



ZONING BOARD OF ADJUSTMENT RESULTS LIST

February 17, 2000

BOFA 9900092

John Van Lennep Real Prop. Inc.

RESULT - APPROVED WITH CONDITIONS

To allow a proposed residential development in the AGR Zoning District to comply with the RE Zoning District property development regulations

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900092	6.5.1 Property Development Regulations Table: Proposed residential development to comply with AGR-Agricultural Reserve Property Development Regulations	Comply with all AGR zoning district property development regulations.	Comply with all RE zoning district property development regulations	To allow the proposed residential development in the AGR zoning district to conform to the RE property development regulations
ADDRESS OF PROPERTY:	0 Half Mile Rd 0 One Mile Rd 16343 Frances Dodge Dr			

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 February 17, 2001, the property owner shall obtain a building permit for the first single family dwelling in order to vest this variance approval and avoid the need to apply for a time extension for the Development Order. (DATE:MONITORING-BLDG.PERMIT)**

**RESULTS LIST
BOARD OF ADJUSTMENT
February 17, 2000**

BATE 2000006

Robert W. Simmons & John T. Christiansen

RESULT - APPROVED WITH CONDITIONS

To allow for a one-year time extension for BofA 9900004 approved 2/18/99.

BATE 2000006	To allow for a one-year time extension for the Development Order for BofA 99-004.	FROM: February 18, 2000	TO: February 18, 2001	TOTAL OF: 12 Months
ADDRESS OF PROPERTY:	0 Loxahatchee River Rd 19803 Loxahatchee River 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. By July 18, 1999, the applicant shall apply to DRC to amend the site plan for the subdivision. (DATE:MONITORING-ZONING-DRC) Completed DRC-035 submitted 5/99.
3. Approval of the revised plat before February 18, 2000, shall vest this lot width variance for Lot 3. (DATE:MONITORING-ENG)

Is hereby amended to read:

Approval of the revised plat before February 18, 2001, shall vest this lot width variance for Lot 3. (DATE:MONITORING-ENG)

4. Prior to Development Review Committee certification of the final subdivision plan the applicant shall provide the Zoning Division with a letter from the South Florida Water Management District (SFWMD) stating the property owner is in compliance with the Surface Water Management permit and conditions. (ZONING-DRC) COMPLETED 6/99

**RESULTS LIST
BOARD OF ADJUSTMENT
February 17, 2000**

**BOFA 2000007
G. L. Homes Of Florida II Corp.**

RESULT - APPROVED WITH CONDITIONS

To allow for one housing type in a PUD in excess of 75 acres and 300 dwelling units.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000007	6.8.B.4.a. Planned Development District Regulations: PUD application	Two housing types required for PUD's in excess of 75 acres and 300 dwelling units.	One housing type in a PUD in excess of 75 acres and 300 dwelling units.	Eliminate the requirement for two housing types for PUD's in excess of 75 acres and 300 dwelling units.
ADDRESS OF PROPERTY:	0 Haverhill Rd 5171 Haverhill Rd 5441 Hennsey Rd			

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

- 1. Prior to DRC certification of the received Master Plan for Nautica Shores (Pet.#99-040), the BA conditions shall be attached to the certified plan. (ZONING-DRC)**
- 2. This variance is valid for a period of one year provided:**
 - 1) a building permit for a SFD is obtained and construction begins prior to February 17, 2001, or**
 - 2) The PUD is annexed into the City of Greenacres, then applicable city ordinances governing annexations and prior approvals for PBC shall govern the expedition of the variances. (DATE:MONITORING-BldgPermit)**

**RESULTS LIST
BOARD OF ADJUSTMENT
February 17, 2000**

**BOFA 2000009
Congress Venture Two Inc.**

RESULT - APPROVED WITH CONDITIONS

To allow storage bay doors to face residentially zoned property.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000009	6.7.B.8.a WCRA-O, Westgate/Belvedere Homes Overlay District: Overlay district uses	Orientation of storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any public street.	Orientation of bay doors shall be permitted to face residentially zoned property.	Orientation of bay doors shall be permitted to face residentially zoned property.
ADDRESS OF PROPERTY:	1930 N Congress Ave			

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

- 1. Board of Adjustment conditions must be attached to the site plan submitted for BCC approval and final DRC site plan certification. (Zoning-Zoning Review/DRC)**
- 2. Site plan submitted for BCC approval and final DRC certification shall be consistent with the general intent of the Site Plan reviewed by the Board of Adjustment. Any modifications shall be reviewed by the BA Staff to ensure consistency with the intent of the Board approval. (Zoning-DRC)**
- 3. The required landscape buffer along the southern edge of the property bordering the RM zoning district (approximately 374' of southeast property line) shall be upgraded as follows:**
 - a) 10 foot wide landscape buffer;**
 - b) 1.5 foot high berm; and**
 - c) 1 additional palm or pine every 30 linear feet. (Zoning-Landscape)**