



## BOARD OF ADJUSTMENT RESULTS LIST

February 18, 1999

**BOFA 9900002**  
**Brian J. Collins**

### RESULT - APPROVED WITH CONDITIONS

To allow an existing accessory structure less than 10' in height to encroach into the required side interior setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900002	6.5.G.2.a Accessory Structure less than 10 feet in height, Side Interior Setback.	5 Feet	3 Feet	2 Feet
ADDRESS OF PROPERTY:	6584 Patricia Dr			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. The property owner shall provide the Building Division with a copy of existing elevations of the shed, Exhibit 18 presented to the Board, simultaneously with the building permit application for the shed. (BLDG PERMIT:BLDG)
3. By March 18, 1999, the applicant shall apply to the Building Division for a building permit for the shed. (DATE: MONITORING-Bldg Permit)
4. By April 18, 1999, the applicant shall obtain a building permit for the shed. (DATE: MONTITORING-Bldg Permit)
5. There shall be no additions to the shed. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900003  
Oriole Homes Corp**

**RESULT - APPROVED WITH CONDITIONS**

To allow for a side corner setback variance for lots 101 & 120, within the Palm Isles West subdivision.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 9900003</b>	<b>6.4.D.95.d Property Development Regulations, Front Side Corner Setback for SFD for Lot 121</b>	<b>25 Feet</b>	<b>15.4 feet</b>	<b>9.6 Feet</b>
	<b>6.5.D.95.d Property Development Regulations, Side Corner Setback for proposed Single Family Dwelling for Lot 101</b>	<b>25 Feet</b>	<b>24 Feet</b>	<b>1 Foot</b>
<b>ADDRESS OF PROPERTY:</b>	<b>0 Crescent View Dr N</b>			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. Prior to the Certificate of Occupancy for the unit on lots 101 and 120 the applicant shall install one native shade tree and shrubs at the base of the unit to mitigate the side corner setback variance. (CO-Building Inspection)
3. By April 18, 1999, the applicant shall ensure the certified Site Plan reflects the side corner setback on lots 101 and 120 and the BA conditions of approval are placed on the Site Plan. (DATE: MONITORING-ZONING-BA)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900004**

**Robert W. Simmons & John T. Christiansen**

**RESULT - APPROVED WITH CONDITIONS**

To allow a variance from the required lot width for Lot 3.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 9900004</b>	<b>6.5.A Minimum Property Development Regulations, Lot Width for RT zoned lot 3.</b>	<b>100 Feet</b>	<b>20 Feet</b>	<b>80 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>0 Loxahatchee River Rd 19803 Loxahatchee River Rd</b>			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. By July 18, 1999, the applicant shall apply to DRC to amend the site plan for the subdivision. (DATE:MONITORING-ZONING-DRC)
3. Approval of the revised plat before February 18, 2000, shall vest this lot width variance for Lot 3. (DATE:MONITORING-ENG)
4. Prior to Development Review Committee certification of the final subdivision plan the applicant shall provide the Zoning Division with a letter from the South Florida Water Management District (SFWMD) stating the property owner is in compliance with the Surface Water Management permit and conditions. (ZONING-DRC)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900005  
Brefrank, Inc**

**RESULT - APPROVED WITH CONDITIONS**

To allow deviation from the required island tree plant spacing.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 9900005</b>	<b>7.3.G.2.a Landscape Code: Required interior landscape islands in the parking lot every 12 spaces and not to exceed 120 feet apart.</b>	<b>1 interior landscape island for every 12 parking spaces, a maximum 120 feet apart per BCC condition K.2</b>	<b>Alternate the interior landscape islands to allow for both islands and landscape diamonds where four parking spaces intersect.</b>	<b>To deviate from the interior landscape island requirements consistent with the intent of BCC condition K.2</b>
<b>ADDRESS OF PROPERTY:</b>	<b>Hwy 441</b>			

The above variance was granted subject to the following zoning condition(s):

