



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
BOARD OF ADJUSTMENT HEARING**

Hearing Date: 11/16/2006

Application No: BA-2006-00725

Control No: 1977-00031

Result: POSTPONED 30 DAYS

Request: To allow a proposed hotel and parking garage to exceed the maximum height without additional setbacks; and to allow a reduction in the minimum property development regulations for a MUPD (lot size, width, frontage, FAR, percentage of building coverage, 24-hour a day operation); and reduced R-O-W buffer with overlap easements and reduced landscaping.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
7.F.7 Landscape - Right of Way Buffer	Art. 7.Chpt. F, Sec. 7. C. Planting Pattern - Required: 50% meandering pattern	Not meet in area of the 10' Congress Ave. ROW buffer.	Not meet in area of the 10' Congress Ave. ROW buffer.
7.F.7 Landscape - Right of Way Buffer	Art. 7.Chpt. F, Sec. 7. C. Planting Pattern Required: 3 Shrub Types	1 Shrub Type	2 Shrub Types
3.E.3 MUPD, Multiple Use Planned Development. Property Development Regulations.	Art. 3, Chpt. E.Sec. 3.B.c.1) No overlap or easement encroachment permitted in MUPD R-O-W buffers. Required: 0' feet allowed	5'	5'
7.F.7.A Width of R-O-W Buffer	Table 7.F.7.A-5 Minimum Width of R-O-W Buffer - Required 20'	10'	10'
3.D Property Development Regulations	Art. 3, Chpt. D, Sec. 3.A.2.a. Hours of Operation - Required 6:00 a.m. 11:00 p.m.	24 Hours	7 Hours
3.E.3 MUPD, Multiple Use Planned Development. Property Development Regulations.	Table 3.E.3.D-20 Maximum Building Coverage for an MUPD in CH Land Use - Required 30%	40%	10%
3.E.3 MUPD, Multiple Use Planned Development. Property Development Regulations.	Table 3.E.3.D-20 Maximum Floor Area Ratio for an MUPD in CH Land Use - Required .50	1.0	.50
3.E.3 MUPD, Multiple Use Planned Development. Property Development Regulations.	Table 3.E.3.D-20 Minimum Width & Footage for an MUPD in CH Land Use - Required 300'	285.82'	14.18'
3.E.3 MUPD, Multiple Use Planned	Table 3.E.3.D-20 Minimum Lot Size	2.48 acres	2.52 acres



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Development. Property Development Regulations.	for an MUPD in CH Land Use - Required 5.0 acres		
3.D Property Development Regulations	Art. 3, Chpt. D, Sec. 1.E.2. Setbacks for Buildings Exceeding 35' in Height Side Setback (south property line) for Proposed Accessory Parking Garage) @ a Proposed Height of 60' - Required 45'	20'	25'
3.D Property Development Regulations	Art. 3, Chpt. D, Sec. 1.E.2. Setbacks for Buildings Exceeding 35' in Height Side Setback (north property line) for Proposed Accessory Parking Garage) @ a Proposed Height of 60' - Required 60'	33'	27'
3.D Property Development Regulations	Art. 3, Chpt. D, Sec. 1.E.2. Setbacks for Buildings Exceeding 35' in Height Side Setback (south property line) for Proposed Hotel @ a Proposed Height of 152' - Required 132'	51'	81'
3.D Property Development Regulations	Art. 3, Chpt. D, Sec. 1.E.2. Setbacks for Buildings Exceeding 35' in Height Side Street Setback (Kentucky) for Proposed Hotel @ a Proposed Height of 152' - Required 147'	50'	97'
3.D Property Development Regulations	Art. 3, Chpt. D, Sec. 1.E.2. Setbacks for Buildings Exceeding 35' in Height Front Setback for Proposed Hotel @ a Proposed Height of 152' - Required: 147'	27'	120'



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Address:	560 S Congress Ave , West Palm Beach, FL - 33406
	2960 Kentucky St , West Palm Beach, FL - 33406
	2965 Oklahoma St , West Palm Beach, FL - 33406
	2921 Oklahoma St , West Palm Beach, FL - 33406
	2905 Oklahoma St , West Palm Beach, FL - 33406

