

AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT September 19, 2002

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Burt Aaronson
Tony Massilotti
Addie L. Greene

Robert Weisman

Department of Planning, Zoning & Building

Zoning Division



AGENDA

**PALM BEACH COUNTY
BOARD OF ADJUSTMENT
September 19, 2002**

- I SWEARING IN NEW AT-LARGE #2 BOARD MEMBER-DONALD MATHIS**
- II ROLL CALL AND DECLARATION OF QUORUM**
- III PROOF OF PUBLICATION**
- IV REMARKS OF THE CHAIRMAN OF THE BOARD**
- V APPROVAL OF MINUTES**
- VI REMARKS OF THE ZONING DIRECTOR**
- VII AGENDA**

Withdrawn Items:

BA 2002-057

Coteleur & Hearing, agent, for Quail Ridge Property Owners Association, to allow two(2) additional access points onto Quail Ride Dr. South. LOC: 3715 Golf Road, approx. .07 miles N of Golf Road and approx. .092 miles W of Congress Ave. within the Quail Ridge PUD in the RS/PUD Zoning District (Pet. 1973-001).

Postponed Items:

None

Consent Item(s):

BA 2002-050

Land Research Management, agent, for Bibi Enterprises, to allow a proposed reduction of the number of required parking spaces. LOC: Vacant, Military Trail, approx. 0.13 N of 10th Ave N on East side of Military Trail within the Model Land Company Subdivision in the CG Zoning District.

Pages- 1-8

Conditions-4, p. 5

Miradieu Aubourg, Planner I

BA 2002-051

Esperanza Rodriguez, agent for George Rodriguez and Ledyia Cobian, to allow a proposed screen enclosure to encroach into the required interior setback. LOC: 10927 Bal Harbor Dr., approx. 1 mile N of Glades Rd., and approx. .1 mile W of Cain Blvd., within Boca Isles S Subdivision, in the RTS/PUD Zoning District (PET. 1985-095).

Pages-9-18

Conditions-4, p. 16

F. Alan Seaman, Senior Site Planner

BA 2002-052

Lee & Olga Stern, owner, to allow a proposed screen enclosure to encroach into the required rear setback. LOC: 9935 Coronado Estates, approx. .79 miles West of Military Trail and approx. 25 ft. North of Boynton Beach Blvd., within the Coronado Estates Subdivision in the RS/COZ Zoning District (Pet.1980-37).

Pages-19-27

Conditions-4, p. 24

Miradieu Aubourg, Planner I

BA 2002-053

Joseph & Amy Aquino, owners, to allow an existing pool to encroach into the required side interior setback. LOC: 4842 Canal Dr., approx. .54 miles S of Hypoluxo Rd. and approx. .34 miles W of Military Trail within the Biltmore Terrace Subdivision in the AR Zoning District.

Pages-28-35

Conditions-4, p. 32

Miradieu Aubourg, Planner I

BA 2002-054

Curtis & Yvonne Berryman, owners, to allow a proposed swimming pool to encroach into the required rear setback. LOC: 5098 Mark Dr., approx. .15 miles W of Military Trail and approx. .17 miles S of LeChalet Blvd. within the LeChalet PUD in the RS/SE Zoning District (Pet. 1980-153).

Pages-36-44

Conditions-4, p. 41

Damon Kolb, Planner II

BATE 2002-055

Land Design South, agent for Gator Leasing, to allow 6-month time extension on Conditions 2,4,6 from the approved variance BofA 2001086.

Pages-45-69

Conditions-3, p. 47

F. Alan Seaman, Senior Site Planner

BA 2002-056

Land Design South, agent, for RPG of South Florida, Inc., to allow a proposed retail building to encroach into the required rear setback and to allow a reduction in the R-O-W buffer along the east property line; and a reduction in the incompatibility buffer along the west property line. LOC: 16197 SR 7 and LWDD Canal L-36 within the CS/SE Zoning District (Pet. 1981-224).

Pages-70-80

Conditions-4, p. 76

Damon Kolb, Planner II

BA 2002-058

Anna Cottrell, agent, for Mantra Realty Corp, to allow the elimination of the existing by pass lane. LOC: 23133 Sandalfoot Plaza Dr., approx. 250 ft. NE of the intersection of SW 9th St. and SR7 within the CG/SE Zoning District. Pet.#1980-103(E).

Pages-81-89

Conditions-4, p. 85

Miradieu Aubourg, Planner I

Regular Item(s):

BA 2002-043

Dr. Casey Homasey, agent, for Muslim Community Center, to allow the proposed furthest off-site parking space to be located more than 600 ft. from the primary entrance of the use served. LOC: 2364 Haven Rd., approx. 400' S of Purdy Lane and approx. S of Purdy Lane and approx. 2200' W of Military Trail within the RM Zoning District (Pet. 1992-048)

Pages-90-99

Conditions-None, p. 96

F. Alan Seaman, Senior Site Planner

BA 2002-045

James Burg Custom Homes, agent, for William and Roberta Thompson, to allow a proposed SFD to encroach in the required side, rear and front setbacks and to allow a roof to exceed the maximum overhang. LOC: Vacant property located approx. 0.20 miles N of the intersection of Donald Ross Rd and Palmwood Rd. in the RS Zoning District.

Pages-100-115

Conditions-4, p. 105

Miradieu Aubourg, 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) 233-5216.