



**AGENDA**  
**TOWN OF HYPOLUXO**  
**PLANNING & ZONING BOARD MEETING**  
Al Merion Council Chamber  
Wednesday, August 14, 2024 - 6 P.M.

**A. Opening**

- (1) **Call to Order**
- (2) **Roll Call**
- (3) **Oath of Office**
- (4) **Election of Chairman and Vice Chairman**

**B. Public Hearing**

An application by the Town of Hypoluxo for conditional use approval for the operation of a satellite library branch by Palm Beach County within the COI (Commercial Office and Institutional) Zoning District pursuant to Section 28-44(2) of the Town Code (operation of a government facility). The property is located at **7200 South Federal Highway** and is legally described as: A parcel of land in the North ½ of Government Lot 2, Section 10, Township 45 South, Range 43 East, said parcel of land being a portion of the “Not Included” parcel lying north of Park Lane East, and east of Federal Highway, U.S. No. 1, as shown on the recorded plat of Hypoluxo Shores, according the plat thereof recorded in Plat Book 25, Page 125 of the public records of Palm Beach County, Florida (PCN: 26-43-45-10-10-002-0050).

- (1) **Staff Report**
- (2) **Open the public portion** of the Public Hearing

Anyone wishing to speak please step forward and state your name and address.

- (3) **Close the public portion** of the Hearing.
- (4) **Recommendation of the Planning & Zoning Board**

An application by Ryan McGinnis for a variance from Sections 28-41(d)(5) and 28-122(d)(1) to construct a swimming pool with the RS (Residential Single-Family) Zoning District located five (5) feet from the side property line (a ten (10) foot side setback is required). The property is located at **101 Neptune Drive** and is legally described as: Lot 57, Hypoluxo Park, according to the plat thereof recorded in Plat Book 24, Page 198 of the public records of Palm Beach County, Florida, and an adjacent portion of Marlin Cove (PCN: 26-43-45-10-04-000-0570).

**(1) Staff Report**

**(2) Open the public portion** of the Public Hearing

Anyone wishing to speak please step forward and state your name and address.

**(3) Close the public portion** of the Hearing.

**(4) Recommendation of the Planning & Zoning Board**

**C. Adjournment**

Please be advised that should any interested person seek to appeal any recommendations made by the Planning & Zoning Board with respect to any matter considered at this hearing, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to the provisions of the Americans with Disabilities Act; any person requiring special accommodations to participate in this meeting, please advise the Town at least three (3) calendar days before the hearing by contacting (561) 582-0155.