

**RESULTS LIST  
BOARD OF ADJUSTMENT  
April 19, 2001**

**BATE 2001021  
Marathon Ashland Petroleum, LLC.**

**RESULT - APPROVED WITH CONDITIONS**

The applicant has applied for a time extension for 24 months for BA2000-016 approved 04-20-00.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BATE 2001021</b>		<b>April 20, 2001</b>	<b>April 20, 2003</b>	<b>2 years</b>
<b>ADDRESS OF PROPERTY:</b>	<b>3981 Lake Worth Rd</b>			

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

1. By November 20, 2000, the subject property owners shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the certified Site Plan by DRC, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
2. Prior to issuance of the final Certificate of Occupancy, the applicant shall upgrade the landscape material in the right-of-way buffer along Lake Worth Road as follows: 1) One 14' high native shade tree on both sides of the ingress/egress; 2) One group of five Booted Sabal palms planted 30 feet measured from the center of the required shade tree; 3) Continuous 36" high native hedge planted 24" on center; 4) Earth berm to run the length of the buffer. (CO-LAND INSPECTION)
3. Prior to issuance of final Certificate of Occupancy, the applicant shall upgrade the landscape material in the right-of-way buffer along Kirk Road as follows: (CO/LANDSCAPE) 1) Booted Sabal palms planted every 10 feet on center between the north end of the dumpster and the north edge of the driveway; 2) 14' high native shade trees planted every 30 feet on center on the 3) Booted Sabal palms planted every 15 feet on center on the south of the driveway; 4) Continuous 36" high native hedge planted 24" on center.
4. Prior to issuance of final Certificate of Occupancy, the applicant shall upgrade the landscape material in the right-of-way buffer at the SW corner (where the chord of 40' radius occurs) as follows: (CO/LANDSCAPE) 1) Three Royal palms planted every 15 feet on center; 2) Continuous 36" high native hedge planted 24" on center.
5. All landscape material shall be maintained in accordance with Article 7.3.H. (ONGOING: CODE ENF/Landscape)
6. By August 18, 2000, the applicant shall apply to the Board of County Commissioners to request for Re-zoning and a Conditional A Use to allow a convenience store with gas sales on

**the subject property. (DATE: MONITORING-Zoning) COMPLETED**

- 7 Prior to DRC certification, the applicant shall ensure that the BofA conditions are shown on the Site Plan (Exhibit 23, BA2000016) (DRC-Zoning)**
- 8 The applicant shall construct the site consistent with the Site Plan, Exhibit 23, in the BA2000-016 file. Any future modifications to the site layout shall ensure compliance with BCC conditions, code requirements and be consistent with the general intent of the Board of Adjustment approval (ZONING-ONGOING)**

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**RESULTS LIST  
BOARD OF ADJUSTMENT  
April 19, 2001**

**BATE 2001022  
Herbert F. Kahlert As Co-Trustee**

**RESULT - APPROVED WITH CONDITIONS**

The applicant has applied for a time extension of 6 months for Condition #4, of BA2000-012 approved March 16, 2000.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BATE 2001022</b>	<b>Time Extension of 6 months for Condition #4 of BA2000-012 approved March 16, 2000.</b>	<b>March 16, 2001</b>	<b>September 16, 2001</b>	<b>6 Months</b>
<b>ADDRESS OF PROPERTY:</b>	<b>No Address Given 005521</b>			

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

- 1 By Sept. 16, 2001, the applicant shall obtain a final inspection on the parking lot for this use in order to vest the parking variance for 90 additional parking spaces and obtain a building permit for the architectural 60 foot tower by this date. (DATE:MONITORING-INSPECTION)**
- 2 Applicant shall comply with all conditions of BA2000-012. (ONGOING). COMPLETED. All conditions completed by applicant. JPM**

