



**BOARD OF ADJUSTMENT  
RESULTS LIST**

**September 16, 1999**

**BOFA 9900009  
Dora Mancuso**

**RESULT - APPROVED WITH CONDITIONS**

The applicant is requesting that the existing glass blocks in the zero lot line wall be replaced with aluminum awning windows. The lot abuts onto an open space.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
BOFA 9900009	6.6.D Property Development Regulations: Only openings in a zero lot line wall to be glass blocks	Only glass blocks allowed in a zero lot line wall	Aluminum Awning Windows	To allow windows on the zero lot line side of a single family dwelling
ADDRESS OF PROPERTY:	10536 Grande Palladium Way			

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

1. By May 16, 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. The variance is limited to the zero lot unit on lot #49. (ON-GOING)
3. By July 16, 2000, the applicant shall obtain a building permit to replace the existing glass block windows with the awning windows in the zero lot line wall. (DATE-MONITORING-Bldg Permit)
4. By October 16, 1999, the BA Zoning staff shall ensure the certified site plan has a notation on lot 49 indicating the approved variance. (DATE: MONITORING-ZONING-BA)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 16, 1999**

**BATE 9900067  
Standard Oil Co**

**RESULT - APPROVED WITH CONDITIONS**

The applicant has applied for a time extension for one year for BofA 99-073 approved 9/17/98.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
BATE 9900067	The applicant has applied for a time extension for the Development Order for BofA 98-073 approved 9/17/98.	Sept. 17, 1999	Sept. 17, 2000	12 months
	To extend the due date for Condition #2, "The applicant shall obtain a building permit for the 2,122 square foot convenience store by July 17, 1999.	July 17, 1999	July 17, 2000	12 months
ADDRESS OF PROPERTY:	7035 Camino Real, Boca Raton			

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. The applicant shall obtain a building permit for the 2,122 square foot convenience store by July 17, 1999. (DATE: MONITORING-Bldg)

**IS HEREBY AMENDED TO READ:**

By July 17, 2000, the applicant shall obtain a building permit for the 2,122 sq.ft convenience store. (DATE: MONITORING-Bldg)

3. Prior to July 17, 1999, the applicant shall provide the Zoning Division staff with proof that the Utility Agreement form to allow the existing landscaping in the buffer along Power Line Road has been secured. (DATE: MONITORING-Zoning-BA) *COMPLETED ON 9/4/98*
4. This variance approval is contingent upon this specific use (convenience store and gasoline sales. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 16, 1999**

**BOFA 9900068  
Aberdeen Golf & Country Club Inc**

**RESULT - APPROVED WITH CONDITIONS**

To allow an existing entrance wall sign to be modified to exceed the allowable sign surface area and lettering height.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
BOFA 9900068	7.14.1.2.d On-site signs subject to special standards: Entrance wall signage - Sign Surface Area	60 sq. ft.	160 sq. ft.	100 sq. ft.
	7.14.1.2.d On-site signs subject to special standards: Entrance wall signage - lettering Height	24 Inches	36 Inches	12 Inches
ADDRESS OF PROPERTY:	8477 Aberdeen Dr			

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

1. By April 16, 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 June 16, 2000, the property owner shall obtain building permit to modify the existing entrance wall sign and place it in the same location of the existing sign as indicated on the exhibit 9 in the BA99-068 file.
3. The entrance wall sign shall be limited to the following: Sign Face Area: 160 Sq. Ft.; Lettering Height: 36 Inches. (ON-GOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 16, 1999**

