



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

**TO: Results File**

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

**DATE: August 16 , 2001**

**RE: Results of August 16, 2001, Board of Adjustment Hearing**

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Please find attached the result list of the Board of Adjustment hearing held on **August 16 , 2001**.

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

JPM/jeq  
Attachment

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**RESULTS LIST  
BOARD OF ADJUSTMENT  
August 16, 2001**

**BOFA 2001060  
George Rodriguez & Ledyia Cobian**

**RESULT - APPROVED WITH CONDITIONS**

To allow a proposed above ground spa and screen roof screen enclosure to encroach into the required rear setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001060</b>	<b>6.6.A.9 Property Development Regulations: Proposed above ground spa to encroach into rear setback</b>	<b>7.8 Feet (25% reduction of 10.5 Foot setback)</b>	<b>7.6 Feet</b>	<b>.2 Feet</b>
	<b>6.6.A.10 Property Development Regulations: Proposed Screen Roof Screen Enclosure</b>	<b>5.63 Feet (25% reduction on open space)</b>	<b>5.0 Feet</b>	<b>.63 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>10927 Bal Harbor 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 May 16, 2002, the applicant shall have commenced construction on the proposes screen enclosure in order to vest the rear setback variances. (DATE: MONITORING-BLDG PERMIT)
3. The proposed screen roof screen enclosure and above ground spa shall be constructed with the setbacks shown on the Board of Adjustment site plan, Exhibit 9, in the BA2001-060 File. (BLDG: PERMIT)
4. The structure shall not be enclosed with solid walls or be converted into an enclosed space. (BLDG PERMIT: BLDG)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
August 16, 2001**

**BOFA 2001061  
Paul & Marie Langer**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a proposed garage addition to encroach into the required front setback**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001061</b>	<b>6.5.A Property Development Regulations RM Zoning District: Front Setback for proposed garage addition</b>	<b>25 Feet</b>	<b>20 Feet</b>	<b>5 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>11859 N Lake Dr.</b>			

**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. By June 16, 2002, the applicant shall obtain a building permit for the proposed garage expansion in order to vest the front setback variance approved pursuant to BA 2001-061.**
- 7. Prior to Certificate of Occupancy on the garage addition or by August 16, 2002, which ever occurs first, the applicant shall install landscape between the garage addition and street to mitigate the setback encroachment. The landscaping shall be consistent with the HOA guidelines. (DATE: MONITORING-BLDG INSPECTIONS)**

**BOARD OF ADJUSTMENT**  
**August 16, 2001**

**BOFA 2001062**  
**The Roger Lonsway Trust**

**RESULT - APPROVED WITH CONDITIONS**

To allow an existing pole barn and potting shed to remain in the front setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001062</b>	<b>6.5.A Property Development Regulations: AR Lot Front Setback for Existing Pole Barn</b>	<b>63 Feet</b>	<b>28.9 Feet</b>	<b>34.1 Feet</b>
	<b>6.5.A Property Development Regulation: AR Lot Front Setback for and existing potting shed</b>	<b>63 Feet</b>	<b>40.8 Feet</b>	<b>22.2 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>13882 N 153rd Rd</b>			

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

8. 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)
9. The applicant shall modify the existing pole barn facade facing the 153rd Road North to make it more architectural compatible with surrounding buildings and lessen the impact of this structure from the street. The applicant shall install siding on the north facade of the pole barn consistent with SFD install equestrian type elements on facade and roof (weather vane). The following improvements shall be implemented by November 16, 2001. The applicant shall contact the Zoning Division for an inspection to ensure compliance with this conditions.
10. By October 16, 2001, the applicant shall either submit for a building permit for the potting shed and pole barn or receive approval from the Building Division for the Bona Fide Agricultural building exemption. If the exemption is granted, a copy shall be provided to the Zoning Division in order to vested the two front setback variances. (DATE: MONITORING- BLDG PERMIT)

11. By November 16, 2001, the applicant shall supplement the existing native saw palmetto understory material with plants so the views of the pole barn and potting shed from 153rd North are mitigate and obscured. (DATE: MONITORING-ZONING-LANDSCAPE
  
12. By November 16, 2001, the applicant shall install slats in the existing metal gate in the driveway to obstruct views into the lot and of the pole barn. With the recommended improvements to the south facade and roof line of the pole barn the encroachment will be mitigated. (DATE: MONITORING- ZONING-BA)
  
13. The pole barn shall not be enclosed with wall at a future date. The structure shall remain open on all sides. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
August 16, 2001**

**BOFA 2001064  
Crystal Petroleum, Inc**

**RESULT - APPROVED WITH CONDITIONS**

To allow a proposed convenience store to encroach into the rear setback, to allow for a reduction in the landscape buffer width along Okeechobee Blvd. and Haverhill Road.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001064</b>	<b>6.5.A Property Development Regulations: CG Zoning District-Proposed Convenience Store Rear Setback</b>	<b>20 Feet</b>	<b>10 Feet</b>	<b>10 Feet</b>
	<b>7.3.F Landscape Code: Perimeter R/W Buffer along Okeechobee Blvd.</b>	<b>20 Feet</b>	<b>14.5 Feet</b>	<b>5.5 Feet</b>
	<b>7.3.F Landscape Code: Perimeter R/W Buffer along Haverhill Road</b>	<b>20 Feet</b>	<b>14 Feet</b>	<b>6 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>5019 Okeechobee Blvd.</b>			

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

14. 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)
15. By April 16, 2002, the applicant shall obtain a building permit for the convenience store. (DATE: MONITORING-BLDG PERMIT)
16. The existing 3 native slash pines along the west side of the site shall be preserved. All necessary precautions shall be taken during construction to ensure these 3 trees are preserved. The open space to the west side of the building shown on the site plan shall be preserved to meet open space/ transferred landscape requirement. (ONGOING)
17. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC-ZONING)

18. The applicant shall upgrade the buffers along Okeechobee Blvd., and Haverhill Road as follows:
- a) Install a berm along the entire buffer length
  - b) Install a 16 foot native shade trees 20 feet on-center
  - c) Install a 36 inch native hedge at 24 inches on-center. (LANDSCAPE)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
August 16, 2001**

**BOFA 2001065  
Dolores K Lentin**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a proposed screen roof screen enclosure to encroach into the side interior setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001065</b>	<b>6.6.A.10 Supplementary Regulations: Screen Roof Screen Enclosure-side interior setback</b>	<b>7.5 Feet</b>	<b>5 Feet</b>	<b>2.5 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>3852 Black Forest Cir</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 May 16, 2002, the applicant shall obtain a building permit for the screen roof screen enclosure in order to vest the side interior setback variance approved pursuant to BA2001-065. (DATE: MONITORING-BLDG PERMIT)**
- 3. The structure shall not be enclosed with solid walls (glass or wood) at a future date. (ONGOING)**