



ZONING BOARD OF ADJUSTMENT AGENDA

February 18, 1999

- I. ROLL CALL AND DECLARATION OF QUORUM
- II. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN
- III. PROOF OF PUBLICATION
- IV. REMARKS OF THE CHAIRMAN OF THE BOARD
- V. APPROVAL OF MINUTES
- VI. REMARKS OF THE ZONING DIRECTOR
- VII. AGENDA

Request 30 Day Postponement to March 18, 1999 Hearing:

1. BOFA 9900009 Dora Mancuso, to allow an existing zero lot line dwelling to replace glass block windows with awning windows on the zero lot line wall. LOC: 10536 Grande Palladium Way, Boynton Beach, SE corner of Boynton Beach Road and Lawrence Road within the Twin Lakes PUD, (PET. 95-92)

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Jon MacGillis

2. BOFA 9900015 Jerry L. Case, to allow a reduction in the required acreage for RSER zoning district and to reduce the requirement that 50% of the lot be located within .5 miles of the intersection of an existing arterial roads. LOC. Vacant parcel, approximately .5 miles W. of the intersection of Southern Blvd., and Big Blue Trace in the AR Zoning District.

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Jon MacGillis

Consent Item(s):

3. BOFA 9900002 Brian J. Collins, to allow an existing accessory detached garage to remain in the required side interior setback. LOC: 6584 Patricia Drive, .22 miles west of Jog Road and .34 miles north of Summit BLVD in the RS Zoning District.

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Jon MacGillis

4. BOFA 9900003 Oriole Homes Corp, to allow a reduced side corner setback for a proposed single family dwelling on lots 101 & 120 within the Palm Isles West residential development. LOC: vacant lots 101 and 120 on Crescent View Drive N., approximately 500 feet west of Hagen Ranch Road and .34 miles N. of Boynton Beach Blvd. within the RTU Zoning District. (Pet. 94-018)

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5. BOFA 9900004 Robert W. Simmons, Jr. & John T. Christiansen, as Trustees under a Land Trust Agreement, to allow for a reduction in the required lot width. LOC. 19801 Loxahatchee River Road, approximately 2 miles north of Center Street on the E. side of Loxahatchee River Road and approximately 600 feet S. of the Martin County Line in the RT Zoning District (Pet. Z94-35)

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6. BOFA 9900005 Brefrank, Inc, to allow landscape diamonds in the parking lot instead of alternating between

landscape islands and diamonds as required by DOA96-40 (A) Condition G.2. LOC: The SW corner of Forest Hill Blvd., & SR 7 (aka Hwy 441) within the proposed Wellington Green Mall, Parcel "G", in the MUPD Zoning District (PET. 96-40).

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7. BATE 9900007 The property owner is requesting a six month time extension to condition #2, BA98-22, that required a building permit to be obtained by January 16, 1999. The applicant states due to delays with the hiring of a new architect to design the house a building permit cannot be obtain by January 16, 1999.

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8. BOFA 9900010 William T. Little, as trustee of the William T. Little Revocable Trust dated June 17, 1979 & Frances A. Little, Trustee of the Frances A. Little Revocable Turst dated September 27, 1985. To allow for an existing SFD and proposed addition to encroach into the side interior and rear setbacks. LOC: 1941 Lenmore Drive, Palm Beach Gardens, approximately 600 feet SE of the intersection of Palmwood Rd. and Fred Small Road, in the AR Zoning District, within the Moore's Landing subdivision.

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Jon MacGillis

9. BOFA 9900011 Marianne L. Hall and Edward C. Hall, to allow a proposed addition to a SFD to encroach into the rear setback. LOC: 3121 Palm Drive, SE corner of Intracoastal Rd. and Palm Dr., approximately .08 miles E of US #1 and .23 miles N. of Gulfstream Blvd. and US #1 intersection, within the Trade Winds Estates Subdivision, in the RS Zoning District.

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Jon MacGillis

10. BOFA 9900012 Mary A. Thomas, to allow for a reduction in the side interior setback for a proposed convenience store and to reduce the width of the right-of-way buffer along Haverhill Rd. LOC: 4194 Haverhill Road, at the SE intersection of Lake Worth RD. & Haverhill Rd. in the CN Zoning District.

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11. BOFA 9900013 Boca Corporate Center Assoc., Ltd., to allow a proposed commercial business, which will be located adjacent to residentially zoned property, to commence business operations prior to 6 a.m. LOC: 7777 Glades Road, N side of Glades Road, approximately 600 feet E of the Florida Turnpike, Boca Corporate Center, within the Moore's Landing Subdivision, in the MUPD Zoning District (PET. 79-119).

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12. BATE 9900014 The applicant is requesting a six month time extension for Conditions 1 & 2, for BA98-08, approved by the Board of Adjustment on April 16, 1998.

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Regular Item(s)

13. BOFA 9900008 Rollin E. Converse & Cheryl L. Converse, to allow a proposed two garage to encroach into the side interior setback. LOC: 537 Whippoorwill Trail, WPB, .30 miles W. of State Road 7 (aka HWY 441) and .42 miles N. of Dillman Rd. in the RE Zoning District, within Whippoorwill Lakes Subdivision, (PET 81-037)

Pages - 64 thru 76
Conditions - No conditions, staff is recommending denial. However, if the Board chooses to approve this petition, staff would reserve the right to suggest conditions of approval.
Jon MacGillis

14. SD-93 Petition of Blue Green Enterprises, Inc., requesting a variance from the requirement that each lot created by subdivision shall abut a street of suitable classification to provide legal access, and to allow, instead, access by an existing 50 ft. wide ingress-egress easement.

Requirements are set forth in the Unified Land Development Code, Section 8.22.A.2 and Chart 8.22-2. Loc: Southeast corner of the intersection of Okeechobee Boulevard and Golden Lakes Boulevard, in the CG Zoning District.

Pages - See Supplement
David Cuffe

Administrative Inquiry Question of approval of Condition #8 by agent.

15. BOFA 9800100 The hours of operation shall be limited to 8 a.m to 5 p.m. The business shall not be open on Sunday or shall there be any outdoor activity on Sunday. **(ONGOING-CODE ENF.)**

Pages - See Supplement
Jon MacGillis

VII. 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.