1. By March 21, 1999, the applicant shall amend the site plan to reflect the proposed landscape island layout in the parking lot. A landscape detail shall be provided on the Site Plan that clearly delineate a typical parking row with diamonds and trees. (DATE: MONITORING-DRC)
2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC: ZONING)
3. The applicant shall comply with the ULDC minimum 75% shade tree requirement in the parking lot. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BATE 9900007  
Mark Edward Parker & Sharon Ann Parker**

**RESULT - APPROVED WITH CONDITIONS**

The applicant is applying for a six month time extension to BA98-22, condition #2. The applicant to obtain a building permit for the proposed single family dwelling by January 16, 1999.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900007	The applicant is applying for a six month time extension to BA98-22, condition #2.  The condition required the applicant to obtain a building permit for the proposed SFD by January 16, 1999.	FROM:  January 16, 1999	TO:  July 16, 1999	TOTAL  6 Months
ADDRESS OF PROPERTY:	Vacant 003870			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. By July 16, 1999, the property owner shall obtain a building permit for the single family dwelling. (DATE: MONITORING-BLDG PERMIT)

***Is hereby amended to read:***

By July 16, 1999, the property owner shall obtain a building permit for the Single Family Dwelling. (DATE: MONITORING-BLDG PERMIT)

3. The Banyan Tree located along the east property line of the property shall be protected with barricades during construction. The tree shall be preserved by the property owner. (BLDG INSP-ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900010  
William T. Little, Trustee and  
Frances A. Little, Trustee**

**RESULT - APPROVED WITH CONDITIONS**

To allow an existing and a proposed addition to a SFD to encroach into the required side interior setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 9900010</b>	<b>6.5.G.4 Property Development Regulations, Side Setback Existing SFD</b>	<b>25 Feet</b>	<b>6.7 Feet</b>	<b>18.3 Feet</b>
	<b>6.5.G.4 Property Development Regulations, Rear Setback for Existing SFD and Proposed addition</b>	<b>25 Feet</b>	<b>18 Feet</b>	<b>7 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>1941 Lenmore Dr</b>			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT:BLDG)
2. By October 17, 1999, the applicant shall apply for a building permit for the proposed addition. (DATE: MONITORING-Bldg Permit)
3. By January 17, 2000, the applicant shall obtain a building permit for the proposed addition. (DATE: MONITORING-Bldg Permit)
4. By April 17, 1999, the applicant shall execute a Unity of Title for Parcels 5, 5-2, and provide the Zoning Division with a copy. (DATE: MONITORING-Zoning)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900011  
Marianne L. & Edward C. Hall**

**RESULT - APPROVED WITH CONDITIONS**

To allow for a proposed room addition to a SFD to encroach into the rear setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 9900011</b>	<b>6.5.G.4 Property Development Regulations; Rear Setback to SFD</b>	<b>15 Feet</b>	<b>11.77 Feet</b>	<b>3.23 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>3121 Palm Dr</b>			

The above variance was granted subject to the following zoning condition(s):

1. By July 18, 1999, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. By September 18, 1999 the applicant shall obtain a building permit for the proposed 500 sq. ft. room addition. (DATE:MONITORING-Bldg Permit)
3. By October 18, 1999, the applicant shall obtain a Special Permit for the Accessory Apartment. (DATE:MONITORING-Zoning)
4. The existing mature landscaping located along the East property line shall be maintained to provide a visual buffer to Lot #118 to the East. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900012**  
Mary A. Thomas, Trustee

