

AGENDA

PALM BEACH COUNTY BOARD OF ADJUSTMENT December 19, 2002

BOARD MEMBERS

Chelle Konyk, Chair

William Sadoff

Joseph J. Jacobs

Raymond Puzzitiello

Bart Cunningham

Robert Basehart, Vice Chair

Nancy Cardone

Stanley Misroch, Alternate

Donald Mathis, Alternate



**Karen T. Marcus
Chair, District 1**

**Tony Masilotti
Vice Chair, District 6**

**Jeff Koons
Commissioner, District 2**

**Warren H. Newell
Commissioner, District 3**

**Mary McCarty
Commissioner, District 4**

**Burt Aaronson
Commissioner, District 5**

**Addie L. Greene
Commissioner, District 7**

**Robert Weisman
County Administrator**

Karen T. Marcus, Chair
Tony Masilotti, Vice Chair
Jeff Koons
Warren H. Newell
Mary McCarty
Burt Aaronson
Addie L. Greene

Robert Weisman

Department of Planning, Zoning & Building

Zoning Division



AGENDA

PALM BEACH COUNTY

BOARD OF ADJUSTMENT

12/19/2002

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

Withdrawn Items:

None.

Postponed Items:

2002-071 (1st Postponement – 90days)

Marvin Sanders, agent, for RIS Investment Group, Inc., to allow existing landscape buffers to remain in lieu of ULDC required landscape buffers; and to allow an existing building to encroach into side setbacks; and to allow frontage and access from an arterial road traversing the PUD. LOC: 11500 El Clair Ranch Rd., approx. 0.45 miles E of Jog Rd. & approx. 0.07 miles S of Westbourne Dr., within the Indian Spring Subdivision in the RS/PUD Zoning District (Pet. 1973-052F).

Consent Item(s):

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 - 1-10
Conditions – 2, Page 7
F. Alan Seaman, Sr. Site Planner

2002-080

Anne Hocter, agent for Bo and Eileen Lindstrand, to allow a proposed garage & porch to encroach into the required front setback. LOC: 12980 Prosperity Farms Rd., approx. 0.47 miles W of Ellison Wilson Rd. & approx. 1.05 miles S of Donald Ross Rd., within the Intracoastal Park Subdivision, in the RS Zoning District.
Pages - 11-18
Conditions – 4, Page 14
Miradieu Aubourg, Planner I

BATE 2002-081

Michael and Robin Barkes, owners, to allow a 6 month time extension on conditions 2 and 3 (for submitting an application for a building permit and receiving a building permit, respectively), from the approved variance BA 2002-039.
Pages – 19 - 35
Conditions – 4, Page 21
F. Alan Seaman, Sr. Site Planner

2002-082

Charles & Pamela Boice, owners, to allow a proposed addition to encroach into the required front setback.
LOC: 14254 Leeward Way, approx. 0.25 miles N of Donald Ross Rd., and approx. 0.1 miles E of Palmwood Rd., within the Paradise Port subdivision in the RS Zoning District.
Pages – 36 - 41
Conditions – 3, Page 39
Damon Kolb, Planner II

2002-083

Cindy Maier, owner, to allow an existing residence and carport to encroach into the required front setback, and to allow an existing shed to encroach into the rear & side interior setback. LOC: 2366 Pinecrest Ct., approx. 0.11 miles S of Purdy Ln. and approx. 0.15 miles W of Haverhill Rd., within the Model Land Co. Subdivision in the RM Zoning District.
Pages – 42 - 47
Conditions – 3, Page 45
Miradieu Aubourg, Planner I

2002-084

Kilday & Assoc., agent for Palm's West Hospital, to exceed the maximum sign face area allowed. LOC: 13001 Southern Blvd, on SR 80, approx. 0.10 miles W of Crestwood Blvd., within the Palm West Medical Office Complex in the IPF Zoning District (Pet.1984-054).
Pages – 48 - 59
Conditions – 1, Page 52
F. Alan Seaman, Sr. Site Planner

2002-085

Bruce Keihner, agent for The International Trade Center-LLC, to allow a proposed development sign to be utilized on a commercial site. LOC: vacant land, approx. 0.5 miles SE of Seminole Pratt Whitney, along the Beeline Hwy., within the Palm Beach Park of Commerce Subdivision in the PIPD Zoning District (Pet. 1981-190).
Pages – 60 - 66
Conditions – 5, Page 63
Damon Kolb, Planner II

2002-086

Richard & Maureen Johnston, owners, to allow a proposed pool and room addition to encroach into the required front and rear setbacks. LOC: 6480 Sargasso Way, approx. 3 miles N of Indiantown Rd., and approx. 2 miles E of I-95, within the Loxahatchee Pointe Subdivision in the RS Zoning District.
Pages - 67 - 72
Conditions – 3, Page 70
Damon Kolb, Planner II

Regular Item(s):
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 – 73 - 85
Conditions – 4, Page 80
F. Alan Seaman, Sr. Site Planner

SD-110

Petition of: Communities Finance Company, requesting a variance from the requirement that access from individual subdivision lots shall not be permitted directly to a major street. Requirements are set forth in the Unified Land Development Code, Section 8.29.D.2. Location: east side of Palmwood Road (Prosperity Farms Road extension), approximately 2,700 feet north of Donald Ross Road, in the IL Zoning District.
Pages – 86 - 96
Dave Cuffe, Engineering Dept.

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.