



**INTER-OFFICE COMMUNICATION  
PALM BEACH COUNTY  
DEPARTMENT OF PLANNING, ZONING AND BUILDING**

**TO: Results File**

**FROM: Jon MacGillis, Principal Site Planner**

**DATE: OCTOBER 19, 2000**

**RE: Results of October 19, 2000, Board of Adjustment Hearing**

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Please find attached the result list of the Board of Adjustment hearing held on October 19, 2000.

If you have any questions, please contact me at (561) 233-5223 or the Board of Adjustment Secretary at (561) 233-5216.

JPM/mm  
Attachment

cc: 2000 Board of Adjustment Result List File  
Zoning Lobby

**RESULTS LIST  
BOARD OF ADJUSTMENT  
October 19, 2000**

**BOFA 2000051**

**Richard L. & Arleen Quiery**

**RESULT - APPROVED WITH CONDITIONS**

To allow existing SFD and planter wall 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 2000051</b>	<b>6.5.G.2 Property Development Regulations: Side interior setback(SFD/PLANTER/ PRIVACY WALL)</b>	<b>7.5 Feet</b>	<b>2.4 Feet</b>	<b>5.1 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>5929 Wedgewood Village Cir</b>			

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

1. By October 19, 2001, the property owner shall provide the Zoning Division with confirmation that Building Division Records Section of Palm Beach County was provided with a copy of the Board of Adjustment Result Letter and a copy of the most recent survey for file update purposes. (DATE: MONITORING-BUILDING/ZONING BA)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
October 19, 2000**

**BOFA 2000052  
Gerald & Joan Lowenthal**

**RESULT - APPROVED WITH CONDITIONS**

**To allow proposed addition to existing SFD to encroach separation between design clusters.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000052</b>	<b>1.5.B.3 Exemptions: Side interior separation for Design Cluster dwelling unit for a development with approved Site Plan certified prior to 1992 (adoption of ULDC)</b>	<b>15 Feet</b>	<b>8.2 Feet</b>	<b>6.8 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>13890 Cross Pointe Ct</b>			

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

- 2. By April 19, 2001, the applicant shall apply to the Building Division for a building permit for the 8' by 16' room addition for lot 10. The applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan, Exhibit 9, presented at the October 19, 2000 hearing. (DATE: MONITORING-BLDG PERMIT)**
- 3. By August 19, 2001, the applicant shall obtain a building permit for the room addition on lot 10. (DATE: MONITORING-BLDG PERMIT)**
- 4. Prior to the final Certificate of Occupancy for the room addition the applicant shall install a 3 foot high native hedge, planted 24 inches on center, along the 16 foot length of the room addition. (CO-BLD INSP.)**

**BOARD OF ADJUSTMENT  
October 19, 2000**

**BATE 2000053  
Albertson's**

**RESULT - APPROVED WITH CONDITIONS**

**To allow for a one year time extension for Condition #3 & #4 of BofA 99-059 approved Oct. 21, 1999.**

<b>BATE 2000053</b>	To allow for a one year time extension for Condition #3 & #4 of BofA 99-059 approved Oct. 21, 1999.			
	<p><b>Condition #3</b> By November 15, 2000, the applicant shall apply for a renovation permit for the Albertson's store</p> <p><b>Condition #4:</b> By November 15, 2000, the applicant shall install the upgraded landscape the right-of-way buffers along Military Trail and Lake Worth Road as well as on site according to the approved Landscape Plan, Exhibit 22, in the BA File (BA99-59).</p>	November 15, 2000	November 15, 2000	12 Months
<b>ADDRESS OF PROPERTY:</b>	4481 Lake Worth Rd			

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

5. 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)
6. Prior to DRC certification to the Site Plan, the applicant shall ensure the Board of Adjustment conditions are on the final certified site plan. (ZONING-DRC)
7. By November 15, 2000, the applicant shall apply for a renovation permit for the Albertson's store. (DATE:MONITORING-BLDG PERMIT)