**RESULTS LIST**  
**BOARD OF ADJUSTMENT**  
**April 19, 2001**

**BOFA 2001023**  
**Vincenzo Lograsso**

**RESULT - APPROVED AS AMENDED**

To allow for the following variance: to reduce the required front and side corner setback for an existing building, to reduce the width of the right- of-way buffers along both Lake Worth Rd. and Urquhart St., to reduce the width of the compatibility buffer along the south property line, to reduce the amount of foundation planting around the existing building, to reduce length and width of the required landscape terminal islands, to reduce the amount of required off street parking and to reduce the dumpster setback to residential zoned property.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001023	6.7.J.5.a Property Development Regulation: CG Zoning District: Front Setback	20 Feet	17 Feet	3 Feet
	6.7.J.5.a Property Development Regulation: CG Zoning District Side Street Setback	20 Feet	11.5 Feet	8.5 Feet
	7.3.F.2 R.O.W.Buffer along Lake Worth Rd: Reduce width of landscape buffer	20 Feet	17 Feet	3 Feet
	7.3.F.2 R.O.W. Buffer along Urquhart St.: Reduce the R/W buffer along the NE corner	15 Feet	11.5 Feet	3.5 Feet
	7.3.F.4 Incompatible Landscape Buffer: Reduce the width of the S. property line Landscape Buffer	15 Feet	10 Feet	5 Feet
	7.3.G.2.d Foundation Planting: Reduce the Front & Side Foundation planting around the existing building	5 Feet	10 Feet	5 Feet
	7.3.G.3.a Terminal Island: Parking Island	5 Feet	2.5 Feet	2.5 Feet
	7.3.G.3.a Terminal Island: Parking Island	5 Feet	2.5 Feet	2.5 Feet
	7.3.G.3.a Terminal Island: Parking Island	5 Feet	10 Feet	5 Feet
7.2.B Required off street parking spaces	18 Spaces	11 Spaces	7 Spaces	
ADDRESS OF PROPERTY:	0 Urquhart St 4364 Lake Worth 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. By December 19, 2001, the applicant shall apply for a building permit to renovate the existing 3, 500 sq/ft building. (DATE: MONITORING -BLDG PERMIT-BA)
3. By March 19, 2002, the applicant shall obtain the building permit for the renovations to the existing 3, 500 sq/ft building. (DATE: MONITORING- BLDG PERMIT-BA)
4. The final site layout of this laundry facility shall be consistent with the BA Site Plan, Exhibit 23, and all BA conditions. Any modifications to the site layout shall be reviewed with the Zoning BA Section prior to the changes being submitted for a building permit. (ONGOING)
5. The landscaping along the south property line shall be upgraded as follows: a) Native 14 foot tall shade trees planted 20 feet on center b) Native 36" hedge planted 24" on center The Landscape Plan submitted with the building permit for the renovation to the 3,500 sq/ft building shall reflect this condition. (BLDG PERMIT: LANDSCAPE-BA)
6. The variances associated with BA2001-023, are valid for this specific laundry use, general retail, medical and office use or any other use that the Zoning Director concludes generates the same parking demands. Any changes to the Occupational Licence shall be presented by the property owner to the Zoning Division staff for review and approval prior to change to the Occupational Licence. (ONGOING)
7. The final site design and architectural facades of the renovated 3,500 sq/ft building shall be consistent with the Lake Worth Corridor Overlay District standards. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
April 19, 2001**

**BOFA 2001025**

**At & T, A New York Corporation**

**RESULT - APPROVED WITH CONDITIONS**

**To allow additional off street parking to exceed that permitted by the MUPD provisions.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001025</b>	<b>6.8.E.7.d MUPD off street parking regulations: Parking not to exceed minimum or maximum</b>	<b>184 Spaces</b>	<b>187 Spaces</b>	<b>3 Spaces</b>
<b>ADDRESS OF PROPERTY:</b>	<b>21000 Boca Rio Rd</b>			

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

- 1 By June 19, 2001, the applicant shall amend the Site Plan for Petition 84-030, the Boca Rio Center, to add the additional parking, revise the Site tabular data and ensure the BA conditions are on the final site plan, certified by DRC. (DATE:MONITORING-ZONING-DRC)**
- 2 This parking variance shall be limited to 3 additional spaces. The final site plan shall be revised to show a total 187 off street parking spaces for this site. (ONGOING)**
- 3. By December 19, 2001, 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.PERMIT:BLDG.)**
- 4. By April 19, 2002, the applicant shall obtain a final inspection on the off street parking spaces for this AT&T site to vest this parking variance. (DATE: MONITORING-ZONING-DRC)**

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**BOARD OF ADJUSTMENT**

**April 19, 2001**

**BATE 2001026**

**Thoroughbred Lake Estates, Ltd**

**RESULT - COMPLETE**

**The applicant has applied for a time extension for 12 months for the development order and condition number 4.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BATE 2001026</b>	<b>Requesting time extension on Development Order</b>	<b>12 month time extension for Development Order March 16,2001 to March 16, 2002</b>	<b>12 month extension</b>	<b>12 month extension</b>
	<b>Requesting time extension for Condition #4</b>	<b>12 month time extension for Cond. 4 due March, 16, 2001</b>	<b>12 Months time extension</b>	<b>March 16, 2002</b>
<b>ADDRESS OF PROPERTY:</b>	<b>State Rd 7</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 by March 16, 2002. (DATE: MONITORING-BLDG PERMIT-Zoning)**
- 2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan and reference to the location of the buffer variances and setback for the 1.8 acre lake. (DRC-Zoning) COMPLETE 5/00**
- 3. By Sept.16, 2001, the applicant shall install the following landscaping along the south side of 50 foot easement road (942 feet in length). Alternate between one native shade trees/clusters of 3 Sabal palms planted 40 feet on-center. The native canopy trees shall be installed at 12 feet in height, the palm trees shall be planted with 8 feet of clear trunk or twelve feet in overall height. (DATE: MONITORING-LANDSCAPE**
- 4. The variances are limited to the buffers and lake setback as shown on Exhibit 9, in the Board of Adjustment File, BA2000-10 in the Zoning Division. All other buffers must be installed in accordance with BCC conditions or code requirements. (ONGOING)**

