

Wednesday, March 1, 2023
2:00 pm



Town Hall Commission Chambers
247 Edwards Lane
Palm Beach Shores, FL 33404

DEVELOPMENT REVIEW COMMITTEE
MEETING AGENDA
Chairman – Mayor Alan Fiers
Planning and Zoning Board Representative – Jerald Cohn

Town Attorney Mitty Barnard
Zoning Official Josh Nichols
Town Engineer Rob Rennebaum

Resident Member Bob Stanton
Town Clerk, Jude M. Goudreau
Town Fire Chief Trevor Steedman

Meeting link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=me4b6dee477c2d4952fa8dde73c2ccfe2>

Meeting number: 2634 334 9648 Password: 0301

Join by phone +1-408-418-9388 United States Toll Access code: 2634 334 9648

1. **CALL TO ORDER**

2. **MISCELLANEOUS BUSINESS**

- a. **SPR23-04/AAR23-04:** Keith Dorman, Owner of 227 Edwards Lane, requests Site Plan Review and Architectural & Aesthetic Approval to remove an existing office addition and shed from the rear of the property and construct a new office, bedroom, living space and garage addition on the property.
- b. **SPR23-05/AAR23-05:** Sharon Kubu, Owner of 331 Blossom Lane, requests Site Plan Review and Architectural & Aesthetic Approval to install a 12' by 16' patio cover in the rear of the home on an existing slab.

3. **ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.



PROJECT NAME: Dorman Residence

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No: _____

SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☒ Completed **Development Application** (complete all fields, use N/A when not applicable).
 - ☒ Architectural & Aesthetic Review Request (pg. 11, all submittals)
- N/A ☐ Variance Request (pg. 13, if applicable)
- N/A ☐ Special Exception Request (pg. 14, if applicable)
- ☒ **Boundary Survey** (Dated to within 6 months of application submission).
- ☒ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☒ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☒ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☒ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☒ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☒ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☒ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☒ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☒ Provide a construction schedule for the proposed project (including calendar dates).

LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

- ☒ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☒ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☒ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☒ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- N/A ☐ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☒ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

NOTE: Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.



DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES
247 EDWARDS LANE
PALM BEACH SHORES, FL 33404
(561) 844-3457

OWNER/APPLICANT: Keith Dorman

PROJECT ADDRESS: 227 Edwards Ln

APPLICATION NO.: _____ SUBMITTAL DATE: 2/16/23

TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)	X	SITE PLAN REVIEW (14-62)	X
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Keith Dorman	Owner
ADDRESS:	227 Edwards Ln	
PHONE:	917-916-0352	
EMAIL:	keithdorman14@gmail.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	Amanda McNally, AIA LEED AP, M Architecture Studio, LLC	
ADDRESS:	2401 PGA Blvd, Ste 248, Palm Bch Gdns, FL 33410	
PHONE:	561-429-4467	
EMAIL:	amcnally@marchitecturestudio.com	

	PLANNER	DEVELOPER
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	Amanda McNally, AIA LEED AP, M Architecture Studio LLC	
ADDRESS:	2401 PGA Blvd, Ste 248, Palm Bch Gdns, FL 33410	
PHONE:	561-429-4467	
EMAIL:	amcnally@marchitecturestudio.com	

	SURVEYOR	ATTORNEY
NAME:	Lidberg Land Surveying, Inc	
ADDRESS:	675 W Indiantown Rd, Ste 200, Jupiter FL 33458	
PHONE:	561-746-8454	
EMAIL:	ken@lidberg.net	

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	Summit Design & Forensics, Inc, Brian Maskol	
ADDRESS:	725 SE Port St. Lucie Blvd., Ste 203, Port St Lucie, FL 34984	
PHONE:	772-285-0572	
EMAIL:	brian@sdfgroupinc.com	

OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Signature of Owner

Date

Keith Dorman

Printed Name of Owner

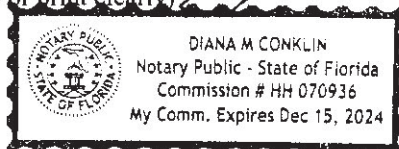
STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of January, 2023

by Keith Dorman who is personally known to me or has produced FDL (type of identification) as identification.

Diana M Conklin
(Name - type, stamp or print clearly)

Diana M Conklin
(Signature)



NOTARY'S SEAL

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

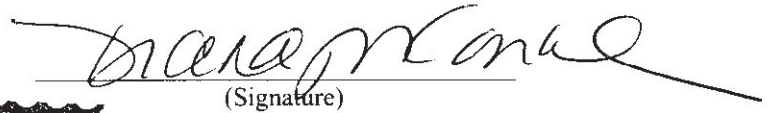

Signature of Owner or Trustee

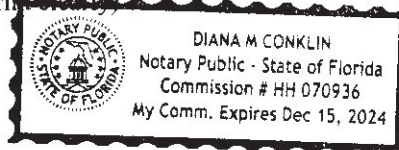
1/21/2023
Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of January 2023 by Keith Dorman who is personally known to me or has produced FDL (type of identification) as identification.