The above variance was POSTPONED for a period of 30 Days.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01355

Control No: 1980-00215

Result: WITHDRAWN

Request: to allow a proposed addition to encroach into the required rear setback.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
3.D.1.A Table 3.D.1.A-5 - Property Development Regulations	10 ft	4.9 ft	5.1 ft

Address: 7768 Dundee Ln , Delray Beach, FL - 33446

The above variance was WITHDRAWN by the applicant.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01358

Control No: 2006-00397

Result: APPROVED

Request: To allow an increase in recreational and open space in TTD requirements and to allow the elimination of incompatibility buffers and R-O-W buffers.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
3.F Traditional Development Districts (TDDs)	Article 3.F.3.D.2 and Table 3.F. 3.D.40 Maximum 25% Recreational and Open Space; Minimum 60% Traditional Neighborhood Developments for the entire TTD	Maximum 36% Recreational and Open Space(as defined by TCRPC); Minimum 40% Traditional Neighborhood Developments	11% (Recreational and Open Space); 20% (Traditional Neighborhood Developments)
7.F.7.A Width of R-O-W Buffer	Article 7.F .7 and Table 7.F.7.A-5 20 foot minimum buffer width on R-O-W with a 100+foot width, e.g., Seminole-Pratt Whitney Road.	0 foot minimum buffer	20 feet
3.F Traditional Development Districts (TDDs) <u>ADMINISTRATIVELY WITHDRAWN</u>	Article 3.F.1.H.1.a Four (4) phases up to three (3) years each. <u>ADMINISTRATIVELY WITHDRAWN</u>	Three (3) phases up to five (5) years each. <u>ADMINISTRATIVELY WITHDRAWN</u>	Increase of two (2) years to develop each phase. <u>ADMINISTRATIVELY WITHDRAWN</u>
3.F.5.D.4 Overlays & Zoning Districts, Traditional Town Development (TTD), Landscape Buffer.	Article 3.F.5.D.4 Type 3 Incompatibility Buffer around the perimeter of a TTD.	Type 2 Incompatibility Buffer and elimination of buffer around all outparcels.	Change from a Type 3 to a Type 2 Incompatibility Buffer and eliminate buffer around all outparcels.

Address:	4001 Seminole Pratt Whitney Rd , Loxahatchee, FL - 33470 5065 Seminole Pratt Whitney , Loxahatchee, FL - 33470 5075 Seminole Pratt Whitney Rd , Loxahatchee, FL - 33470 4601 Seminole Pratt Whitney Rd , Loxahatchee, FL - 33470
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The above variance was granted subject to the following zoning condition(s):
None.

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
BOARD OF ADJUSTMENT HEARING**

Hearing Date: November 16, 2006

Application No: BA-2006-01361

Control No: 2006-00368

Result: APPROVED WITH CONDITIONS

Request: To exceed the maximum allowed distance between interior landscape islands and for a structure to encroach into the required rear setback.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
7.G.2.B.1.a - Interior landscape islands Maximum distance between interior landscape islands.	100 ft Req.	105 ft	5 ft
3.D.1.A Rear setback	30 ft Rear Setback	15ft Rear Setback	15 ft Rear Setback

Address: 5353 S State Road 7 , Lake Worth, FL - 33467

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

1. By 11/16/2007, 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. (ONGOING-BLDG PERMIT: BLDG)
2. Prior to the Development Order expiration, the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)

The development order for this particular variance shall lapse on 11/16/2009, three years from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
BOARD OF ADJUSTMENT HEARING**

Hearing Date: November 16, 2006

Application No: BA-2006-01362

Control No: 2006-00366

Result: APPROVED WITH CONDITIONS

Request: to allow required parking to locate on property other than that of the principal use and to eliminate side parking requirement.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
6.A.1.D. Parking requirements	A minimum 10% of the required parking spaces (8 spaces) shall be located at the side and/or rear of each building it is intended to serve.	0% located at the side and/or rear of the proposed building.	10% to not be located at the side and/or rear of the proposed building.
6.A.1.D Parking requirements	All required off-street parking shall be provided on the same lot as the principal use.	22% to be located entirely or partially on the same lot as the principal use.	63% to be located entirely or partially within the LWDD canal right-of-way.

