

Board of County Commissioners

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Department of Planning, Zoning & Building

Zoning Division



AGENDA

**PALM BEACH COUNTY
BOARD OF ADJUSTMENT
03/21/2002**

- 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Withdrawn Items:

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 existing RTS/SE Zoning District. (PET. 89-96)

BA2002-007

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

Postponed Items:

BA2002-011

Kim Juran, agent for Trump International Golf Course, to allow an existing ficus hedge to exceed the maximum height. LOC: 3505 Summit Blvd., E of Kirk Road, and W of Congress Ave. N along Summit Blvd., within the Palm Beach Plantation, Plat 1, in PO Zoning District. (Pet. 1997-012C)

Consent Item(s):

BA2002-009

Robert and Barbara Kreiner, owners, to allow a proposed garage to occupy more than the maximum allowable percentage of the distance between property lines. LOC: 3140 Saginaw Ave., West Palm Beach, approx. .12 miles W of Congress Ave. and .38 miles S of Okeechobee Blvd., within the Westgate Estates in the RH Zoning District.

Pages - 1-9
Conditions – 4 (p.7)
Miradieu Aubourg, Planner I

BATE2002-010

Ervin L. Keel, agent for Jupiter Farms Community Church, to request a 6-month Time Extension for Condition #3 to expire March 20, 2002 and the Development Order for BA2001-017, to expire on March 15, 2002.

Pages - 10-28
Conditions – 5 (p.12)
Jon MacGillis, Principal Site Planner

BA2002-012

Helen LaValley, agent for Billie H. and Barbara McCutchen, to allow a proposed structure to encroach into the required front setback. LOC: 8346 Stagecoach Lane, approx. .2 miles N of Clint Moore Rd. and approx. .1 mile E of Wagon Wheel Dr. within the Horseshoe Acres Subdivision, in the AGR Zoning District.

Pages - 29-40
Conditions – 4 (p.35)
Miradieu Aubourg, Planner I

BA2002-013

Helen LaValley, agent for Continental Properties, Inc., to allow an existing structure to remain in the required front and side interior setback; to reduce a portion of the required right-of-way buffer width along Diekhans Rd and Military Trail, to reduce the front and side foundation planting, to reduce a portion of the S. property line compatibility landscape buffer, and to reduce the required number of off-street parking spaces. LOC: 2385 N Military Trail, approx. .4 miles N of Okeechobee Blvd., and approx. .5 miles E of Haverhill Road in the CG Zoning District.

Pages - 41-52
Conditions – 5 (p.48)
Damon Kolb, Planner I

BA2002-015

Bruce Barber, agent for Florida Power and Light Company, to allow an expansion of an existing chain link fence with barbed wire. LOC: 11000 W. Yamato Rd., Boca Raton approx. 1 mile W of SR #7 and approx. .38 miles E of 115th Ave. So., in the PO Zoning District. (PET: DRC 01-081)

Pages - 53-63
Conditions – 4 (p.59)
Miradieu Aubourg, Planner I

BA2002-016

Karen Fedas, owner, to allow a proposed solid roof screen enclosure to encroach into the required rear setback. LOC: 7629 Mansfield Hollow Rd., approx. .2 miles W of Hagen Ranch Rd., and approx. .4 miles E of the Florida Turnpike, within Pine Ridge at Delray Beach in the PUD Zoning District. (PET: 93-57)

Pages - 64-75
Conditions – 5 (p.72)
F. Alan Seaman, Sr. Site Planner

Regular Items

BA2002-014

Cotleur & Hearing, agents for Eugene & Lori Walsh, to allow a proposed expansion of an existing detached garage to encroach into the required rear setback. LOC: 1955 Tudor, approx. .5 miles W of US Hwy. #1, and approx. .04 miles E of Ellison Wilson Rd., within the Juno Isles Subdivision, in the RS Zoning District.

Pages – 76-84
Conditions – 3(p.81)
Damon Kolb, Planner I

VII ATTENDANCE RECORD

VIII ADJOURNMENT

Immediately after the Board of Adjustment Hearing, the Board of Adjustment Workshop will convene.

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.