**Is hereby amended to read:**

By November 15, 2001, the applicant shall apply for a renovation permit for the Albertson's store. (DATE:MONITORING-BLDG PERMIT)

8. By November 15, 2000, the applicant shall install the upgraded landscape in the right-of-way buffers along Military Trail and Lake Worth Road as well as on site according to the approved Landscape Plan, Exhibit 22, in the BA file BA99-59. (MONITORING-DATE-LANDSC)

**Is hereby amended to read:**

By November 15, 2001, the applicant shall install the upgraded landscape in the right-of-way buffers along Military Trail and Lake Worth Road as well as on site according to the approved Landscape Plan, Exhibit 22, in the BA File BA99-59. (MONITORING-DATE-LANDSC)

9. The parking variance is limited to the reduction of 24 spaces for a total of 278 spaces to be provided on site. Prior to final Certificate of Completion of the renovations to the Albertson's Store the required on-site parking shall be confirmed by the Building Inspector. (CO-BLDG Inp)
10. Prior to November 15, 2000, or issuance of a Certificate of Completion for the proposed renovations to the Albertson's store, the applicant shall contact the Landscape Section to request a final landscape inspection for the site. All required upgraded landscape shall be in accordance with the approved plan. The spacing and height of the trees along both Military Trail and Lake Worth Road shall be upgraded to compensate for the reduction in the width of the landscape buffer. (DATE:MONITORING-LAND INSP)
11. Two additional off-street spaces that currently abut Military Trail shall be eliminated to allow for a 10 foot wide interior landscape island in the parking lot. The islands shall include 3 booted sabal palms. (LANDSCAPE)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
October 19, 2000**

**BOFA 2000054  
G. L. Homes Of Florida Corp. II**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a reduction in the required compatibility buffer width along N. perimeter property line for a proposed PUD.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000054</b>	<b>6.8.B.8.c Planned Development District Regulations: Type 3 Compatibility Buffer Width along the N. Perimeter Property Line for a Proposed PUD in AGR/PUD District</b>	<b>50 Feet</b>	<b>25 Feet</b>	<b>25 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>Currently Vacant</b>			

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

- 12. By December 19, 2000 prior to DRC Certification, the applicant shall administratively amend the final Master Plan to include the notation of the variance (BA2000-054) and conditions. (DATE:MONITORING:DRC:BA)**
- 13. This variance is only for the reduction in the required landscape buffer width from 50' to 25' along the north perimeter property line of the proposed Sussman AGR-PUD. All landscaping required for the 50 ft. Type 3 compatibility landscape buffer shall be installed in the remaining 25' wide landscape buffer along the north perimeter property line. (ON-GOING)**
- 14. This landscape buffer reduction variance shall be vested when the Master Plan is certified by DRC. No time extension will be required if the Master Plan is certified prior to October 19, 2001. (DRC:BA)**

**RESULTS LIST  
BOARD OF ADJUSTMENT  
October 19, 2000**

**BOFA 2000055  
Centex Homes**

**RESULT - APPROVED WITH CONDITIONS**

To allow a proposed townhouse unit #258, Building 12, in POD B, NYE PUD, 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 2000055</b>	<b>6.5.B-2B PUD Property Development Regulations-Townhouse, side interior setback (measure inside required buffer tract)</b>	<b>15 Feet (Inside Buffer)</b>	<b>11.29 Feet</b>	<b>3.71 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>5360 Hypoluxo Rd</b>			

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

15. 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)
16. By March 19, 2001, the applicant shall apply for a building permit for building 12, unit 258 within POD B, NYE PUD. (PCN 00424502000005050). (DATE: MONITORING-BLDG PERMIT-BA)
17. By July 19, 2001, the applicant shall obtain a building permit for the six unit townhouse, building 12, unit 258, POD B, NYE PUD, to vest the side interior setback variance. (DATE: MONITORING-BLDG PERMIT-BA)
18. This variance is limited to townhouse building 12, unit 258, within POD B, NYE PUD, PCN 00424502000005050 for a 3.71 foot side interior setback (north encroachment. (ONGOING)