Address: 7980 S Jog Rd , Boynton Beach, FL - 33437

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

- 1.** Prior to the Development Order expiration, the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)
- 2.** By **11/16/2009**, 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. (ONGOING-BLDG PERMIT: BLDG)
- 3.** If approval for PPP (Piping, Paving & Parking) of the canal right-of-way is not granted by LWDD, then this variance becomes null and void. (DATE: MONITORING-ZONING).

The development order for this particular variance shall lapse on 11/17/2009, three years from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01365

Control No: 1979-00065

Result: APPROVED WITH CONDITIONS

Request: To allow a proposed pool to encroach into an easement.

Code Section/Description	Required	Proposed	Variance
5.F.2.A Easement Encroachment	5.F.2.A No habital structure including pools are permitted to encroach into easements. No structure in easement	to allow a pool to encroach into an easement by 4.5 ft	to allow a pool to encroach into an easement by 4.5 ft

Address: 5216 Arbor Glen Cir , Lake Worth, FL - 33463

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

1. By **11/16/2007**, 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. (ONGOING-BLDG PERMIT: BLDG)
2. Prior to the Development Order expiration (11/16/2007), the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01530

Control No: 1997-30115

Result: POSTPONED 30 DAYS

Request: To allow an existing SFD to encroach into the required front setback.

Code Section/Description	Required	Proposed	Variance
3.D.1.A.5 Front setback	RS Setback - Front 25 ft	15.5 ft	9.5 ft

Address: 3844 Melaleuca Ln , Lake Worth, FL - 33461

The above variance was POSTPONED for a period of 30 days.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01535

Control No: 1974-00063

Result: APPROVED WITH CONDITIONS

Request: To allow a proposed addition to encroach into the required front setback

Code Section/Description	Required	Proposed	Variance
3.D.1.A Rear setback	Rear Setback 10 ft	6.06 ft	3.94 ft

Address: 8317 Bonita Isle Dr., Lake Worth, FL - 33467

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

1. By **11/16/07**, 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. (ONGOING-BLDG PERMIT: BLDG)
2. Prior to the Development Order expiration (**11/16/07**), the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)

The development order for this particular variance shall lapse on 11/16/07, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01536

Control No: 1974-00195

Result: **APPROVED WITH CONDITIONS**

Request: To allow a proposed generator to encroach into the side interior and front setback.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
5.B.1.A Generator	No Encroachment into front yard	To encroach into the front yard	Encroachment into front yard
5.B.1.A Side Interior setback, accessory uses -Generator	5 ft	3.89 ft	1.11ft

Address: 17043 Passage N , Jupiter, FL - 33477

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

- 1. By 11/16/2007**, 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. (ONGOING-BLDG PERMIT: BLDG)
- 2. Prior to the Development Order expiration (11/16/2007)**, the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)
- 3. By 5/16/2007** the generator must be screened from adjacent and any right-of-way by an opaque 6 foot high barrier constructed of compatible materials, color and character as the building (DATE: MONITORING-ZONING).

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01537

Control No: 1986-00065

Result: POSTPONED 30 DAYS

Request: To allow a fence to exceed the required height

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
3.D.1.A Rear setback	Rear Setback - Req. 29.6 Ft	8 ft	21.6 ft
5.B.1.A.2 Accessory uses and structures: Fences, walls & hedges	Art 5 Sec 1.A.2 - fence Req. 4 ft	6 ft	2 ft

Address: 4221 S Haverhill Rd , Lake Worth, FL - 33463

The above variance was POSTPONED for a period of 30 days.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01543

Control No: 2006-00500

Result: APPROVED WITH CONDITIONS

Request: To allow a generator to be located in the side street yard

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
5.B.1.A Permanent Generators Location and Setbacks:	Shall not be located between the front or side street facades	to allow generator to be located between the building facade and street	to allow generator to be located between the building facade and street

