



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

TO: Results File

FROM: Jon MacGillis, Principal Site Planner

DATE: February 16, 2001

RE: Results of FEBRUARY 15, 2001, Board of Adjustment Hearing

Please find attached the result list of the Board of Adjustment hearing held on **FEBRUARY 15, 2001**.

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

**RESULTS LIST
BOARD OF ADJUSTMENT
February 15, 2001**

**BOFA 2000069
Glenda Rambo**

RESULT - APPROVED WITH CONDITIONS

To allow proposed accessory structure to encroach required side and street setback and to exceed % floor area.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000069	6.5.G.2 Property Development Regulations: Interior side setback for accessory garage (North property line)	30 Feet	15 Feet	15 Feet
	6.5.G.3 Property Development Regulations: Street side setback for accessory garage (Along Pine Forest Drive)	30 Feet	15 Feet	15 Feet
	6.6.A.1.c Supplementary Regulations: Accessory uses and structures- Accessory structure not to exceed 30% of principle structure	327 sq. ft.	4800 sq. ft.	4473 sq. ft.
ADDRESS OF PROPERTY:	4427 Military Trl			

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

1. By August 15, 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 Exhibit 26, indicating the BOFA conditions of approval. (DATE: MONITORING-BLDG PERMIT)
2. By February 18, 2002 or prior to the final C/O of the 4,800 sq. ft. accessory structure, whichever occurs first, the applicant shall remove the carport attached to the west side of the existing SFD. (BOFA-ZONING)
3. The proposed 4,800 SF accessory structure shall be constructed, consistent with the elevation shown on Exhibit 27, in the BA file BA2001-069. (BOFA- ZONING)
4. By February 18, 2002, or prior to C/O of the 4,800 SF building, whichever occurs first, the applicant shall upgrade the north and south property line landscape buffers as shown on Exhibit 9, in the BA 2000069 file. (DATE:MONITORING-ZONING-LANDSCAPE)
5. The proposed variances are granted for the specific use of a "ministry". In the event the "ministry use" ceases, the applicant shall be required to meet the required off-site parking if the accessory building is to be utilized as the principal structure. (ONGOING)

**RESULTS LIST
BOARD OF ADJUSTMENT
February 15, 2001**

BATE 2001006

Ralph J . & Judy S. Chackal

RESULT - APPROVED AS AMENDED

To allow for a one year time extension on BA2-039.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 2001006	1. By March 20, 2001, 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 No. 23, BA2000039) presented to the Board, simultaneously with the building permit application.	March 20, 2001	September 20, 2001	6 Months
	2. By May 20, 2001, the applicant shall obtain a building permit for the proposed single family residence.	May 20, 2001	November 20, 2001	6 months
	3. By May 20, 2001, the applicant shall obtain a building permit for the proposed swimming pool.	May 20, 2001	November 20, 2001	6 months
	4. By March 20, 2001, simultaneously with the building permit application the applicant shall submit a Conceptual Landscape Plan to include the following material in front of the proposed residence. The specific location to be determined by staff and applicant at time of permitting.	March 20, 2001	September 20, 2001	6 months
ADDRESS OF PROPERTY:	2114 S. Suzanne Cir			

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

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

ZONING CONDITION(S):

1. By March 20, 2001, 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 No. 23, BA2000-039) presented to the Board, simultaneously with the building permit application. **(DATE:BLDG PERMIT-Bldg)**

is hereby amended to read:

By September 20, 2001, 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 No. 23, BA2000-039) presented to the Board, simultaneously with the building permit application. **(DATE:BLDG PERMIT-Bldg)**

2. By May 20, 2001, the applicant shall obtain a building permit for the proposed single family residence. **(DATE-MONITORING-Bldg Permit)**

is hereby amended to read:

By November 20, 2001, the applicant shall obtain a building permit for the proposed single family residence. **(DATE-MONITORING-Bldg Permit)**

3. By May 20, 2001, the applicant shall obtain a building permit for the proposed swimming pool. **(DATE-MONITORING-Bldg Permit)**

is hereby amended to read:

