA 2001083 Gregory S. Kino, agent for August Urbanek, Trustee for August Urbanek Family Trust, to allow a reduction in the required landscape buffer along the east and west property line and substitute shade trees with only palm trees along the western property line buffer. LOC: Vacant lot located SW corner of Westgate Ave and Quail Dr. within the RH Zoning District. (Pet:CB-2001-039)

Pages - 47 thru 63
Conditions - 5 (Page 55)
Miradieu Aubourg-

BOFA 2001084 Helen LaValley, agent for Peter and Kathleen Petracco to allow a proposed garage to encroach into the required front setback. LOC: 8187 Stage Coach Lane, approximately .19 miles north of Clint Moore Road and .03 miles west of Florida Turnpike located within the Horseshoe Acres Subdivision in the AGR Zoning District.

Pages - 64 thru 76
Conditions - 4 (Page 70)
Ron Sullivan

BOFA 2001086 Land Design South, agent for Gator Leasing Inc., to allow for a reduction in the width of the right-of-way buffers along Central Industrial Dr., Prospect Ave., and Enterprise Dr., allow an existing 8 foot fence to remain along the N. property line and allow for the required buffer inside the fence. LOC: 7709 Central Industrial Drive, Riviera Beach, located at the SW intersection of Prospect Ave. and Industrial Drive, in the IL Zoning District of Parcel "F" Central Industrial Park.

Pages - 77 thru 94
Conditions - 6 (Page 88)
Jon MacGillis

Regular Items: Separate Attachment

SD-101 Petition of Joseph J. Dougherty and Jeanette L. Dougherty, requesting a variance from the requirement that each lot created by subdivision must abut a local street for legal access and required frontage. Requirements are set forth in the Unified Land Development Code, Section 8.22.A.2., Chart 8.22-2, and Sec. 8.29.D.2. Location: 19251 Loxahatchee River Road, Jupiter, Florida in the RTS Zoning District.

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.

VI. ATTENDANCE RECORD

VII. ADJOURNMENT