Address: 6363 D'Orsay Ct , Boca Raton, FL - 33496
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The above variance was granted subject to the following zoning condition(s):

1. By **11/16/2007** 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. (ONGOING-BLDG PERMIT: BLDG)
2. The applicant shall erect and maintain a 5' foot opaque fence with 5 feet of landscape hedge on the outside of the fence to screen the generator entirely from view. (ONGOING:PIAA-Landscaping).
3. Prior to the Development Order expiration (**11/16/2007**), the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01544

Control No: 2006-00501

Result: APPROVED WITH CONDITIONS

Request: To allow a fence to exceed the maximum allowable height requirement in the front yard

Code Section/Description	Required	Proposed	Variance
5.B.1.A.2.e Fence Walls & Hedges - Residential Districts - Front	4 ft	6 ft	2 ft

Address: 15655 75th Ave N, Palm Beach Gardens, FL - 33418

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

1. The applicant shall apply for all fencing permits within 90 days.
2. By **2/15/2007**, the applicant shall provide County staff a deed restriction for County Attorney's review and approval that the variance shall terminate and the fence shall be removed at applicant's sole expense, as soon as the applicant moves or sells the property. Within 30 days of approval by the County, the applicant shall record the deed restriction in the official records of Palm Beach, Florida and immediately provide the County with a copy.

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01545

Control No: 2004-00237

Result: POSTPONED 30 DAYS

Request: To allow the extension of hours of operation

Code Section/Description	Required	Proposed	Variance
Article 3, Chapter D, Section 3.A.2.a - Property Development Regulations	Required: Commercial uses adjacent to a residential district shall not commence business activities prior to 6:00 AM nor continue business activities later than 11:00 PM	Proposed: Business activities occur 24 hours a day	Variance: 7 hours

Address: 209 N Haverhill Rd , West Palm Beach, FL - 33415

The above variance was POSTPONED for a period of 30 days.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01547

Control No: 2006-00093

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction of the R-O-W buffer.

Code Section/Description	Required	Proposed	Variance
7.F.7.A Width of R-O-W Buffer (East Property line 100' R-O-W Buffer requires a 20' R-O-W Buffer).	Req. 20 feet	10 feet	10 feet

Address: 1031 S Military Trl , West Palm Beach, FL - 33415

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

1. By **11/16/2007**, 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. (ONGOING-BLDG PERMIT: BLDG)
2. Prior to the Development Order expiration (**11/16/07**), the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)
3. Prior to Certification of Completion, all landscaping materials, as required by the ULDC for the 20ft R-O-W buffer shall be installed within the remaining 10 ft. R-O-W buffer along Military Trail. (CO: LANDSCAPE - ZONING)

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01548

Control No: 2006-00502

Result: APPROVED WITH CONDITIONS

Request: To allow a proposed structures to encroach into the required side and front setbacks.

Code Section/Description	Required	Proposed	Variance
3.D.1.A Street side setback	7.5 ft	7.33 ft	0.17 ft
3.D.1.A.5 Front setback	25 ft	21.57 ft	3.43 ft

Address: 3931 Tuskegee Dr , Lake Worth, FL - 33462

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

1. By **11/16/07**, 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. (ONGOING-BLDG PERMIT: BLDG)
2. Prior to the Development Order expiration (**11/16/07**), the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)
3. Both metal sheds in the rear of the lot (10ft x 10ft and the 10ft x 20ft) must be relocated to meet the ULDC setback provisions or removed within six months (05/16/07) from the approval date of this variance (**5/16/07**).

