



BOARD OF ADJUSTMENT

RESULTS LIST

October 21, 1999

BOFA 9900059
Albertson's

RESULT - APPROVED WITH CONDITIONS

To allow a reduction in the required number of off street parking spaces, and reduce the width of the required rights-of-way landscape buffer.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900059	7.2.B.3 Off-Street Parking	304 Spaces	280 Spaces	24 Spaces
	7.3.F.1.a Landscaping and Buffering: Perimeter landscape requirements- rights-of-way buffer width along Lake Worth Road	20 Feet	14.5 Feet	5.5 Feet
	7.3.F.1.a Landscaping and Buffer: Perimeter landscape requirements- Right-of-way buffer width along Military Trail	20 Feet	0 Feet	20 Feet
ADDRESS OF PROPERTY:	3980 Military Trail 4481 Lake Worth 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. Prior to DRC certification to the Site Plan, the applicant shall ensure the Board of Adjustment conditions are on the final certified site plan. (ZONING-DRC)
3. By November 15, 2000, the applicant shall apply for a renovation permit for the Albertson's store. (DATE: MONITORING-BLDG PERMIT)

4. By November 15, 2000, the applicant shall install the upgraded landscape in the right-of-way buffers along Military Trail and Lake Worth Road as well as on site according to the approved Landscape Plan, Exhibit 22 in the BA File BA99-59). (MONITORING-DATE-LANDSC)
5. The parking variance is limited to the reduction of 24 spaces for a total of 278 spaces to be provided on site. Prior to final Certificate of Completion of the renovations to the Albertson's Store the required on-site parking shall be confirmed by the Building Inspector. (CO-Bldg Inp)
6. Prior to Nov. 15, 2000, or issuance of a Certificate of Completion for the proposed renovations to the Albertson's store, the applicant shall contact the Landscape Section to request a final landscape inspection for the site. All required upgraded landscape shall be in accordance with the approved plan. The spacing and height of the trees along both Military Trail and Lake Worth Road shall upgraded to compensate for the reduction in the width of the landscape buffer. (DATE: MONITORING-LAND INSP)
7. Two additional off-street spaces that currently abut Military Trail shall be eliminated to allow for a 10 foot wide interior landscape island in the parking lot. The islands shall include 3 booted sabal palms (Landscape

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900071
The May Department Stores Company

RESULT - APPROVED WITH CONDITIONS

To allow for proposed wall signs on southwest facade to exceed the maximum- allowed sign area.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900071	7.14.I.6.b Property Development Regulations: Maximum sign area to be 1.5 times the length of the exterior wall for Lord & Taylor Store	366 Sq. Ft.	509 Sq. Ft. - 493 Sq. Ft. Wall Sign(1) - 8 Sq. Ft. Canopy Sign (1) - 4 Sq. Ft. Per Plaque (2)	143 Sq. Ft.
ADDRESS OF PROPERTY:	5860 Glades 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 by July 21, 2000. (BLDG PERMIT:BLDG)
2. By September 21, 2000, the property owner shall obtain building permit for the approved wall signs for Lord & Taylor Department Store. (DATE:MONITORING-BLDG.PERMIT)
3. No wall signs are allowed on any elevations for Lord & Taylor Department Store except the approved wall signs on South West elevation by Board of Adjustment (see file BA99-071). (BLDG: ON-GOING)
4. The Lord & Taylor wall signs shall be limited to the following (see exhibit No. 23 in BA99-071 file for sign locations): (BLDG PERMIT:ON-GOING)
 - 1) One 493 sq. ft. Front Wall Sign;
 - 2) One 8 sq. ft. Canopy Sign;
 - 3) Two 4 sq. ft. Plaque Sings.

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900072, 9900073, & 9900074
Kenco Communities I, Inc.

RESULT - APPROVED WITH CONDITIONS

To allow proposed SFD unit to exceed the required lot coverage.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
	6.5.F Property Development Regulations: Lot Coverage for Proposed and Existing Single Family Dwelling Units:			
BOFA 9900072	(Lot #1)	40%	42%	2%
9900073	(Lot #12)	40%	42%	2%
9900073	(Lot #13)	40%	42%	2%
9900073	(Lot #14)	40%	41.87%	1.87%
9900074	(Lot #25)	40%	44.3%	4.3%
9900074	(Lot #26)	40%	42%	2%
9900074	(Lot #27)	40%	42%	2%
9900074	(Lot #28)	40%	41.4%	1.4%
ADDRESS OF PROPERTY:	Vacant Lots #1, 12, 13, 14, 25, 26, 27. Lot #28 (4404 James Estates Ct.)			