**BOFA 2001027**  
**BP Exploration And Oil Inc.**

**RESULT - COMPLETE**

To allow a proposed car wash and convenience store to encroach into the side and rear setbacks and to operate the facility to exceed the permitted hours of operation.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001027</b>	<b>6.5.A Property Development Regulations: CC Zoning District for a side interior setback for a car wash</b>	<b>30 Feet</b>	<b>15 Feet</b>	<b>15 Feet</b>
	<b>6.5.A Property Development Regulations: CC Zoning District for a rear setback for a convenience store</b>	<b>30 Feet</b>	<b>15 Feet</b>	<b>15 Feet</b>
	<b>6.6.J.8.c Hours of operation for commercial uses</b>	<b>6 AM - 11 PM (17 hours)</b>	<b>24 hours</b>	<b>7 hours</b>
<b>ADDRESS OF PROPERTY:</b>	<b>7005 S Military Trl</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 certified by the DRC. The final site plan shall be consistent with the Site Plan, Exhibit 20, shown to the Board of Adjustment at the April 19, 2001 Hearing. (BLDG. PERMIT-ON-GOING)**
- 2. The setback and hours of operation variances are limited to the use and structures shown on the Site Plan, Exhibit 20, presented to the Board of Adjustment at the April 19, 2001, Public Hearing. Any new use or redesign of the site shall require BA approval. (ONGOING)**

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**RESULTS LIST  
BOARD OF ADJUSTMENT  
April 19, 2001**

**BOFA 2001030**

**Romagnoli, Louis A & Celeste A**

**RESULT - APPROVED WITH CONDITIONS**

**To allow an existing swimming pool and proposed screen enclosure to encroach the rear setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001030</b>	<b>6.6.A.b Property Development Regulations: Pool setback, rear</b>	<b>10.5 Feet</b>	<b>7.65 Feet</b>	<b>2.85 Feet</b>
	<b>6.6.A.10.b Property Development Regulations: Screen enclosure setback, rear</b>	<b>7.5 Feet</b>	<b>3.85 Feet</b>	<b>3.65 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>7730 Hanahan Pl</b>			

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

- 1. By October 19, 2001 the property owner shall provide the Building Division with a copy of the Site Plan Exhibit presented to the Board, simultaneously with the building permit application for the screen roof screen enclosure. (DATE: MONITORING BLDG PERMIT - Zoning)**
- 2. By June 19, 2001, the applicant shall provide the Building Inspection Section with a copy of the BA result letter to allow for the pool (B00023857) to be scheduled for a final inspection. (DATE: MONITORING-BLDG -CO)**

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**RESULTS LIST  
BOARD OF ADJUSTMENT  
April 19, 2001**

**BOFA 2001027  
BP Exploration And Oil Inc.**

**RESULT - COMPLETE**

To allow a proposed car wash and convenience store to encroach into the side and rear setbacks and to operate the facility to exceed the permitted hours of operation.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001027</b>	<b>6.5.A Property Development Regulations: CC Zoning District for a side interior setback for a car wash</b>	<b>30 Feet</b>	<b>15 Feet</b>	<b>15 Feet</b>
	<b>6.5.A Property Development Regulations: CC Zoning District for a rear setback for a convenience store</b>	<b>30 Feet</b>	<b>15 Feet</b>	<b>15 Feet</b>
	<b>6.6.J.8.c Hours of operation for commercial uses</b>	<b>6 AM - 11 PM (17 hours)</b>	<b>24 hours</b>	<b>7 hours</b>
<b>ADDRESS OF PROPERTY:</b>	<b>7005 S Military Trl</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 certified by the DRC. The final site plan shall be consistent with the Site Plan, Exhibit 20, shown to the Board of Adjustment at the April 19, 2001 Hearing. (BLDG. PERMIT-ON-GOING)
2. The setback and hours of operation variances are limited to the use and structures shown on the Site Plan, Exhibit 20, presented to the Board of Adjustment at the April 19, 2001, Public Hearing. Any new use or redesign of the site shall require BA approval. (ONGOING)