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



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Hearing Date: November 16, 2006

Application No: BA-2006-01549

Control No: 1986-00009

Result: WITHDRAWN

Request: To allow a structure to encroach into the required side interior and front setbacks and to allow a reduction in the width of foundation planting

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
3.F Traditional Development Districts (TDDs)	Table 3.F.2.a - Build to line - front setback Required: Build to line for all main structures	allow one structure not to have a build to line for front setback	Waive build to line requirement
7.C.3 U/S Tier Side Facade Foundation Planting	Table 7.C.3-1 Minimum Tier Guidelines - Foundation Planting Required 8 ft Width along 40% side	Reduction of 5 ft width along 40% side	3 ft variance
3.B.15.F.1.A(1) Overlays and Zoning Districts: WCRAO, Use Regulations	WCRAO - sub area PDRs setbacks - Required: 20 ft (side interior)	10 ft (side interior)	10 ft (side interior)

Address:	1870 Okeechobee Blvd , West Palm Beach, FL - 33409 1030 Oklawaha Ave , West Palm Beach, FL - 33409 917 Oklawaha Ave , West Palm Beach, FL - 33409 1000 Oklawaha Ave , West Palm Beach, FL - 33409 1014 Oklawaha Ave , West Palm Beach, FL - 33409 918 Oklawaha Ave , West Palm Beach, FL - 33409 921 Oklawaha Ave , West Palm Beach, FL - 33409 910 Oklawaha Ave , West Palm Beach, FL - 33409 911 Oklawaha Ave , West Palm Beach, FL - 33409 1000 Oklawaha Ave , West Palm Beach, FL - 33409
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The above variance was WITHDRAWN by the applicant.



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Hearing Date: November 16, 2006

Application No: BA-2006-01551

Control No: 2005-00008

Result: APPROVED WITH CONDITIONS

Request: To allow a chain-link fence in lieu of the required wall to be installed along the property line within the S, W, and NW incompatibility buffers ,as well as to allow 100% of required landscape material to be located on the interior side of fence.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
7.F.3.C Landscape - Chain Link Fence (North West)	75% Plant Material Installed Exterior to Fence (North West)	100% of Plant Material Installed Interior to Fence (North West)	Location landscape material to Fence for 75% Variance (North West)
7.F.3.C Landscape - Chain Link Fence (West)	75% Plant Material Installed Exterior to Fence (West)	100% of Plant Material Installed Interior to Fence (West)	Location landscape material to Fence for 75% Variance (West)
7.F.3.C Landscape - Chain Link Fence (South)	75% Plant Material Installed Exterior to Fence (South)	100% of Plant Material Installed Interior to Fence (South)	Location landscape material to Fence for 75% Variance (South)
7.F.9 Landscape - Incompatibility Buffer (North West)	Type 3 Incompatibility buffer requires a wall (North West)	Type 3 Incompatibility Buffer Utilizing a 6' Ht chain link fence on property (North West)	To allow the use of a 6' ht chain link fence on the property line to fulfill the requirement for a wall (North West)
7.F.9 Landscape - Incompatibility Buffer (West)	Type 3 Incompatibility buffe requires a wall (West)	Type 3 Incompatibility Buffer Utilising a 6' Ht chain link fence on property (West)	To allow the use of a 6' ht chain link fence on the property line to fulfill the requirement for a wall (West)
7.F.9 Landscape - Incompatibility Buffer (South)	Type 3 Incompatibility buffer requires a wall (South)	Type 3 Incompatibility Buffer Utilising a 6' Ht chain link fence on property (South)	To allow the use of a 6' ht chain link fence on the property line to fulfill the requirement for a wall (South)

Address:	10439 Hagen Ranch Rd , Boynton Beach, FL - 33437 10667 Hagen Ranch Rd , Boynton Beach, FL - 33437 10845 Hagen Ranch Rd , Boynton Beach, FL - 33437
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The above variance was granted subject to the following zoning condition(s):

1. By **6/16/2008**, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plan or survey (which may be the same) presented to the Board of Adjustment. simultaеously with the building permit application.
2. Prior to the Development Order expiration, the fencing installation shall have received and passed an inspection by the Landscape Section.



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3. The chain link fence proposed within the north, south and west perimeter buffers (adjacent to the Moody Bible Institute Tower Site) shall be black or green vinyl coated.