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

1. By June 21, 2000, 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 August 21, 2000, the property owner shall obtain a building permit for at least one of the lots with approved lot coverage in order to vest this variance approval and avoid the need for time extension to the Development Order. (DATE: MONITORING- BLDG PERMIT)
3. The approved variance on lot coverage is limited to the following: (ON-GOING)
Lot 1: 42.0% Lot 12: 42% Lot 13: 42% Lot 14: 41.87%
Lot 25: 44.3% Lot 26: 42% Lot 27: 42% Lot 28: 41.4%
4. By November 21, 1999, the applicant shall administratively amend the certified Site Plan for Pod J of the Wycliffe Golf and Country Club PUD to reflect the approved variance and conditions for approval for lot 1, 12, 13, 14, 25, 26, 27, and 28. (DATE: MONITORING-ZONING-DRC)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BATE 9900079
NEIL H. & Juanita K. O'Neal

RESULT - APPROVED WITH CONDITIONS

The applicant has applied for a time extension for condition #2 & #3 of BA 99-034 approved on May 20, 1999.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900079	The applicant has applied for a 6 month Time Extension for Conditions of approval for BA99-034.			
	<p>Condition #2 :</p> <p>"By July 20, 1999, the applicant shall relocate the 8.2 by 8.2 foot shed along the east property line, out of the setback and obtain a building permit."</p>	July 20, 1999	January 20, 2000	6 months
	<p>Condition #3:</p> <p>"By August 20, or issuance of the Certificate of Occupancy for the 60 by 40 foot accessory structure, the applicant shall install a 3 foot high hedge along the south property line to mitigate the variance on lot 19 to the south. Also, the existing hedge along Caroline Drive shall be supplemented with three native shade trees planted at 14 feet in height."</p>	August 20, 1999	February 20, 2000	6 months
ADDRESS OF PROPERTY:	222 Caroline Dr			

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

1. By June 20, 1999, the applicant shall provide the Building Division, Intake Section, with a copy of the Board of Adjustment Result letter and Site Plan in order for PR998806 to be processed for the accessory shed. (DATE: MONITORING-BLDG INTAKE) **COMPLETED 6/99**
2. By July 20, 1999, the applicant shall relocate the 8.2 by 8.2 foot shed, along the east property line, out of the setback and obtain a building permit. (DATE:MONITORING-Code Enf/BUILD PERMIT)

IS HEREBY AMENDED TO READ:

By January 20, 2000, the applicant shall relocate the 8.2 foot by 8.2 foot shed,, along the east property line, out of the setback and obtain a building permit.
(DATE:MONITORING-Code Enf/BUILD PERMIT)

3. By February 20, 2000, or issuance of the Certificate of Occupancy for the 60 by 40 foot accessory structure, the applicant shall install a 3 foot high hedge along the south property line to mitigate the variance on lot 19 to the south. Also, the existing hedge along Caroline Drive shall be supplemented with three shade native trees planted at 14 feet in height. (DATE:MONITORING-CO-LANDSCAPE) IS HEREBY

IS HEREBY AMENDED TO READ:

By February 20, 2000, or issuance of the Certificate of Occupancy for the 60 by 40 foot accessory structure, the applicant shall install a minimum 5 foot fence along the south property line to mitigate the variance on lot 19 to the south. Also, the existing hedge along Caroline Drive shall be supplemented with three native shade trees planted at 14 feet in height. (DATE:MONITORING-CO-LANDSCAPE)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900080
Tim E. & Bobbie J. Martin

RESULT - APPROVED WITH CONDITIONS

To allow existing screen enclosure to encroach into the required side & rear setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900080	6.6.A.10.b Property Development Regulations: Rear Setback (Screen Enclosure)	7.5 Feet	5 Feet	2.5 Feet
	6.6.A.10.b Property Development Regulations: Side Interior Setback (Screen Enclosure)	7.5 Feet	2 Feet	5.5 Feet
ADDRESS OF PROPERTY:	1672 Erie Ter			

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 in order for the final inspection for the screen enclosure to be scheduled (B99013862).(BLDG PERMIT: BLDG)
2. By October 31, 1999, or prior to the final inspection for the screen enclosure, the applicant shall ensure the building permit, B99013862, for the screen enclosure is amended to reflect the approved setbacks granted with BA99-080.
(DATE:MONITORING-BLDG PERMIT)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900081
Cheryl A. Staurowsky

RESULT - APPROVED WITH CONDITIONS

To allow a proposed solid roof screen enclosure to encroach into the required rear setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSE D	VARIANCE
BOFA 9900081	6.5.G.4 Property Development Regulations: Rear Setback	11.25 Feet	5 Feet	6.25 Feet
ADDRESS OF PROPERTY:	6617 Rock Creek Dr.			

