



BOARD OF ADJUSTMENT RESULTS LIST

March 18, 1999

BATE 9900016
Gregory E. Smith

RESULT - APPROVED WITH CONDITIONS

The applicant is requesting a six month time extension to BATE98-60, condition #2, that requires the applicant to obtain a building permit by February 18, 1999.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900016	To allow a six month time extension on BATE98-60, condition #2, which requires the applicant to apply for a building permit for the office building by February 18, 1999.	February 18, 1999	August 18, 1999	6 Months
ADDRESS OF PROPERTY:	0 94th Rd			

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

1. By December 18, 1998, the applicant shall apply to the Building Division for the building permits for the office building. (DATE: MONITORING-BLDG) **(COMPLETED 12/18)**
2. By February 18, 1999, the applicant shall obtain a building permit. (DATE: Monitoring:Bldg.)
Is hereby amended to read:
By August 18, 1999, the applicant shall obtain a building permit. (DATE: MONITORING: Bldg.)
3. By April 18, 1998, or prior to the issuance of a building permit, the property owner shall obtain approval of an Alternative Landscape Betterment Plan from the DRC. The plan shall show the trees to be relocated from along the west property line adjacent to the proposed building. (DATE: MONITORING- Bldg) **(Completed 04/98)**
4. By June 18, 1998, or prior to the issuance of a building permit the applicant shall submit documentation to the Zoning Division which proves the subject parcel is a legal lot of record. (DATE: MONITORING-ZONING) **(COMPLETED 5/18)**
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)**(COMPLETED 08/21)**

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**BOFA 9900017
TBI/Palm Beach Limited Partnership**

RESULT - APPROVED WITH CONDITIONS

The applicant is request a variance to reduce the required off street parking spaces for a proposed Clubhouse from 374 spaces to 327 spaces.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900017	7.2.B.3 Off Street Parking Spaces for a Clubhouse facility	374 parking spaces	327 parking spaces	-47 parking spaces
ADDRESS OF PROPERTY:	Vacant parcel			

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

1. **Prior to DRC certification, the applicant shall the Board of Adjustment conditions are placed on the Site Plan. (DRC-Zoning)**
2. **Prior to Development Review Committee certification, the final site plan for the golf clubhouse facility shall provide tabular information to demonstrate how employees parking calculation were derived. (DRC-Zoning)**
3. **The parking variance is for a reduction in a total of 47 spaces. (On-Going)**

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**BOFA 9900018
S.P. B.C.J.F. Title Holdings Corp.**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed Congregate Living Facility building to encroach into the rear setback (South property line) and to eliminate a portion of the required western landscape buffer.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900018	6.8.B.7 Civic Pod, Rear setback for CLF building	40 Feet	35 Feet	5 Feet
	7.3.A Landscape Regulations, eliminate compatibility landscape buffer width.	15 Feet	0 Feet	15 Feet
ADDRESS OF PROPERTY:	N/A			

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 18, 1999 or DRC certification, which occurs first, the applicant shall prepare a preliminary landscape plan that reflects the relocation of the required trees and shrubs from that portion of the western landscape buffer else where on site. (DATE:MONITORING-ZONING-DRC)
3. Prior to DRC certification the BofA conditions shall be reflected on the certified site plan. (ZONING-DRC).

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**BOFA 9800100
Randell Enterprises of P.B.**

RESULT - Revision of Condition #8.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9800100	6.6.A.3.c SUPPLEMENTARY REGULATIONS-Outdoor storage - Slide Corner Setback (North Property Line)	25 Feet	18.75 Feet	6.25 Feet
	6.6.A.3.c SUPPLEMENTARY REGULATIONS - Outdoor storage - Rear Setback (East Property Line)	20 Feet	10 Feet	10 Feet
	6.6.A.3.c SUPPLEMENTARY REGULATIONS -Outdoor storage - Side Interior Setback (South Property Line)	15 Feet	10 Feet	5 Feet
ADDRESS OF PROPERTY:	2580 S Military Trl			

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

1. By March 21, 1999, the property owner shall install the following land- scape buffer along the east property line:
 - a) Construct a raised 36 inch high and 10 foot wide planter along the entire length of the eastern property line. The planter shall allow for an opening in the bottom for the root system of the trees and shrubs to penetrate the soil beyond. The planter shall be designed to include irrigation and encourage the plant material to mature and flourish.
 - b) Install a minimum of 18 cabbage palms, at a height of:
 - i) 50% (9 trees) installed at 16' clear trunk
 - ii) 50% (9trees) installed at 8' clear trunk All required palms to be planted 8 feet on-center along the eastern property line, where the storage area encroaches setback in the planter; Sabal palms shall be staggered to provide the maximum buffering above the Ficus hedge.

- c) Install a 6 foot high Florida Fancy Ficus hedge in the raised planter.
- d) The required Ficus hedge shall be maintained at a height of 12', measured from the adjoining property grade. (DATE:MONITORING-Landscape)
2. By March 25, 1999, the existing CBS wall shall be architecturally treated on all exterior sides to be compatible with the neighborhood, as required by the ULDC. (DATE:Monitoring-Zoning)
 3. By February 3, 1999, the illegal point of purchase sign located along Vicliff Road, shall be removed. (DATE:MONITORING-Zoning)
 4. The gates located at the entrance to the site off Vicliff Blvd., shall be kept closed, except when vehicles are entering or leaving the site, or during business hours, 8 a.m. to 5 p.m., when they may remain open at a width not to exceed 15 feet. This will ensure the storage area is screened from the residential street. The gate needs to be setback, as shown on Site Plan, Exhibit 45, presented to the Board of Adjustment, at the January 21, 1999 public hearing, to ensure trucks do not stop in the road. (ONGOING-CODE ENFORCEMENT)
 5. The landscape plan and details shown on the Site Plan, Exhibit 45, presented to the Board of Adjustment, at the January 21, 1999, public hearing, shall be submitted to the Building Division, Landscape Section when applying for Landscape approval of the on-site landscaping. (BLDG PERMIT-Landscape)
 6. By February 21, 1999, the applicant shall submit a final Site Plan to the Development Review Committee for approval of the final site layout, which shall be consistent with the ULDC code requirements and the Board of Adjustments approval. This plan shall be consistent with Site Plan Exhibit 45, presented to the Board of Adjustment, at the January 21, 1999, public hearing, any modification shall be reviewed by the Board of Adjustment staff to ensure the intent of the Board's approval is consistent with proposed changes. (DATE: MONITORING-ZONING-DRC)
 7. No Variances shall be granted for the on-site parking and drainage requirements. (ONGOING)
 8. The hours of operation shall be limited to 8 a.m to 5 p.m. The business shall not be open on Sunday or shall there be any outdoor activity on a Sunday. (ONGOING-CODE ENF.)

WAS HEREBY AMENDED (MARCH 18, 1999) TO READ:

To prohibit the outdoor use of any machinery, heavy equipment, demolition equipment, construction equipment, excavating equipment, power tools, bobcat, front-end loader, back hoe, or equipment of a semi-mechanical devices powered by anything other than electricity, prior to eight in the morning or after five in the evening, Monday through Saturday, and that there be no activity on Sunday.

Comment: For any interpretation of the intent of Condition #8 of BA98-100, refer to verbatims from the March 18, 1999 BofA Hearing.

9. Vehicles shall only ingress the site from Vicliff Road and egress from Dale Road. (ONGOING)
10. Prior to DRC certification, the final Site Plan shall reflect one-way in signage at Vicliff Road and one-way out at Dale Road. (ZONING-DRC)