By November 20, 2001, the applicant shall obtain a building permit for the proposed swimming pool. **(DATE-MONITORING-Bldg Permit)**

4. By March 20, 2001, simultaneously with the building permit application the applicant shall submit a Conceptual Landscape Plan to include the following material in front of the proposed residence. The specific location to be determined by staff and applicant at time of permitting. **(DATE:MONITORING-LANDSCAPE)**

is hereby amended to read:

By September 20, 2001, simultaneously with the building permit application the applicant shall submit a Conceptual Landscape Plan to include the following material in front of the proposed residence. The specific location to be determined by staff and applicant at time of permitting. **(DATE:MONITORING-LANDSCAPE)**

- One 14 ft. high native shade tree;
- Three palm trees with 30 feet measured from the center of the required shade tree
- Continuous 36" high native hedge planted 24" on center along the front property line.

5. Prior to issuance of a final Certificate of Occupancy for the proposed SFD, the applicant shall install the landscape material as indicated in condition #4. **(CO-INSPECTIONS:LANDSCAPE)**
6. By September 20, 2000, the applicant shall contact the Zoning Division for inspections to verify that all the existing and proposed fences on the subject property comply or shall comply with the code requirements. **(DATE-MONITORING-INSPECTION: ZONING) See letters from Army Corp of Engineers (Exh. 32) and Ralph Chakal (Exh.33) . The applicant was given 5 months to move the existing fence, which is beyond the property to the Intracoastal Waterway.**
7. By September 20, 2000, the applicant shall contact the Zoning Division for an inspection to verify that the existing vinyl fence along the south side of the existing driveway in front of the existing residence at 2112 S. Suzanne Circle is removed as well as the required off-street parking space standards are in compliance. **(DATE-MONITORING:ZONING-BA) Completed per site visit by George.**

**RESULTS LIST
BOARD OF ADJUSTMENT
February 15, 2001**

**BOFA 2001007
Park Lake Homes**

RESULT - APPROVED WITH CONDITIONS

To allow existing sign lettering identifying subdivision to exceed the required maximum height.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001007	7.14.I.2 Signage: On-site signs subject to special standards- Entrance wall signage Maximum 24" Letter height on "O" and "I" in name of subdivision.	24"	48"	24"
	7.14.I.2 Maximum 24" Letter height on the "A,S & S" in subdivision Name.	24"	26"	2"
ADDRESS OF PROPERTY:	0 Jog Rd			

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

- 1. By April 15,2001, the applicant shall submit for a building permit for the existing wall signs for the Oasis PUD. The entrance wall signage submitted for permitting shall be consistent with sign elevation Exhibit 16, in the BA2001-07 BA file in the Zoning Division. The applicant shall be required to submit a copy of the elevation to the Building Division when submitting for the sign permit. (DATE: MONITORING-Bldg permit)**
- 2. By July 15, 2001, the applicant shall obtain a final inspection on the wall sign from the Building Division in order to vest the sign letter variance, granted subject to BA2001-007. (DATE:MONITORING-INSPECTIONS)**

**RESULTS LIST
BOARD OF ADJUSTMENT
February 15, 2001**

**BATE 2001008
Congress Venture Two Inc.**

RESULT - APPROVED WITH CONDITIONS

To allow one year time extension on BA2000-009.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 2001008	Time Extension: for Bofa 2000-009 approved 2/17/2000.	February 17, 2001	February 17, 2002	1 year
ADDRESS OF PROPERTY:	1930 N Congress Ave			

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

1. Board of Adjustment conditions must be attached to the site plan submitted for BCC approval and final DRC site plan certification. (Zoning-Zoning Review/DRC)
2. Site plan submitted for BCC approval and final DRC certification shall be consistent with the general intent of the Site Plan reviewed by the Board of Adjustment. Any modifications shall be reviewed by the BA Staff to ensure consistency with the intent of the Board approval. (Zoning-DRC) COMPLETED, SITE PLAN APPROVED SEPTEMBER 27, 2000
3. The required landscape buffer along the southern edge of the property bordering the RM zoning district (approximately 374' of southeast property line) shall be upgraded as follows:
 - a) 10 foot wide landscape buffer;
 - b) 1.5 foot high berm; and
 - c) 1 additional palm or pine every 30 linear feet. (Zoning-Landscape)

