

INTEROFFICE MEMORANDUM

TO: Interested Parties
FROM: Alan Seaman, Senior Site Planner
DATE: December 20, 2002
RE: December 19, 2002 Board of Adjustment Result List

Please find attached the Board of Adjustment Result List.

If you need access to the staff reports or minutes related to these petitions, please go to the PZB, Zoning Web Page at the following hyperlink: <http://www.pbcgov.com/pzb/new/zoning/bofa/zboa.htm>

If you have any questions, please contact Juanita James, BA/Zoning Technician at (561)233-5330.

Result List
Board of Adjustment
12/19/2002

BA 2002-080

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-080	6.5.G.1 Property Development Regulations:Front Setback	25 feet	3.1 feet	21.9 feet
	6.5.G.1 Property Development Regulations:Front Setback	25 feet	12 feet	13 feet

12980 Prosperity Farms Road

Approved with Conditions

- Condition*** The development order for this particular variance shall lapse on December 19, 2003 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).
- Condition*** By June 19, 2003, 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 13) presented to the Board, simultaneously with the building permit application (DATE: MONITORING-BLDG PERMIT).
- Condition*** By September 19, 2003, the applicant shall obtain a building permit for the proposed garage and entrance way in order to vest the variance approved pursuant to BA2002-080 (DATE: MONITORING-BLDG PERMIT).
- Condition*** The variance request is only for the front setback for the proposed garage and entrance way. Any additional improvements must meet required setbacks (ONGOING).

Result List
Board of Adjustment
12/19/2002

BA 2002-076

Agenda Item	Code Section	Required	Proposed	Variance
BOFA 2002076 (previously 2001075 W/D)	6.5.A Property Development Regulations: Maximum building coverage shall not exceed 25% of lot.	25 Percent lot coverage	40 Percent lot coverage	60 percent increase
	6.6.A.2.c. Property Development Regulation Fence height in front yard setback not to exceed 4 feet in height.	4 feet	6 feet	2 feet
	Vacant, Palmwood Rd.			

Approved with Conditions

Condition The development order for this particular variance shall lapse on December 19, 2003 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).

Condition By December 19, 2003, the applicant shall obtain one of the single family dwelling permits in order to vest the variances subject to this application as well as provide the Building Division Intake Section with a copy of the Board of Adjustment Result letter and a copy of the DRC certified Site Plan Exhibit (DATE: MONITORING-BLD PERMIT).

Condition By December 19, 2003, the applicant shall obtain DRC certification and the final site plan shall denote the following modifications to the compatibility buffer along the north 209 feet (west of the mean high water line) of lot 1 as follows: (CO: LANDSCAPE-Zoning).

- a. a minimum ten (10) foot wide landscape buffer strip;
- b. one (1) shrub for each two (2) linear feet of the property line at a minimum height of thirty (30) inches at installation and maintained at a minimum height of (6) feet at maturity, or a six (6) foot high wall with one (1) shrub for each two (2) linear feet of the property line at a minimum height of twenty-four (24) inches at installation and maintained minimally at the same height and located on the north side of wall; and
- c. one (1) canopy tree planted for each thirty (30) linear feet of the property line, alternately installed on either side of the thirty (30) inch hedge or wall; and
- d. one (1) palm or pine tree for each fifteen (15) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters, alternately installed on either side of the (30) inch hedge or wall.

Condition Any modifications to the final Site Plan certified by DRC shall be consistent with the intent of the Board of Adjustment approval. Modifications to the Site Plan, by the applicant, during the review process shall be presented to BA Staff to ensure consistency with this variance approval (ONGOING).

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Board of Adjustment
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BA 2002-079

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-079	7.3.F.4 Landscape & Buffering: perimeter Landscape requirements, perimeter incompatibility buffer (propose buffer with landscape but no fence)	10' Buffer with fence	10' Buffer and without Fence	Eliminate Fence

10655 El Clair Ranch Rd. Boynton Beach, FL 33437

Approved with Conditions

Condition The development order for this particular variance shall lapse on December 19, 2003 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).

Condition The applicant shall install a 6-foot fence within the north incompatibility buffer in the event the plant nursery to the north shall cease operation for 6-months or more. The applicant shall at the 6-month expiration date have 60-days in which to install the 6-foot fence; or in the event the property to the north is developed as a residential development the applicant shall be responsible for installing the 6-foot fence prior to the county issuing the first building permit within the residential development to the north (DATE: ONGOING-LANDSCAPING).