**BOFA 9900070**

**G. L. Homes Of Boynton Beach Assoc. V**

**RESULT - APPROVED WITH CONDITIONS**

To allow for a reduction in the maximum distance between residential uses and recreational uses.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900070	6.8.B.4.a Planned development district regulations: PUD, Residential Planned Unit Development District-Maximum distance between residential units to recreation facilities.	Maximum distance of 1,320 feet between residential uses & recreational uses.	2,100 feet between residential uses and recreational uses	Maximum of 780 feet between residential uses and recreational uses
ADDRESS OF PROPERTY:	13397 Hagen Ranch 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, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC-Zoning)
3. The final certified site plan for Valencia Grand Isles PUD, shall be consistent with the overall Master Plan in terms of the location of the recreation parcels and the five (5) designated "open space amenities". The distance from the units to the recreation parcels delineated on the Site Plan (Exhibit 20), presented to the Board of Adjustment shall not be modified to increase the variance distance. (ONGOING)
4. The 5 designated "neighborhood amenities", shown on the Site Plan, Exhibit 20,

presented to the Board of Adjustment, shall be shown on the final plat and designated as "neighborhood amenity/open space" (or approved by the Zoning Division) and dedicated to the Master Homeowners Association. A note shall be placed on the dedication sheet of the final plat indicating these tracts are required to comply with the ULDC distance requirement between residential units and recreational amenities and consistent with the BA99-70 variance approval.  
(PLAT-ZONING)

5. The designated "neighborhood amenities", shall include, but not limited to the following uses:
  - a) bench
  - b) gazebo
  - c) exercise station-railroad ties
  - d) arbor e) shade rest area(ONGOING)
  
6. The first of the five "neighborhood amenities" shall be installed prior to the receipt of the final Certificate of Occupancy for the 150th unit. The second and third of the five "neighborhood amenities" shall be installed prior to the receipt of the final Certificate of Occupancy for the 400th unit. The fourth and fifth of the five "neighborhood amenities" shall be installed prior to the receipt of the final Certificate of Occupancy for the 600th unit. (Subdivision #0577-000-MONITORING-BLDG PERMIT-ZONING/BA)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 16, 1999**

**BATE 9900090  
H.P. Thompkins, Jr**

**RESULT - APPROVED WITH CONDITIONS**

The applicant is requesting modification to BA99-064, condition #3, that restricted the rear setback on all 34 lots to 17.5 feet.

BATE 9900090	Request:  The applicant is requesting a modification to BA99-064, condition #3, that restricted the rear setback on all 34 lots to 17.5 feet.	Proposal:  To allow the exclusion of lots 20, 21, 32, 33, 34. The rear lots that abut onto a lake will be 13.75 feet.
ADDRESS OF PROPERTY:	Vacant Subdivision for 34 lots.	

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

1. By March 19, 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: BLDG PERMIT-Bldg)
2. The applicant shall install one native 14 foot tall shade tree in front of each unit (34 trees) within the 50' ROW, as shown on the Exhibit No. 20, in the BA file (BA99-064). The required minimum trees required by the landscape code for each lot shall not be used to satisfy this condition. (MONITORING:LANDSCAPE)
3. The required rear setback for all 34 lots is hereby established at 17.5 feet for the principal structures. (BLDG PERMIT-ONGOING)

**Is hereby amended:**

*The required rear setback for all lots, with the exception of lots: 21, 22, 32, 33, 34, is hereby established at 17.5 feet for the principal structures. The rear setback for lots: 21, 22, 32, 33, 34, is established at 13.75 feet of the principal structure.*  
(BLDG PERMIT-ONGOING)

4. By October 19, 1999, the applicant shall amend the certified site plan to reflect the following:
  - a. The correct Maximum-allowed Lot Coverage of 40%, any reference to 44% shall be deleted,
  - b. Include a revised 50' right-of-way cross section, to be consistent with Exhibit No. 20, in the BA file (BA99-064),
  - c. Revise the minimum required rear setback for all the principal structures on 34 lots from 15.0 feet to 17.5 feet as required by BA condition #3 for the approval of the variance (BA99-064),
  - d. Indicate the approved front setback variance (BA99-064) and the required conditions of approval. (DATE: DRC-Zoning)
5. Prior to amending the certified site plan, the applicant shall submit a copy of the building permit application (PR99-17401) for the temporary off-premise real estate sign to the DRC staff for inclusion in the DRC file. (DRC-ZONING)
6. The temporary off-premise real estate sign shall be removed prior to the issuance of the 34<sup>th</sup> SFD building permit for Hunter's Court Subdivision. (Subdivision #0734-000/BLDGPERMIT-ZONING)