**RESULTS LIST
BOARD OF ADJUSTMENT
February 15, 2001**

**BOFA 2001009-2001013
Albanese Homes Inc., Inc.**

RESULT - APPROVED WITH CONDITIONS

To allow an increase in maximum lot coverage.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001009 2001013	6.4.C Property Development Regulations: Zero lot line "Maximum building coverage" for 9 lots within this development: lots 238, 239, 246, 252, 253, 267, 268, 269, 274)	50%	55%	5%
ADDRESS OF PROPERTY:	Lot 238 (10422 Gold Leaf Dr) Lot 239 (10416 Gold Leaf Dr) Lot 246 (6236 Copper Lake Ct.) Lot 268 (6321 Copper Lake Ct.) Lot 274 (10010 Diamond Lake Dr.)		Lot 252 (6257 Copper Lake Ct.) Lot 253 (6261 Copper Lake Ct.) Lot 267 (6317 Copper Lake Ct.) Lot 269 (6325 Copper Lake Ct.)	

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 February 15, 2002, the applicant shall obtain a builing permit for one of the 9 lots (238, 239, 246, 252, 235, 267, 268, 269, 274) within the Clud at Indian development (Petition 93-034) in order to vest the building coverage variance approved pursuant to BA2001-009 thru BA2001-013 (DATE: MONITORING-BLDG PERMIT)
3. The Elegrande B model of 3, 053 square feet, as shown on the floor plan exhibit in the BA2001-009 file, shall not be modified on any of the 9 lots subject of this variance. (ONGOING)
4. By March 15, 2001, the applicant shall amend the approved Site Plan through an Admiistrative Amendment to reflect the lots subject of the variances of Petition BA2001-009 to Ba2001-013). Also, the BA conditions shall be placed on the approved Site Plan. (DATE: MONITORING-DRC)
5. The variance to exceed building coverage pursuant to BA2001-009 to BA2001-013, shall be limited to the following lots: 238, 239, 246, 268, 274, 252, 253, 267, 269, within the Club at Indian Lakes (aka Rossmoor Lakes), Petition 93-034. The variance was only for the Elegrande B model, as shown on the floor plan Exhibit in the BA2001-009 file. (ONGOING)

**RESULTS LIST
BOARD OF ADJUSTMENT
February 15, 2001**

**BOFA 2001014
Wellington Regional Medical**

RESULT - APPROVED AS AMENDED

To allow proposed building to exceed required maximum building height.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001014	6.5.H.1 Property Development Regulations: Building Height in the IPF Zoning District	35 feet	58 feet	23 feet
ADDRESS OF PROPERTY:	State Road 7			

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

- 1. By February 15, 2002, the applicant will obtain a building permit for the 50,000 square foot office building on this property (00-42-43-27-05-018- 0201) in order to vest the building height variance. (DATE:MONITORING- BLDG PERMIT)**
- 2. The final site layout approved by Development Review Committee shall have the same or greater setback as shown on Exhibit 9, found in BA2001-014 file. The proposed setbacks shown on Exhibit 9 are necessary to mitigate the increase in building height of 23 feet (DRC)**
- 3. The proposed 50,000 square foot building shall not exceed 58 feet in total height. (BLDG PERMIT)**
- 4. When submitting for a building permit for the 50,000 medical office building the applicant will be required to submit a copy of the BA Result Letter (conditions) and a copy of DRC certified Site Plan, that shall be consistent with the BA Site Plan, Exhibit 9. (BLDG PERMIT-DRC)**
- 5. The final Site Plan, certified by DRC, shall reflect a building front setback of 73 feet along State Rd. &. This will require the building to be shifted to the west on the site to comply with increase setback based on increase in building height. (DRC)**