The development order for this particular variance shall lapse on 11/16/2008, two years from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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Hearing Date: November 16, 2006

Application No: BA-2006-01552

Control No: 2004-00471

Result: POSTPONED 30 DAYS

Request: To eliminate min 4' high hedge, fence or wall visual screen shall be req. in a R-O-W buffer adjacent to any surface parking area having more than two rows of parking, eliminate wall req. between residential area of TMD and Civic Site, to exceed the max allowed bldg frontage per single tenant in AGR Tier, to reduce the req. min % of transparent glass along ground floor of Bldgs: A-2, B-2, D1-D3, and O-1, and to increase the max. allowed % of sq footage for free standing structures.

Code Section/Description	Required	Proposed	Variance
3.F Traditional Development Districts (TDDs)	Article 3.F.4.E.9.b.AGR TMD Free Standing Structures(Ordinance 2005-041, Page 23) Required: 10 percent maximum of the square footage may be located in freestanding structures.Free standing structures are: C-1, C-2 and A-3	12 percent	2 percent
3.F Traditional Development Districts (TDDs)	Article 3.F.4.D.1.e.4.Maximum Frontage per Establishment (Ordinance 2005-041, Page 21) Required: 240 feet of frontage, with a depth of 40'.	287 linear feet	47 linear feet
3.F Traditional Development Districts (TDDs)	Article 3.F.2.A.4.b. Internal Compatibility and Incompatibility Buffers(Ordinance 2005-041, Page 20) Required: Wall between Residential and a Non-Residential use.	Eliminate wall requirement	Eliminate wall requirement
3.F Traditional Development Districts (TDDs)	Art3.F.4.e.9.a. Bldg Design Transparency-A min of 75% of all commrcial grnd flr facades on a Primary Frontage, 50% of commrcial grnd flr facades on a 2ndary & 25% of the faade on commrcial bldgs on a Perimeter shall be transparent glass	See attached Glazing Requirement Chart.	See attached Glazing Requirement Chart.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
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	providing views into a commercial use or window display		
3.F Traditional Development Districts (TDDs)	Article 3.F.2.A.4.a.2.b.2R-O-W Buffer (Ordinance 2005-041, Page 20) Required: Minimum 4-foot high hedge, fence or wall visual screen shall be required in a R-O-W buffer adjacent to any surface parking area having more than two rows of parking.	Eliminate hedge, fence or wall visual screen in the R-O-W buffer adjacent to the Rural Parkway Easement	Eliminate hedge, fence or wall visual screen in the R-O-W buffer adjacent to the Rural Parkway Easement

Address:	10275 Acme Dairy Rd , Boynton Beach, FL - 33426 10667 Acme Dairy Rd Lot 346, Boynton Beach, FL - 33426 10669 Acme Dairy Rd Lot 345, Boynton Beach, FL - 33426 10671 Acme Dairy Rd Lot 344, Boynton Beach, FL - 33426 10673 Acme Dairy Rd Lot 343, Boynton Beach, FL - 33426 10675 Acme Dairy Rd Lot 342, Boynton Beach, FL - 33426 10731 Acme Dairy Rd Lot 4, Boynton Beach, FL - 33426 10733 Acme Dairy Rd Lot 5, Boynton Beach, FL - 33426 10735 Acme Dairy Rd Lot 6, Boynton Beach, FL - 33426 10737 Acme Dairy Rd Lot 7, Boynton Beach, FL - 33426 10787 Acme Dairy Rd Lot 10, Boynton Beach, FL - 33426 10789 Acme Dairy Rd Lot 11, Boynton Beach, FL - 33426 10791 Acme Dairy Rd Lot 12, Boynton Beach, FL - 33426 10793 Acme Dairy Rd Lot 13, Boynton Beach, FL - 33426 10729 Acme Dairy Rd , Boynton Beach, FL - 33426 10687 Acme Dairy Rd , Boynton Beach, FL - 33426 10689 Acme Dairy Rd , Boynton Beach, FL - 33426 10651 Acme Dairy Rd Lot 360, Boynton Beach, FL - 33426 10653 Acme Dairy Rd Lot 361, Boynton Beach, FL - 33426 10655 Acme Dairy Rd Lot 362, Boynton Beach, FL - 33426 10721 Acme Dairy Rd , Boynton Beach, FL - 33426 10520 Acme Dairy Rd , Boynton Beach, FL - 33426 10739 Acme Dairy Rd Lot 8, Boynton Beach, FL - 33426 10643 Acme Dairy Rd , Boynton Beach, FL - 33426 10740 Castle Oak Dr Lot 9, Boynton Beach, FL - 33426 10726 Lyons Rd , Boynton Beach, FL - 33426 10727 Acme Dairy Rd , Boynton Beach, FL - 33426 10723 Acme Dairy Rd Lot 1, Boynton Beach, FL - 33426 8851 Canyon Lakes Dr Lot 364, Boynton Beach, FL - 33426 8998 Boynton Beach Blvd , Boynton Beach, FL - 33426 10524 Acme Dairy Rd , Boynton Beach, FL - 33426 10725 Acme Dairy Rd , Boynton Beach, FL - 33437
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The above variance was POSTPONED for a period 30 days.