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

1. By August 21, 2000, the property owner shall provide the Building Division with a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG permit: BLDG)
2. By October 21, 2000, the applicant shall obtain a building permit for the proposed 17 ft. by 10 ft. screened enclosure with solid roof attached to the existing single family dwelling (BLDG PERMIT: BLDG-ZONING)
3. The proposed roof screened enclosure is not allowed to be enclosed with any solid roof attached to the existing solid materials in the future (ON-GOING)
4. By November 21, 1999 the BA Zoning Staff shall ensure the Certified Site Plan has a notation of lot 30 indicating the approval variances with conditions (DATE: MONITORING-ZONING-BA).
5. The variance is limited to the rear setback for the proposed 17' x 10' screen enclosure with solid roof to be 5 feet from the interior 25' PUD buffer easement line (ON-GOING)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900082
David & Mona Pearl

RESULT - APPROVED WITH CONDITIONS

To allow a privacy wall to encroach into the required front setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900082	6.5.G.1 Property Development Regulations: Front Setback	22.5 Feet Flex Regs	17.74 Feet	4.76 Feet
ADDRESS OF PROPERTY:	7557 Isla Verde Way			

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

1. August 21, 2000, 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. (DATE-MONITORING-BLDGPERMIT: BLDG)
2. By October 21, 2000 the applicant shall obtain a permit for the single family dwelling to vest the variance for the privacy wall. (DATE: MONITORING ZONING)
3. By November 21, 1999 the BA Zoning Staff shall ensure the Certified Site Plan has a notation on Lot 20, indicating the approved variance. (DATE: Monitoring Zoning - BA)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900083
Busch Rhonda M Guardian Of
Ronald T. Richardson

RESULT - APPROVED WITH CONDITIONS

To allow a proposed carport addition to encroach into the required front setback of a existing SFD.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSE D	VARIANCE
BOFA 9900083	6.5.G.1 Property Development Regulations: Front Setback for Proposed Open Carport Addition	62' 7"	35'	27' 7"
ADDRESS OF PROPERTY:	13793 53rd Court North			

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

1. By April 21, 2000 the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter, and the site plan (Exhibit 9) of the Board of Adjustment file, simultaneously with the building permit application. (DATE:MONITORING-BLDG)
2. By June 21, 2000, the property owner shall obtain a building permit for the carport structure. (DATE:MONITORING-BLDG)
3. The proposed 28' by 18' carport addition shall not be enclosed with any type of walls or windows. It shall remain open to allow air and light to penetrate the structure. (ONGOING)
4. By September 21, 2000, or prior to CO, whichever occurs first, the applicant shall install one 12' native tree and under story planting in front of the carport to buffer the addition from the street. (DATE: MONITORING CO-BLDGINSP)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900086
Nanette Fogal

RESULT - APPROVAL WITH CONDITIONS

The applicant is requesting a reduced front setback to allow for an expansion to an existing single family home.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900086	6.5.G.1 PROPERTY DEVELOPMENT REGULATIONS: RS-FRONT SETBACK FOR PROPOSED ADDITION	25 FEET	15 FEET	10 FEET
ADDRESS OF PROPERTY:	11316 Avery Rd			

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

1. By June 21, 2000, 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 application. (DATE: MONITORING-BLDG PERMIT: BLDG)
2. By June 21, 2000, the applicant shall apply to the Building Division for a permit for the proposed renovations to the single family dwelling. (DATE: MONITOR-BLDG PERMIT)
3. By September 21, 2000, the applicant shall obtain a building permit in order to vest the front setback variance for the proposed addition to the existing garage. (DATE: MONITORING-BLDG PERMIT)
4. The boat and trailer shall be kept in the garage when not in use by the applicant to transport the boat. (ONGOING)

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900088
Kilday & Associates

RESULT - APPROVED WITH CONDITIONS

To allow for proposed signs on the individual pods within the overall New Albany LS/MU Development and Bethesda Health City to be consistent with the signage requirements for Planned Commercial Development and to allow for 4 variances from the requirements for permitted off-premises directional signs.

