

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

BOFA 2001053
Jose L. And Elena Valdes

RESULT - APPROVED WITH CONDITIONS

To allow a proposed swimming pool to encroach into the required side setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001053	6.6.A.9 Supplementary Regulations: Swimming Pool: Side Interior Setback for Proposed Pool	10.5 Feet	3 Feet	7.5 Feet
ADDRESS OF PROPERTY:	1027 Jason Way			

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 April 19, 2001, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the side interior setback granted pursuant to BA2001-053. (DATE: MONITORING-BLDG PERMIT)
3. By June 19, 2002, or prior to the final Certificate of Completion on the swimming pool, install a shadow box fence along the south property line to mitigate the pool setback encroachment. (DATE: MONITORING-BLDG-CO)

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**BOFA 2001054
Todd & Cleoann Reeves**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed screen roof screen roof enclosure to encroach into the required side corner setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001054	6.6.A.10 Property Development Regulations: Accessory Structures: Screen Roof Screen Enclosure Side Corner Setback	15 Feet	11 Feet	4 Feet
ADDRESS OF PROPERTY:	7560 Ladson Terrace, Lake Worth, Florida			

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

- 1. By September 19, 2001, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and revised Survey in order for PR01005173 to be finalized for the screen roof screen enclosure (DATE: MONITORING-BLDG PERMIT)**
- 2. The structure shall not be enclosed with solid walls or be converted into an enclosed space. (ONGOING)**

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**BOFA 2001055
Troy A. Rainbolt**

RESULT - APPROVED AS AMENDED

To allow a proposed accessory garage to encroach the rear setback and exceed the width between the two side property lines.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001055	6.5.G.2.a Property Development Regulations: Accessory Structures: An accessory structure shall not occupy more than 25% of the distance between property lines	18 Feet (25% max.)	28 Feet (38%)	10 Feet (13%)
	6.5.A Accessory Structures: Proposed garage to encroach into rear setback	25 feet	15 feet	10 feet
ADDRESS OF PROPERTY:	5174 1st 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. If the variance is approved the applicant shall obtain a building permit for the accessory building by January 19, 2002, in order to vest the setback variances. (DATE: MONITORING-BLDG PERMIT)
3. Prior to submitting for a building permit the applicant shall amend the site plan to relocate the proposed building out of the required rear setback. (BLDG PERMIT).
4. This variance application, BA2001-55, is limited to the variance for the accessory structure to occupy more than 25% distance between property lines, the rear setback variance was denied. (ONGOING)

**RESULTS LIST
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**BOFA 2001056
Clewiston Motor Co**

RESULT - APPROVED WITH CONDITIONS

To allow a the partial elimination of the required perimeter landscape buffer along the west and east property line adjacent to existing easements.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001056	6.8.E.a.5 Required MUPD Perimeter Buffer: Eliminate a portion of buffer along the east and west property lines adjacent to existing easements (drainage/LWDD)	20 Feet	0 Feet	20 Feet
ADDRESS OF PROPERTY:	5300 Okeechobee Blvd. 5460 Okeechobee Blvd.			

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

1. By January 21, 2002, 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 Conceptual Landscape Plan, Exhibit 22, found in the BA2001-56 file in the Zoning Division, locates the relocated landscape material from the buffers associated with this variance. The plant material has been relocated out of the existing easements and planted in such a manner as to enhance existing native trees and under story existing along on the site as well as proposed landscaping. The applicant shall submit a copy of the Conceptual Landscape plan simultaneously with final Landscape Plan approval to the Landscape Section. (LANDSCAPE)
3. The development order for this landscape variance is valid provided a final Landscape Plan is submitted and approved by the Landscape Section, prior to July 19, 2002, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. (DATE: MONITORING-ZONING)
4. The landscape variances for BA2001-56 are limited to those buffers shown on Site Plan, Exhibit 9, found in the BA2001-56 file. (ONGOING)

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**BOFA 2001057
Centex Homes**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed townhouse on lot 323, building 9, Pod B of NYE PUD to encroach into the required side interior setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001057	6.5.G.6 Property Development Regulations: Townhouse Side Interior Setbacks for proposed unit.	11.25 Feet (25% reduction of required 15 foot setback)	10.7 Feet	.55 Feet
ADDRESS OF PROPERTY:	Mill Brook PI			

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 19, 2002, the applicant shall obtain a building permit for Building 9, unit 323, with POD B, NYE PUD. The building permit will vest the side interior setback variance associated with BA2001-057. (DATE- MONITORING-BLDG PERMIT)
3. By August 19, 2001, the applicant shall Administratively Amend the Site Plan to reflect the side setback for building 8, unit 323 and BA conditions of approval. (DATE: MONITORING-DRC)
4. This variance is limited to townhouse building 9, unit 323, within the NYE PUD, Pod B. The variance is for a .55 foot side interior setback along the north property line. (ONGOING)

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**BOFA 2001058
Bruce L. Blum, A Trustee Of Family Foundation**

RESULT - APPROVED WITH CONDITIONS

To allow a converted attached garage and existing single family dwelling to encroach into the required side setbacks.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001058	6.5.A Property Development Regulations: RM Zoning District: Side Interior Setback for existing dwelling	7.5 Feet	6.1 Feet	1.4 Feet
	6.5.A Property Development Regulations: RM Zoning District: Side Interior Setback for existing dwelling	7.5 Feet	5.7 Feet	1.8 Feet
ADDRESS OF PROPERTY:	3675 Gull Rd			

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

1. By August 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, in order for PR01-013240 to be issued. (DATE: MONITORING-BLDG PERMIT)
2. By December 19, 2001, the applicant shall obtain a building permit for PR01-013240. (DATE: MONITORING-BLDG PERMIT)
3. The variance is granted for the existing structure, no future additions will be permitted at the setbacks shown on the Site Plan, submitted with BA2001-58. All future additions to this dwelling shall comply with current setback requirements. (ONGOING)

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**BOFA 2001059
Fox Property Venture**

RESULT - APPROVED WITH CONDITIONS

To allow a reduction in the required number of off street parking spaces for a proposed Eckerd Store in the Fox MUPD.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001059	7.2.B Off Street Parking Spaces: Minimum off street parking for 14, 490 square foot retail use.	61 Spaces	53 Spaces	8 Spaces
ADDRESS OF PROPERTY:	Vacant			

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 September 19, 2001, the applicant shall apply to DRC to receive final site plan certification of Tract 14 within the Fox DRI North MUPD. The Site Plan shall be consistent with the general layout as shown on the BA Site Plan 21 in BA2001059 BA File. All BA conditions shall be shown on the approved Site Plan. (DATE: MONITORING-ZONING-DRC)**
- 3. By May 19, 2002, the applicant shall obtain a building permit for the Eckerd's drug store in order to vest the off street parking variance for BA2001-59. (DATE: MONITORING-BLDG PERMIT)**
- 4. In the event the proposed 53 parking spaces approved for the Eckerd's drug store is not sufficient to meet the needs of the use the applicant shall construct the parking on the site to the north within 90 days of being notified by Zoning of the parking issues. (ONGOING)**