

Board of County Commissioners

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Department of Planning, Zoning & Building



Zoning Division

AGENDA

PALM BEACH COUNTY

BOARD OF ADJUSTMENT

02/21/2002

- 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Withdrawn Items:

BA2001-075

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)

BA2001-076

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)

Consent Items:

BA2002-004

Dean and Malgorzata Fedele, owners, to allow a proposed room addition to encroach into the required rear setback; to allow an existing pond to encroach into the side setback. LOC: 12284 Sandy Run Rd., Jupiter, approximately .25 miles west of Alexander Rd., within the Jupiter Farms Subdivision in AR Zoning District.

Pages - 1 Thru 11
Conditions – 4 (Page 6)
Damon Kolb

BA2002-005

Jorge Figueredo and Yanella Cuellar, owners, to allow an existing addition to encroach into the required side setback. LOC: 1902 E. Chatham Rd., approximately .13 miles S. of Forest Hill Blvd., and approximately .09 miles E. of Sherwood Forest Blvd., within the Forest Hill Village Subdivision in the RM Zoning District.

Pages – 12 Thru 20

BATE2002-006

W. Shannon Jones, agent for Glenda Rambo, to allow for a time extension for the Developmental Order BA 2000-069 approved on 2/15/02: A proposed accessory use structure to encroach into the required side and street setbacks, and to exceed maximum allowable percentage of the floor area.

Pages - 21 Thru 55
Conditions – 5 (Page 36)
Alan Seaman

BATE2002-008

Kilday & Associates, Inc., agents for Congress Venture Two, Inc., requests a 12 month time extension for the Developmental Order and conditions 1 and 3 as approved on February 15, 2001.

Pages - 56 Thru 71
Conditions – 4 (Page 58)
Jon MacGillis

SD-105

Petition of: Loretta Causey, requesting variances from the requirements that a.) each residential subdivision lot shall abut a County standard local street; and b.) sidewalks be constructed on both sides of the street. Requirements are set forth in the Unified Land Development Code, Sections 8.22.A.2., and 8.22.B.1. Location: Boyd Lane, Lot 9, Block 1 in the Lanair Park Subdivision, South of Lantana Road, east of Congress Avenue, in the RS Zoning District.

SEE SUPPLEMENT

Regular Items:

BA2002-003

Stephen and Denise Testai, owners, to allow an existing swimming pool to encroach into the required rear setback and into the 30' buffer easement. LOC: 7720 Ardwick Dr., approximately .4 miles E. of Turnpike and approximately .6 miles W. of Hagen Ranch Rd., within the Lake Charleston PUD, in the RTS/SE Zoning District (PET. 89-96)

Pages - 72 Thru 79
Conditions - None, Recommendation: Denial
Miradieu Aubourg

BAAA2002-007

Gunster Yoakley Stewart, agent for Boca Commerce Park, Inc., to appeal the Zoning Directors decision to revoke the administrative site plan amendment adding 18 parking spaces to a certified site plan.

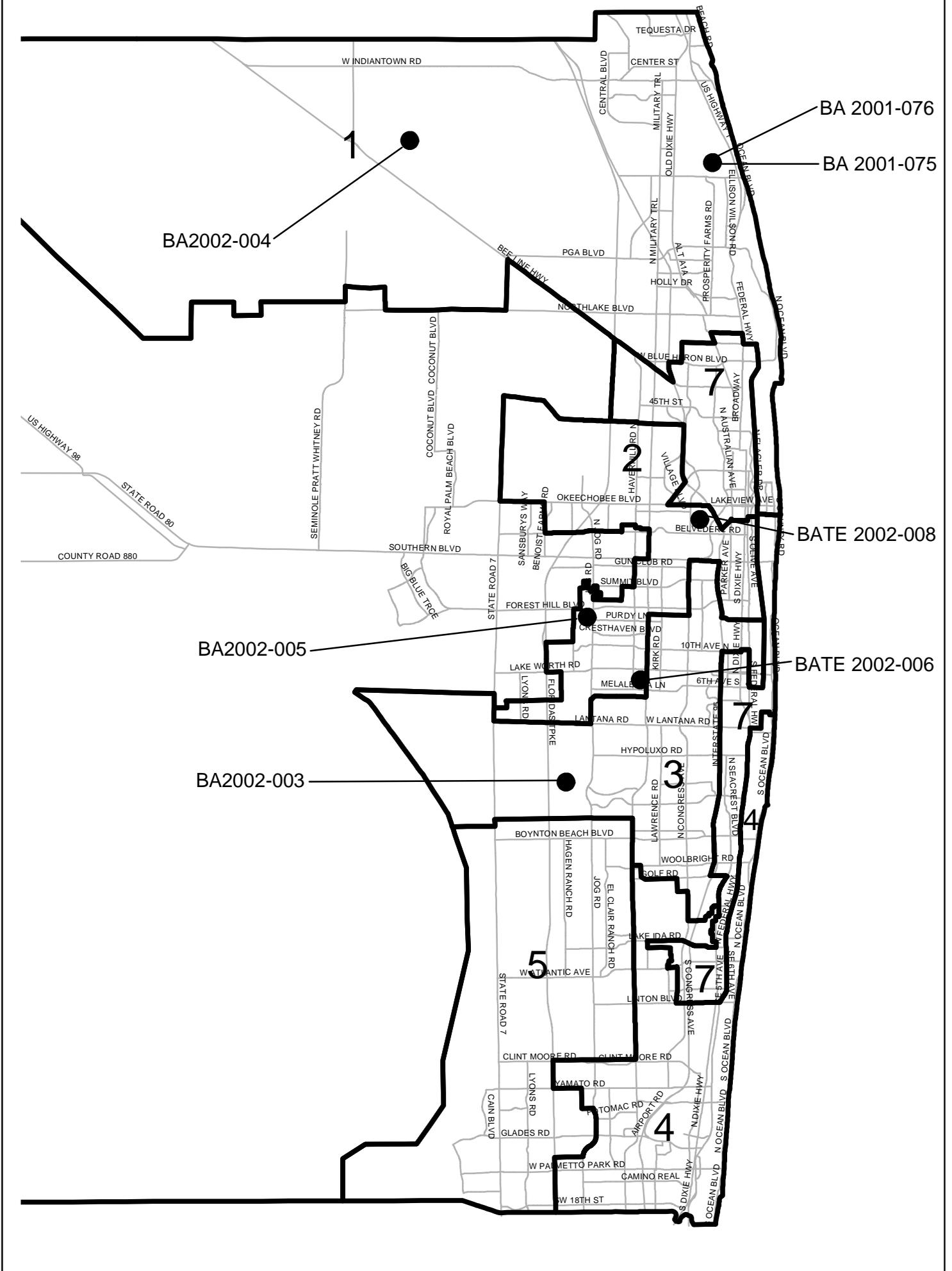
SEE SUPPLEMENT
William Whiteford, AICP, Zoning Director

VII ATTENDANCE RECORD

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.

PALM BEACH COUNTY BOARD OF ADJUSTMENT HEARING



FEBRUARY 21, 2002
BOARD OF ADJUSTMENT HEARING

Filename: BA_dotmap.mxd
Date: 01/08/02
Contact: PZB/GIS



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