



ZONING BOARD OF ADJUSTMENT AGENDA

May 20, 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

Withdrawn by Applicant:

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

Request 30-Day Postponement to June 17, 1999:

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

Consent Item(s):

3. BOFA 9900009 Dora Mancuso, to allow the existing glass block windows to be replaced with awning windows in the zero lot line wall. LOC: 10536 Grande Palladium Way, approximately 450 ft. E of Lawrence Rd. and .5 miles N of Woolbright Rd., within the Twin Lakes PUD, in the PUD Zoning District, (PET. 95-092).

Pages - 3 thru 14

Conditions - 2 (Page 7)
Joyce Cai

4. **BOFA 9900028** Lowell Paxson, as Trustee, of the Paxson Family Trust, to allow a proposed stable to encroach into the required front setback. LOC: 14270 87th Court, approximately .26 miles S. of Hamlin Blvd., and .14 miles E. of Grapeview Blvd., in the Royal Palm Beach Acreage un-recorded subdivision, within the AR Zoning District.

Pages - 133 thru 148
Conditions - 3 (Page 139)
Joyce Cai

5. **BOFA 9900029** Gennaro Maratea, to allow an existing solid roof enclosure to encroach into the required side interior setback. LOC: 6297 Breckenridge Circle, immediately S of Lantana Rd. and W of the Florida Turnpike, within the Balmoral PUD, Fairfield's Lacuna Plat 5, in the RT Zoning District (PET. 81-233).

Pages - 149 thru 160
Conditions - 1 (Page 154)
Jon MacGillis

6. **BOFA 9900030** James Ostrom and Marcia Steele, to allow a proposed swimming pool to encroach into the required side interior setback. LOC: 6599 Lawrence Woods Ct., approximately .3 miles N. of Hypoluxo Rd. and 460 ft. W. of Lawrence Rd., within the Lawrence Woods P.U.D., in the RS Zoning District (Pet. 83-034)

Pages - 161 thru 172
Conditions - 2 (Page 166)
Joyce Cai

7. **BOFA 9900031** Rendel and Dahlia Forbes, to allow an existing non-conforming structure that is to be renovated to encroach into the required front and side interior setbacks and to renovate this non-conforming structure to the maximum 30% allowed pursuant to a variance. LOC: 1033 Congress Ave., approximately 600 ft. N of the NW intersection of Congress Ave. and Westgate Ave., within the Westgate Overlay District, in the CG Zoning District.

Pages - 173 thru 187
Conditions - 5 (Page 178)
Jon MacGillis

8. **BATE 9900032** E. Halperin, Agent for Packer Family Limited Partnership, to allow for a 12 month time extension for the variance development order granted on May 21, 1998 to May 21, 2000.

