

## INTEROFFICE MEMORANDUM

**TO:** Interested Parties  
**FROM:** Alan Seaman, Senior Site Planner  
**DATE:** September 20, 2002  
**RE:** September 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 Secretary at (561)233-5330.

CC:

C:\TEMP\NEWMEMO.doc

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-043

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-043	7.2.C.10.c Off-street Parking. Off-site parking location	600	970	370

2364 Haven Rd

**Denied without Prejudice**

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-045

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-045	6.5.G.1 Property Development Regulations - Front setback	25 feet	0 feet	25 feet
	6.5.G.2 Property Development Regulations - Side setback	7.5 feet	5 feet	2.5 feet
	6.5.G.4 Property Development Regulations - Rear setback	15 feet	3 feet	12 feet
	6.5.I.0 Property Development Regulations - Overhang	30 inches	84 inches	54 inches

vacant, Palmwood Rd, FL,

**Denied without Prejudice**

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-052

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-052	6.6.A.10.b(1) 6.6.A.10.b(1)Supplementary Regulations: Screen Enclosure: Rear Setback	7.5 feet	0 feet	7.5 feet

9935 Coronado Lake Dr.

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on September 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 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 (exhibit 9) 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 screen roof screen enclosure in order to vest the variance approved pursuant to BA 2002-052. (DATE:MONITORING-BLDG PERMIT)
- Condition** All maintenance of the screen roof screen enclosure shall be performed on the applicant's lot, since the rear setback of 7.5 feet is being eliminated. (ONGOING)

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-050

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-050	7.2-C.1  Site Development Standards. Off-street Parking	23 parking spaces	10 parking spaces	13 parking spaces

Vacant, 10th Ave

**Approved with Conditions**

- Condition*** The development order for this particular variance shall lapse on September 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*** In order to vest this parking variance, the applicant shall final secure DRC certification by September 19, 2003. (DATE: MONITORING-DRC)
  
- Condition*** This parking variance for 13 parking spaces is for this particular use configuration (Exhibit 9) and based on the applicants justification. Any change in use shall render the variance null/void (ONGOING)
  
- Condition*** By September 19, 2003 or prior to DRC certification, the applicant shall ensure the BA conditions are shown on the certified site plan. (DATE:MONITORING-DRC)

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-051

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-051	6.6.A.10.b(1) Property Development Regulations: Screen Roof Screen Enclosure: Side Interior Setback	7.5 ft.	4.75 ft.	2.25 ft.

10927 Bal Harbor Dr. Boca Raton

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on September 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, 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 (Exhibit 9) presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
- Condition** By September 19, 2003, the applicant shall receive a building permit for the proposed screen roof screen enclosure in order to vest the rear setback variances. (DATE: MONITORING-BLDG PERMIT)
- Condition** The structure shall not be enclosed with solid walls or be converted into an enclosed space. (ONGOING)

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-053

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-053	6.6.A.9(b) Supplementary Regulations: Swimming pool and spas; Side Interior setback.	10.5 feet	4.05 feet	6.45 feet

4842 Canal Drive

**Approved with Conditions**

***Condition***

The development order for this particular variance shall lapse on 09/19/2003 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, 2002 the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and revised survey in order to obtain final Certificate of Completion for the pool. (DATE: MONITORING-BLDG PERMIT)

***Condition***

By February 19, 2003, the applicant shall obtain a building permit for the existing pool in order to vest the variance approved pursuant to BA 2002-053. (DATE: MONITORING-BLDG PERMIT)

***Condition***

By February 19, 2003 or prior, the existing pool fencing shall comply with Palm Beach County Building pool and spa Code prior to receiving A Certificate of completion for the pool. (DATE: MONITORING –BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-054

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-054	6.6.A.9.b Supplementary Regulations: Swimming pools and spas: setbacks	10.5 feet	3 feet	7.5 feet

5098 Mark Drive

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on September, 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 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 (exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE:MONITORING-BLDG PERMIT)

**Condition** By March 19, 2003, the applicant shall obtain approval from the Land Development Division for the existing fence in the side lot line drainage easement and obtain a building permit from the Building Division. (DATE:MONITORING-LAND DEVELOPMENT)