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
BOARD OF ADJUSTMENT HEARING
Hearing Date: November 16, 2006**

Application No: BA-2006-01553

Control No: 1986-00104

Result: APPROVED WITH CONDITIONS

Request: to allow a tennis court to encroach into the side interior setback.

<u>Code Section/Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
5.B.1.A Side Interior Setback	7.5 ft	3.8 ft	3.7 ft

Address: 4650 Wycliffe Country Club Blvd , Lake Worth, FL - 33467

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

1. Prior to the Development Order expiration (**11/16/2009**), the project shall have received and passed the first building inspection. (DATE: MONITORING-ZONING)
2. By **11/16/2009**, 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. (ONGOING-BLDG PERMIT: BLDG)

The development order for this particular variance shall lapse on 11/16/2009, three years from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
BOARD OF ADJUSTMENT HEARING**

Hearing Date: November 16, 2006

Application No: BA-2006-01561

Control No: 1987-00006

Result: **APPROVED WITH CONDITIONS**

Request: to allow a reduction in the R-O-W buffer and for a buffer to encroach into an easement

Code Section/Description	Required	Proposed	Variance
7.D.12 Landscape in Easements	0 ft (per condition M1, Resolution 2003- 939)	10 ft	0 ft (Entire landscape buffer overlaps utility easement)
Table 7.F.7.A-5 Right-of-Way Buffer Width	20 ft	5 ft	15 ft

Address: 2300 Okeechobee Blvd , West Palm Beach, FL - 33409
1110 Suwanee Dr , West Palm Beach, FL - 33409
1951 N Congress Ave , West Palm Beach, FL - 33409

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

1. By **11/16/07**, 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. (ONGOING-BLDG PERMIT: BLDG)
2. Prior to DRO certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (Pet 1987-006)

The development order for this particular variance shall lapse on 11/16/2007, one year from the approval date. (DATE: MONITORING: Zoning)



**PALM BEACH COUNTY –PLANNING, ZONING, & BUILDING – RESULTS LIST
BOARD OF ADJUSTMENT HEARING**

Hearing Date: November 16, 2006

Application No: BATE-2006-01619

Control No: 2005-00535

Result: APPROVED WITH CONDITIONS

Request: To allow a 24-month time extension on the Development Order

Code Section/Description	Required	Proposed	Variance
2.B.3.G.2 Time Extension	10/20/2006	10/20/2008	24 months

Address: 4630 Lantana Rd, Lake Worth, FL - 33463
4795 61St S, Lake Worth, FL - 33463

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

1. Prior to DRO approval, the variance approval pursuant **BA-2005-1318** shall be reflected on the approved site plan. (DRO: EVENT: ZONING)

2. Prior to issuance of the Certificate of Occupancy, all landscape material required by the ULDC within both buffers addressed in **BA 2005-1318**, shall be planted throughout the remaining landscape buffers. (LANDSCAPE: EVENT: ZONING)

The development order for this particular variance shall lapse on 10/20/2006, one year from the approval date. (DATE: MONITORING: Zoning)

IS HEREBY AMENDED TO READ:

The development order for this particular variance shall lapse on 10/20/2008, two years from the approval date. (DATE: MONITORING: Zoning)