**RESULT - APPROVED WITH CONDITIONS**

To allow for a reduction in the width of the right-of-way buffer along Haverhill Road and to allow for a reduced side interior setback for a proposed Convenience Store.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900012	6.5.A Property Development Regulations, Side Interior Setback (East Property Line) for Proposed Convenience Store	15 Feet	5 Feet	10 Feet
	7.3.F.1 Landscape Right of Way Buffer width along Haverhill Road	20 Feet	15 Feet	5 Foot
ADDRESS OF PROPERTY:	4022 Eastview Ave			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (ZONING-DRC)
3. Prior to the final Certificate of Occupancy for the convenience store, which ever occurs first, the applicant shall install the following landscape:
  1. Lake Worth Road Right-of-Way buffer, shall be upgrade with native canopy trees planted 20 feet on-center or cluster of 3 booted cabbage palms planted 20 feet on-center.
  2. The east 5 foot landscape buffer shall be upgrade with booted cabbage palms planted 15 feet on-center for that portion of the buffer adjacent to the convenience store (approximately 56 feet). (DATE: MONITORING/CO-BLDG INSP.)
4. There shall be no overhangs on the east side of the convenience store into the landscape buffer. (BUILDING PERMT-INSPEC)



**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BOFA 9900013  
Boca Corporate Center Assoc.**

**RESULT - APPROVED WITH CONDITIONS**

To allow a commercial business to operate 24 hours a day.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
BOFA 9900013	6.5.J.6 Property Development Regulations, Hours of operation	All commercial uses adjacent to residential zoned property shall not commence prior to 6:00 a.m daily	To operate 24 hours a day	To be permitted to operate 24 hours a day.
<b>ADDRESS OF PROPERTY:</b>	7777 Glades Rd			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. This variance is approved only for a permitted general retail use that will have no outdoor activity (storage, deliveries, etc) (ONGOING)
3. By March 21, 1999, the applicant shall ensure the Board of Adjustment conditions are attached to the certified site plan. (DATE: MONITORING- ZONING-BA)
4. There shall be no modifications to the site plan that would permit any outdoor activity (storage, parking, loading, deliveries) along the east side of the proposed 8,500 square foot building and east property line. (ONGOING)
5. All deliveries for the business shall only occur between the hours of 8 a.m.-8 p.m. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
February 18, 1999**

**BATE 9900014  
Donaldson E. Hearing**

**RESULT - APPROVED WITH CONDITIONS**

To allow a six month time extension to condition #1, 2 and 4, for BA98-08, approved on April 16, 1998.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
<b>BATE 9900014</b>	1. 6 month time extension for Condition #1:  By January 16, 1999, the applicant shall apply to the Building Division for a building permits for the proposed office building	January 16, 1999	July 16, 1999	6 Months
	2. 6 month time extension for Condition #2  By April 16, 1999, the applicant shall have obtained a building permit for the office building.	April 16, 1999	October 16, 1999	6 Months
	3. 6 month time extension to Condition #4:  By January 16, 1999, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application.	January 16, 1999	July 16, 1999	6 Months
<b>ADDRESS OF PROPERTY:</b>	<b>0 Mona Rd</b>			

The above variance was granted subject to the following zoning condition(s):

1. By January 16, 1999, the applicant shall apply to the Building Division for building permits

for the proposed office building. (DATE:MONITORING- Bldg)

***Is hereby amended to read:***

By July 16, 1999, the applicant shall apply to the Building Division for building permits for the proposed office building. (DATE:MONITORING-Bldg)

2. By April 16, 1999, the applicant shall obtain a building permit for the office building. (DATE:MONITORING-Bldg)

***Is hereby amended to read:***

By October 16, 1999, the applicant shall obtain a building permit for the office building. (DATE:MONITORING-Bldg)

3. There shall be no modifications to the site plan, Exhibit 19, presented to the Board of Adjustment, unless consistent with the Board of Adjustment approval and reviewed by the Board of Adjustment staff. (ZONING)
4. By January 16, 1999, the property owner shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the Site Plan presented to the Board, simultaneously with the Building permit application. (DATE:MONITORING-Bldg)

***Is hereby amended to read:***

By July 16, 1999, the property owner shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the Site Plan presented to the Board, simultaneously with the Building permit application. (DATE:MONITORING-Bldg)