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Board of Adjustment
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BATE 2002-081

Agenda Item	Code Section	Required	Proposed	Variance
BATE 2002-081	5.7.H.2 Time Extension to allow for the following: A 6-month time extension for Condition 2	October 20, 2002	April 20, 2003	6 months
	5.7.H.2 Time Extension to allow for the following: A 6-month time extension on Condition #3	January 17, 2003	July 17, 2003	6 months

9851 Coronado Lake Dr

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on December 19, 2003 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).
- Condition** By October 20, 2002, 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 to the Board, simultaneously with the building permit application (DATE: MONITORING-BLDG PERMIT).
IS HEREBY AMENDED TO READ:
By April 20, 2003, 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 to the Board, simultaneously with the building permit application (DATE: MONITORING-BLDG PERMIT)
- Condition** By January 17, 2003, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the variance approved pursuant BA 2002-039 (DATE: MONITORING-BLDG PERMIT).
IS HEREBY AMENDED TO READ:
By JULY 17, 2003, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the variance approved pursuant BA 2002-039 (DATE: MONITORING-BLDG PERMIT).
- Condition** This variance request is only for the rear and side interior setback for the proposed swimming pool. Any additional improvements must meet required setbacks (ONGOING).

Result List
Board of Adjustment
12/19/2002

BA 2002-082

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-082	6.5.G.1 Property Development Regulations, front setback	25 feet	22.47 feet	2.53 feet

14254 Leeward Wy., PBG, FL 33410
33410

Approved with Conditions

Condition The development order for this particular variance shall lapse on December 19, 2003 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

Condition By June 19, 2003, the applicant 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).

Condition By September 19, 2003, the applicant shall obtain a building permit for the proposed room addition in order to vest the variance approved pursuant to BA 2002-082 (DATE: MONITORING-BLDG PERMIT).

Result List
Board of Adjustment
12/19/2002

BA 2002-083

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-083	6.5.G.1 Property Development Regulations: Front Setback	25 feet	20.3 feet	4.7 feet
	6.5.G.4.b Property Development Regulations: Rear Setback	5 feet	2.7 feet	2.3 feet
	6.5.G.2.a Property Development Regulations: Side Interior Setback	5 feet	3 feet	2 feet

2366 Pinecrest Ct. WPB, FL 33415

Approved with Conditions

Condition The development order for this particular variance shall lapse on December 19, 2003 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).

Condition By January 19, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment letter and revised survey in order to obtain the final Certificate of Occupancy for the addition (DATE: MONITORING-ZONING).

Condition By January 19, 2003, the applicant shall relocate the existing 9.6' X 8.5' Aluminum shed shown on the survey five (5) feet from the north property line in order to vest the variance pursuant to BA2002-083 (DATE: MONITORING-ZONING).

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BA 2002-084

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-084	7.14.J.8.b.1 Signage: On-site signs subject to special standards, wall signs	34.56 sq. ft. sign area	101.92 sq. ft. sign face	66.44 sq. ft.
	7.14.J.8.b.1 Signage: On-site signs subject to special standards, wall signs	40.12 sq. ft.	132.01 sq. ft. sign face	91.89 sq. ft.

13001 Southern Blvd. Loxahatchee, FL

Approved with Conditions

Condition

The development order for this particular variance shall lapse on December 19, 2003 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).

Planning Comments

The variance request for increased sign square footage is not inconsistent with the Comprehensive Plan. However, please note the proposed design of the signage may be inconsistent with the specific sign provisions for the Rural Tier once adopted in the ULDC.

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BA 2002-085

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-085	7.14.H.4 Signage: Signs requiring a special permit from Zoning Division: Temporary Residential Development Signs	Special Permit for residential development	Special Permit for commercial or industrial development	Apply residential temporary sign standards to nonresidential development

SE corner of Beeline Highway and Park of Commerce Blvd.

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on December 19, 2003 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).
- Condition** By February 19, 2003, the applicant shall apply to the Zoning Division for a temporary sign Special Permit that utilizes the residential development sign ULDC regulations (DATE: Monitoring-Zoning).
- Condition** By March 19, 2003, the applicant 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).
- Condition** By June 19, 2003, the applicant shall obtain a building permit for the proposed freestanding development signs in order to vest the variance approved pursuant to BA 2002-085 (DATE: MONITORING-BLDG PERMIT).
- Condition** The freestanding development signs are to be removed within 3 years of issuance of the Special Permit, or until 80 percent of the development is sold out, which ever comes first (ONGOING: Monitoring-Zoning).

Result List
Board of Adjustment
12/19/2002

BA 2002-086

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-086	6.6.A.9.b.(1) Supplementary Regulations: Accessory uses & structures: Swimming Pools & Spas	28 feet	23.52 feet	4.48 feet
	6.5.G.4 Property Development Regulations: Rear Setback	15 feet	10 feet	5 feet

6480 Sargasso Way, Jupiter FL 33458

Approved with Conditions

Condition The development order for this particular variance shall lapse on December 19, 2003 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).

Condition By June 19, 2003, the applicant 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).

Condition By September 19, 2003, the applicant shall obtain a building permit for the proposed room addition or swimming pool in order to vest the variance approved pursuant to BA 2002-086 (DATE: MONITORING-BLDG PERMIT).