Pages - 188 thru 205
Conditions - 3 (Page 189)
Jon MacGillis

9. **BOFA 9900033** B.W. Simpkins & F. A. Sheriff and Pedro Bello and Ernesto Bello as Trustees, to allow a reduction in the required width of the right-of-way buffers along Haverhill Road and Okeechobee Blvd. LOC: 5028 Okeechobee Blvd, at the SW intersection of Haverhill Rd. & Okeechobee Blvd., in the CG Zoning District.
- Pages - 206 thru 219**
Conditions - 3 (Page 211)
Jon MacGillis
10. **BOFA 9900034** Niel H. O'Neal and Juanita K. O'Neal, to allow a proposed accessory garage to encroach more than 25 % of the distance between property lines (South & East). LOC: 222 Caroline Dr., SE intersection of Caroline Dr. and Wallis Rd., within the Southern Blvd. Pines Plat, in the RM Zoning District.
- Pages - 220 thru 231**
Conditions - 3 (Page 225)
Jon MacGillis
11. **BATE 9900035** Brefrank, Inc., to allow an 18 month Time Extension of BofA 98-034 approved on May 21, 1998. LOC: Vacant site, SW corner of Forest Hill Blvd. and SR 7(441), in the MUPD Zoning District, Wellington Mall (Pet. 96-040).
- Pages - 232 thru 249**
Conditions - 3 (Page 233)
Jon MacGillis
12. **BOFA 9900036** Leonard and Leslie London, to allow an existing pool and a proposed screen enclosure to encroach into the required side interior setback. LOC: 21697 Old Bridge Rd., approximately .28 miles N of Palmetto Park Rd. and .67 miles W of State Rd. 7, within the Boca Woods Country Club Phase 2 subdivision, in the RE Zoning District, (Pet. 78-242).
- Pages - 250 thru 263**
Conditions - 2 (Page 255)
Richard Walker
13. **BOFA 9900037** Randy Oblow, to allow a SFD under construction to encroach into the required front setback. LOC: 16031 East Preakness Dr., approximately .4 mile E. of Seminole Pratt Whitney Rd. and N. of East Preakness Dr. within the Royal Ascott Estates subdivision, in the AR zoning district.
- Pages - 264 thru 274**
Conditions - 3 (Page 269)
Joyce Cai
14. **BOFA 9900039** Nelson D. and C. Gloria Obregon, to allow for an existing Type 1B pond to encroach the side interior and corner setbacks. LOC: 5350 Duckweed Rd. NE corner Otter Run and Duckweed Rd., within the Homeland subdivision, in the AR Zoning District (DRC 98-025).

Pages - 296 thru 305
Conditions - 4 (Page 300)
Jon MacGillis

15. **BOFA 9900040** Cornersone Propane, L.P., to allow a proposed building to encroach into the front setback. LOC: 15113 State Rd. 7, approximately 200' S of N. Atlantic Ave. on the W side of SR7, in the AGR Zoning District (Pet. 90-025).

Pages - 306 thru 317
Conditions - 3 (Page 310)
Jon MacGillis

16. **BOFA 9900041** Wayne & Sheri Dubois, to allow a proposed expansion to an existing building to encroach the required front setback and reduce the right-of-way buffer width. LOC: 8421 S State Road 7, approximately 1.5 miles N of Boynton Beach Blvd, on the W side of SR7, Dubois Packing Plant, in the AGR Zoning District.

Pages - 318 thru 333
Conditions - 3 (Page 324)
Jon MacGillis

17. **BOFA 9900042** Luis Vasquez, to allow an existing fence to exceed the permitted height in the front yard. LOC: 11822 61st St. N, approximately .38 miles SW of the intersection of Royal Palm Beach Blvd. and Tangerine Blvd., within the Royal Palm Beach Acreage un-recorded subdivision, in the AR Zoning District.

Pages - 334 thru 345
Conditions - 2 (Page 338)
Joyce Cai

Regular Item(s):

18. **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 - 15 thru 68
Conditions - No conditions, staff is recommending **DENIAL**. However, if the Board chooses to approve this variance staff reserves the right to recommend to the Board conditions of approval.

Joyce Cai

19. **BATE 9900027** Randell Enterprises of Palm Beach, Inc., d/b/a Williams Soils and Sod, to allow for a time extension on Condition #1 & 2. LOC: 2580 S. Military Trail, at the SE intersection of Military Trail & Vicliff Road, Williams Soils & Sod, in the CG Zoning District.

Pages - 69 thru 132
Conditions - 10 (Page 71 thru 72)
Jon MacGillis

20. BOFA 9900038

Home Depot U.S.A., Inc. to allow for reduction of required parking spaces.
LOC: 4241 Lake Worth Rd., NE corner of Lake Worth Rd. and N. Price
St., Home Depot U.S.A., in the MUPD Zoning District (Pet. 85-061).

Pages - 275 thru 295

Conditions - No conditions, staff is recommending **DENIAL**. However,
if the Board chooses to approve this variance staff
reserves the right to recommend to the Board conditions
of approval.

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.