

AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT November 21, 2002

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Tony Massilotti
Addie L. Greene

Robert Weisman

Department of Planning, Zoning & Building

Zoning Division



AGENDA
PALM BEACH COUNTY
BOARD OF ADJUSTMENT
11/21/2002

- I ROLL CALL AND DECLARATION OF QUORUM**
- II PROOF OF PUBLICATION**
- III. REMARKS OF THE CHAIRMAN OF THE BOARD**
- IV. APPROVAL OF MINUTES (September and October, 2002 Minutes)**
- V. REMARKS OF THE ZONING DIRECTOR**
- VI. AGENDA**

Withdrawn Items:

None.

Postponed Items:

2002-065 (Second Postponement)

Alvin Malnick, owner, to allow a proposed subdivision to comply with the RT zoning district regulations instead of the underlying AGR zoning district regulations; and to allow a reduction in minimum lot frontage; an increase in fence/wall height in front yard; and to allow an increase in hedge height in front and side yards. LOC: E of Lyons Rd. & N of Clint Moore Rd., within the AGR/SE Zoning District (Pet. 1981-158).

Consent Item(s):

2002-061

Karen & Gary Scantland, owners, to allow an existing gazebo to encroach into the required side setback; and accessory structures to exceed the maximum distance between property lines. LOC: 4401 Walnut St., approx. 0.30 miles S of Summit Blvd., & approx. 0.11 W of Military Trail, within the Melaleuca States subdivision in the RM Zoning District.

Pages - 1-7

Conditions – 4, p.5

Miradieu Aubourg, Planner I

2002-062

John E. Higley, owner, to allow a proposed SFD to encroach into the required front setback. LOC: 14092 Harbor Ln., approx. 0.09 miles N of Donald Ross Rd. & approx. 0.20 miles E of Palmwood Rd., within the Paradise Port Subdivision in the RS Zoning District.

Pages - 8-15

Conditions – 4, p.12

Damon Kolb, Planner I

2002-072

James Slocum, agent, to allow a proposed pool & screen roof screen enclosure to encroach into the required rear setback. LOC: 4266 Palo Verde Dr., approx. 0.24 miles W of Lawrence Rd. & approx. 0.44 miles N of Old Boynton Rd., within the Cypress Creek Subdivision in the RS Zoning District.

Pages - 16-22

Conditions – 3, p.20

Damon Kolb, Planner I

2002-073

Bloom, Ballen & Freeling, agent, for Joseph & Madeline Sasileo, to allow a proposed addition to encroach into the required rear setback. LOC: 9525 Tropical Park Place, approx. 0.47 E of SR7 & approx. 0.32 miles N of Palmetto Park Rd., within the Rainberry Park PUD in the RS/PUD Zoning District (Pet. 1983-057).
Pages - 23-29
Conditions – 3, p.26
Miradieu Aubourg, Planner I

2002-074

Lance Chapman, owner, to allow an existing duplex to encroach into the required rear setback. LOC: 1481 Kirk Rd., approx. 0.47 miles E of Military Trail & approx. 0.26 miles N of Forest Hill Blvd., in the RM Zoning District.
Pages - 30-37
Conditions – 3, p.34
Damon Kolb, Planner I

2002-075

Ortelio & Miriam Pedroso, owners, to allow an existing addition to encroach into the required side setback. LOC: 5850 Orange Rd., approx. 0.87 miles W of Haverhill Rd. & approx. 0.15 miles N of Southern Blvd., within the Royal Palm Estates subdivision in the RM Zoning District.
Pages - 38-43
Conditions – 4, p.41
Miradieu Aubourg, Planner I

2002-076

Kilday & Associates, agent, for Communities Finance Company to allow a proposed subdivision an increase in lot maximum building coverage and to allow an increase in fence height in the front yard. LOC: Vacant, Palmwood Rd., approx. 0.52 miles NW of intersection of Donald Ross Rd. & Palmwood Rd., in the IL Zoning District.
Pages - 44-56
Conditions – 4, p.51
F. Alan Seaman, Sr. Site Planner

2002-077

Permit Providers, agent, for Hayley Ross, to allow an existing addition to encroach into the required side interior setback. LOC: 18811 Rio Vista Dr., approx. 0.38 miles S of intersection of Tequesta Dr. & Rio Vista Dr., within the Anchorage Point Subdivision in the RS Zoning District.
Pages - 57-65
Conditions – 3, p.62
Miradieu Aubourg, Planner I

2002-078

Executive Services Unlimited, agent, for Norman Chadwick, to allow a proposed addition to encroach into the required side interior setback. LOC: 20027 Waters Edge Dr., approx. 0.62 miles N of Glades Rd. & approx. 0.36 miles W of Jog Rd., within the Boca West PUD in the AR Zoning District (Pet. 1985-007).
Pages - 66-73
Conditions – 3, p. 70
Damon Kolb, Planner I

2002-079

Kevin McGinley, agent, to eliminate the fence requirement within the incompatibility buffer. LOC: 10655 El Clair Ranch Rd., approx. 0.66 miles SW of Boynton Beach Blvd. & El Clair Ranch Rd., within the RS/SE Zoning District (Pet. 1997-68).
Pages - 74-83
Conditions – 2, p. 80
F. Alan Seaman, Sr. Site Planner

Regular Item(s):

2002-064

Land Design South, agent, to allow two proposed SFD to encroach into the required side & rear setbacks. LOC: 14898 Palmwood Rd., approx. 0.94 miles NE of the intersection of Donald Ross Rd. & Palmwood Rd., in the AR Zoning District.
Pages - 84-98
Conditions – 6, p.92
Damon Kolb, Planner I

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) 233-5088.