**Condition** By September 19, 2003, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the variance approved pursuant to BA 2002-054. (DATE:MONITORING-BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
 9/19/2002

BATE 2002-055

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BATE 2002-055	5.7.H.2 Time Extension to allow for the following: A 6-month time extension for Condition #2,4 & 8 that required applicant to obtain a building permit by January 15, 2003	09/19/2002	01/15/03	6 month extension

7709 Central Industrial Ave

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on 09/19/2003 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 July 15, 2002, the applicant shall contact the Landscape Section for a final inspection on the landscaping to ensure compliance with the BA approval. (DATE: MONITORING-LANDSCAPE)

Is hereby amended to read:

By January 15, 2003, the applicant shall contact the Landscape Section for a final inspection on the landscaping to ensure compliance with the BA approval. (DATE: MONITORING?LANDSCAPE)

**Condition** By July 15, 2002, the existing chain link fence shall be painted black to blend in with the required landscaping and reduce the impact on adjacent right-of-ways and properties. At the time of the required landscape inspection of the fence will be reviewed for compliance with this condition. (DATE: MONITORING?LANDSCAPE)

Is hereby amended to read:

By January 15, 2003, the existing chain link fence shall be painted black to blend in with the required landscaping and reduce the impact on adjacent right-of-ways and properties. At the time of the required landscape inspection of the fence will be reviewed for compliance with this condition. (DATE: MONITORING?LANDSCAPE)

**Condition** By July 15, 2002, the applicant shall Install 2 feet of fence to top of existing fence along south property line to comply with Article 6.4.D.97, supplementary requirements for screening adjacent to interior property lines for vehicle sales and rental. (DATE: MONITORING -LANDSCAPE)

Is hereby amended to read:

By January 15, 2003, the applicant shall Install 2 feet of fence to top of existing fence along south property line to comply with Article 6.4.D.97, supplementary requirements for screening adjacent to interior property lines for vehicle sales and rental. (DATE: MONITORING -LANDSCAPE)

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-056

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-056	7.3.F.2.c Landscape and buffering perimeter landscape requirements: ROW Buffer: ROW Buffer width reduction	20 feet	15 feet	5 feet
	6.5.G.4 Property development regulations: Lot dimensions: Setbacks: Rear setbacks	30 feet	10 feet	20 feet
	7.3.F.4b Landscape and buffering, perimeter landscape requirements: Perimeter incompatibility buffer: Type.	15 feet	10 feet	5 feet

16197 State Road 7

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on September 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 9) 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 retail building in order to vest the variance approved pursuant to BA 2002-056. (DATE: MONITORING-BLDG PERMIT)

**Condition** By September 19, 2003, or prior to Certificate of Completion, the applicant shall install the following plant material along the west property line incompatibility buffer: a) native canopy trees 20 feet on center; b) native continuous hedge installed 6 feet in height and 24 inches on center. (DATE: MONITORING-LANDSCAPE)

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-057

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-057	6.8.A.8.(b)(4)  Planned Development District Regulations: Action by DRC: Modifications to a preliminary site plan: vehicular access point	2 access points	4 access points	2 access points

3715 Golf Road

**Withdrawn by Applicant**

***Condition***

The development order for this particular variance shall lapse on 09/19/2003 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

**Result List**  
**Board of Adjustment**  
9/19/2002

BA 2002-058

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-058	7.2.C.15.b  Off-Street Parking and Loading: Table 7.2-5 Minimum Queuing Standards   23133 Sandalfoot Plaza Dr. Boca Raton, FL, 33428	by-pass lane	no by-pass lane	elimination of by-pass

**Hearing Results**

- Condition** The development order for this particular variance shall lapse on 09/19/2003 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, 2002, the revised Site plan shall reflect all Board of Adjustment conditions prior final certification (DATE-MONITORING-DRC)
- Condition** The variance is only for the elimination of the existing by-pass lane leading to the car wash. (ONGOING)
- Condition** If the car wash ceases or changes, the variances shall no longer be valid. (ONGOING)