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 by July. 21, 2000. (BLDG PERMIT: BLDG)
2. The proposed signs shall be permitted and constructed consistent with the Exhibit 9 in the BA99-088 file. The applicant shall provide the Building Division with a copy of Exhibit 9, that was presented to the Board of Adjustment for approval of this sign variance. (BLDG PERMIT: BLDG)
3. By November 21, 1999, the applicant shall administratively amend the certified Master Plan for Petition 98-073, 98-073(1) & 93-35(A), to reflect the approved variances for the On-premises Directional Signage, Directional Signage Internal to Commercial Developments and Master Sign Plan for Sign "A", "B" & "C" and the Off-premises Directional Signs for Sign "C" as indicated in the site plan (Exhibit 9, BA99-088 file). (DATE: MONITORING-ZONING-DRC)
4. By August 21, 2000, the property owner shall obtain a building permit for at least one of the approved signs as indicated in the Site Plan (Exhibit 9 BA99-088) in order to vest this variance approval and avoid the need for time extension to the Development Order. (DATE:MONITORING-BLDG.PERMIT)
5. The signage, approved with this application, shall be constructed consistent with Exhibit 9 and at no time in the future be modified from identification/location signage to point of purchase signage. (ON-GOING)

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900088	7.14.H.3 On-premises Directional Signage: Definition	On premises directional signage only for Planned Commercial Development	All proposed directional signs for the LS/MU (Sign A, AB & C)	Allow LS/MU to adhere to requirements for Planned Commercial Development
	7.14.I.5 On-site signs subject to: Directional signage internal to commercial developments	Directional signage internal for Planned Commercial Development	All proposed directional signs for the LS/MU (Sign A, B, & C)	Allow LS/MU to adhere the requirements for Planned Commercial Development
	7.14.J Master sign plan: Definition and Provision for Out-Parcels	Master sign plan for Planned Commercial Development and the provision for out-parcels being treated separately	All proposed signs for the LS/MU (Sign A, B & C)	Allow LS/MU to adhere to requirements for Planned Commercial Development
	7.14.Q.3.a Permitted Off-premises Directional Signs: Maximum Distance from the Point of Ingress	50'	128' (Sign C)	78' (Sign C)
	7.14.Q.3.b Permitted Off-Premises Directional Signs: Sign Frontage	Signs only be allowed where parcels have access but have no frontage on that arterial or collector street	Allow Sign C to be located on a parcel which has frontage on an arterial or collector street	Allow an off-premises Sign C to be located on a parcel that has frontage on an arterial or collector street
	7.14.Q.3.g(1) Permitted Off-Premises Directional Signs: Sign Location	Off-premises directional Signs shall only be permitted on parcels adjacent to the parcel identified on the directional signs.	To allow off-premises directional Sign C for Boynton Beach Blvd. and Florida's Turnpike via Hagen Ranch Rd.	Allow an off-premises Sign C to be located on a parcel not adjacent to the parcel identified on the directional sign
	7.14.Q.3.g(2) Permitted Off-premises Directional Signs: Recorded Unity of Control	Signs only be permitted on parcels subject to a recorded unity of control document	No Recorded Unity of Control (Sign C)	No Recorded Unity of Control
ADDRESS OF PROPERTY:	Vacant Parcels (LS/MU), 10301 Hagen Ranch Rd. (Health City)			

RESULTS LIST
BOARD OF ADJUSTMENT
October 21, 1999

BOFA 9900089
The Miller Co, Inc

RESULT - APPROVED WITH CONDITIONS

To allow a MUPD to exceed the maximum permitted parking.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900089	6.8.E.7.b Parking Regulations for a MUPD: Minimum number of off street parking spaces permitted in a MUPD.	140 parking spaces	185 parking spaces	45 additional parking spaces
ADDRESS OF PROPERTY:				

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 December 21, 1999, the applicant shall ensure the BA condition are shown on the certified Site Plan. (DATE: MONITORING-ZONING-DRC)
3. This parking variance shall be limited to 45 additional spaces. The final site plan shall be revised to show a total 185 off street parking spaces for this site. (DRC)
4. By October 21, 2000, the applicant shall obtain a final inspection on the parking for this site to vest this variance. (DATE: MONITORING-BLDG-CO)
5. By March 21, 2000, or prior to DRC certification of the site plan, which ever occurs first, the applicant shall receive approval of the landscape plan that reflects the additional 1,800 square feet of landscaping that will be installed around the proposed buildings as shown on Exhibit 20, in the BA99-089 File. (DATE: MONITORING-ZONING/DRC)