



# ZONING BOARD OF ADJUSTMENT AGENDA

April 15, 1999

- 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 30 Day Postponement to May 20, 1999 Hearing:**

1. **BOFA 9900015** Jerry L. Case, to allow for a reduction in the required acreage for a lot to be rezoned to the RSER zoning district and to reduce the requirement that 50% of the lot be located within .5 miles of the intersection of two existing arterial roads. LOC. Vacant parcel, NW intersection of Southern Blvd. and "E" Road, approximately .5 miles W of Big Blue Trace, in the AR Zoning District  
  
**Pages - 1**  
**Jon MacGillis**
2. **BAAA 9900019** Appeal of the Zoning Director's Interpretation to suspend building permit B97020061 for a new relocated billboard (Special Permit SP97-091).  
  
**Pages - 2**  
**Jon MacGillis**
3. **BOFA 9900020** E. H. and Marianne B. Vanden Bosch, to allow a proposed garage to encroach into the required front setback. LOC: 776 Jamaican Dr., approximately .3 miles N of Summit Blvd. and .2 miles E of Haverhill, within the Dillman Heights Subdivision, in the RM Zoning District.  
  
**Pages - 3**  
**Joyce Cai**

## **Consent Item(s):**

4. **BOFA 9900021** Stanley Cohen, to allow an existing swimming pool and a proposed screen enclosure to encroach into the rear setback. LOC: 6382 Westchester Club Dr., N, approximately .1 miles E of Jog Rd., and .5 miles N of Piper Glen

Blvd., within POD "J" at Enclave at Westchester of Pipers Glen PUD, in the RT Zoning District (PET. 80-212).

**Pages - 4 THRU 15**  
**Conditions - 4 (Page 10)**  
**Joyce Cai**

5. **BOFA 9900022** West Boca Development, Inc. to allow a proposed architectural entrance feature to encroach into the required front and side street setback. LOC: Vacant parcel, approximately .25 miles south of Glades Rd. and east of State Rd. 7 (US 441) within the Ponte Verde PUD, in the PUD Zoning District (PET. 97-056).

**Pages - 16 THRU 32**  
**Conditions - 2 (Page 21)**  
**Jon MacGillis**

6. **BOFA 9900023** Charles and Cheryl Scardina, to allow a proposed detached garage to encroach into the side setbacks (W & N property lines). LOC: 16020 Rio Rodeo, approximately .9 miles W of State Rd. 7 (US 441) and S of 160th Street S., within Rio POCO PUD, in the PUD Zoning District (PET.77-142).

**Pages - 33 THRU 45**  
**Conditions - 2 (Page 37)**  
**Jon MacGillis**

7. **BOFA 9900024** Theodore James Horne and Betty Murphy Horne, Co-Trustees of the Horne Family Trust UTA, to allow an existing stable to encroach into the required rear setback. LOC: 15242 69th Trail N, SE of intersection of 152nd Dr. N and 69th Trail N, in the AR Zoning District.

**Pages - 46 THRU 56**  
**Conditions - 1 (Page 50)**  
**Richard Walker**

8. **BOFA 9900025** Jonathan's Landing Golf Club, Inc., to allow a reduction in the required number of off-street parking spaces for the expansion to the existing Golf Clubhouse & Tennis/Fitness Facility. LOC: 16823 Captain Kirle Dr., approximately .36 miles E of Alternate A1A and S of Indiantown Rd., within the Jonathan's Landing PUD, in the RM Zoning District (PET. 74-195.).

**Pages - 57 THRU 76**  
**Conditions - 3 (Page 63)**  
**Joyce Cai**

9. **BOFA 9900026** Berean Baptist Temple of West Palm Beach, Inc., to allow a LWDD easement to overlap 10 feet into a portion of the required E property line 25' landscape buffer. LOC: 8350 Okeechobee Blvd., S side of Okeechobee Blvd., approximately .37 miles W of the intersection of Benoist Farm Rd. and Okeechobee Blvd., in the RS Zoning District (PET.85-084).

**Pages - 77 THRU 90**  
**Conditions - 2 (Page 83)**

**Jon MacGillis**

**Regular Item(s):**

**10. SD-94**

Petition of Henry W. and Joyce H. Walpole requesting a variance from the requirement for access by means of a County standard local street in order to allow access to a proposed single family subdivision by means of a 40 foot wide residential access street, where said subdivision is not part of a planned development.

Requirements are set forth in the Unified Land Development Code, Section 8.22.A.2, Chart 8.22-2. LOC: S of Lantana Rd. and E of Haverhill Rd. Extension (proposed), in the AR Zoning District.

**Pages - See Supplement  
David Cuffe**

**VII. ANNUAL WORKSHOP**

**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.