Diana M Conklin
(Name - type, stamp or print clearly)


(Signature)



NOTARY'S SEAL

Agent Information:

Amanda McNally
Printed Name of Agent


Signature of Agent

M Architecture Studio, LLC
Name of Firm

1/18/23
Date

PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee (“DRC”) review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

NUMBER OF COPIES REQUIRED

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Dorman Residence

PROJECT ADDRESS: 227 Edwards Lane

PROJECT LEGAL DESCRIPTION: Palm Beach Shores LT 222

*** All boxes must be completed, use N/A where appropriate ***

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	Single Family per PAPA	Single Family
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	Zone X	no change
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8468 SF	no change
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40% Max= 3387 SF	2049 SF	3015 SF
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20% Min = 1693 SF	4409 SF	3563 SF
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2 Spaces Required	3-4 Spaces	3 Spaces
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25'	25' & 23'-10 @ Chimney	25' & 23'-10 @ Existing Chimney
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15' for 25 LF, 25' for remainder	15'-8" for 15'-2" Linear Ft & 26'-8" remainder	15' for 14'-7 1/4" Linear Ft & 25' remainder
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7'	6'-9 3/4" @ East Sideyard & 6'-11" @ West	7' at All Additions & Existing 6'-9 3/4" @ East Sideyard & 6'-11" @ West

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	2049 SF (incl. 141sf Shed)	3015 SF (incl. 184sf Pavilion)
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	75% of 1st Floor	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	2049 SF	3015 SF Less than 50% increase
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	Max of 50% Lot Coverage = 4234sf	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	1 per lot	1	1
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	+966 SF	2049 SF	3015 SF
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	-110 SF	2013 SF	1903 SF
TOTAL IMPERVIOUS AREA (sq. ft.):	+856 SF	4062 SF	4918 SF
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of 1.5' & Max of 2' above crown	9.6', 10.3' = +9.95' Avg Existing	9.6', 10.3' = +9.95' Avg Existing
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of .5' & Max of 1.5' above Grade Elev.	+10.75' Existing	+10.75' Match Existing Less than 50% increase in SF
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	+9.41'	+9.41'
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	24' Max Ht (+34.75'), 17' Access. Str from crown (+26.35')	13'-1" (+23.83' NAVD)	13'-1" (+23.83' NAVD)
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		8'-2" (+18.9')	10'-10" (+21.58')
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	1/12 Min, 8/12 Max	4/12	4/12 Existing & 1/12 @ Addition
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	Max 10% of Floor Area	N/A	N/A

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

Removing the Existing Office Addition at the Rear, and Shed. We are overpouring the Garage to meet the Existing Slab Elevation, and propose Additions for an Office, Primary Bedroom, Living Space & Garage. A Pool, Patio, and Pavilion are also being added to the Backyard.

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

\$600K

Describe the existing improvements located on the subject property (attach additional sheets if needed):

The Existing Improvements are the Original Home with Detached Garage, Detached Shed, and Concrete Patio. Prior Additions were made to the rear of the home.

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

N/A

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

We are respecting the original while celebrating the Mid-Century Modern era of its construction, and providing ample living space for a family today.

Provide any other pertinent information related to the subject property to support the proposed request.

The Pavilion at the Rear is a whimsical gesture that will not be visible by others due to Existing and Proposed vegetation.

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

1. Relationship of building to site: (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

We are maintaining the existing Drive entry with a walk across the yard to the Front Door.
~~The existing Structure remains the highest element on the site with the Additions~~
staying below the Existing peak of roof to maintain scale. Clerestory windows also
~~break down the taller walls to maintain human scale of the Existing Home.~~

2. Relationship of building and site to adjoining area(s): (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

We are celebrating the Mid-Century modern style by keeping the bold Chimney, yet we are cladding it with natural limestone to link it to the local coastal materials. This stone is repeated a wall base below the Office windows & again at the Pavilion Pier in the back. By keeping the height below the existing structure, the home remains in scale with the original architecture of Palm Beach Shores. The white stucco finish and white tile roof reference the crisp white Florida homes and aid with a reduction in heat gain.

3. Landscape and site treatment: (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

A line of fishtail palms is to be used along the rear yard to provide privacy from the 2-story neighbor. The selection of grasses and palms highlights the linear nature of the home, while a groundcover softens the entry and curves the planting beds. A specimen windmill palm is positioned to fill a wall space west of the Chimney & add height. The existing Areca palm is planned to be relocated to the rear yard to aid in privacy.

4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

The higher volumes of the Addition are segmented with clerestory windows to maintain a relation to the scale of the existing home. This also keeps the Chimney as the focal point. The Existing Fascia will be replaced with a deeper Fascia board to relate to the deeper Fascia at the Additions as well. The crisp white walls will receive dark windows keeping with the modern lines.
Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

The material palette will be White Stucco, White Concrete Tile Roof, Limestone cladding, Drive Refinish to match the Limestone color, and Bronze window frames.

NOT APPLICABLE

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: _____

b. Original Site Plan Application No.: _____

c. Original Site Plan Approval Date: _____

d. List of all other relevant information on file with original application: _____

2. Requested Modification(s): _____

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

NOT APPLICABLE

REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) _____ to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) _____ to permit the following:

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

3. Explain whether or not a vehicular parking or traffic problem is created:

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

6. Explain how the proposed use will not endanger, restrict or impair public safety:

The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.



ARCHITECTURE
STUDIO

Construction Schedule Estimate

Date: 15 February 2023
Project: **Dorman Residence**, 227 Edwards Lane
Subject: DRC Application, Construction Schedule Estimate

The Construction Schedule Estimate for the Dorman Residence at 227 Edwards Lane is as follows:

Contractor Selection, Staging and Permitting – April to May 2023
Construction: May – December 2023

Sincerely,

Amanda McNally
AIA, LEED AP
Principal
M Architecture Studio

KEITH DORMAN
1020 SUGAR SANDS BLVD UNIT 300
SINGER ISLAND, FL 33404

227 Edwards Ln

Fidelity® Cash Management Account

1157

80-568/1012

1/23/2023

Date

Pay to the
Order of

Palm Beach Shores

\$ 350 -

Three Hundred fifty

Donors



Photo
Safe
Deposit
Details on back



Fidelity Bank, N.A.
Member FDIC

For

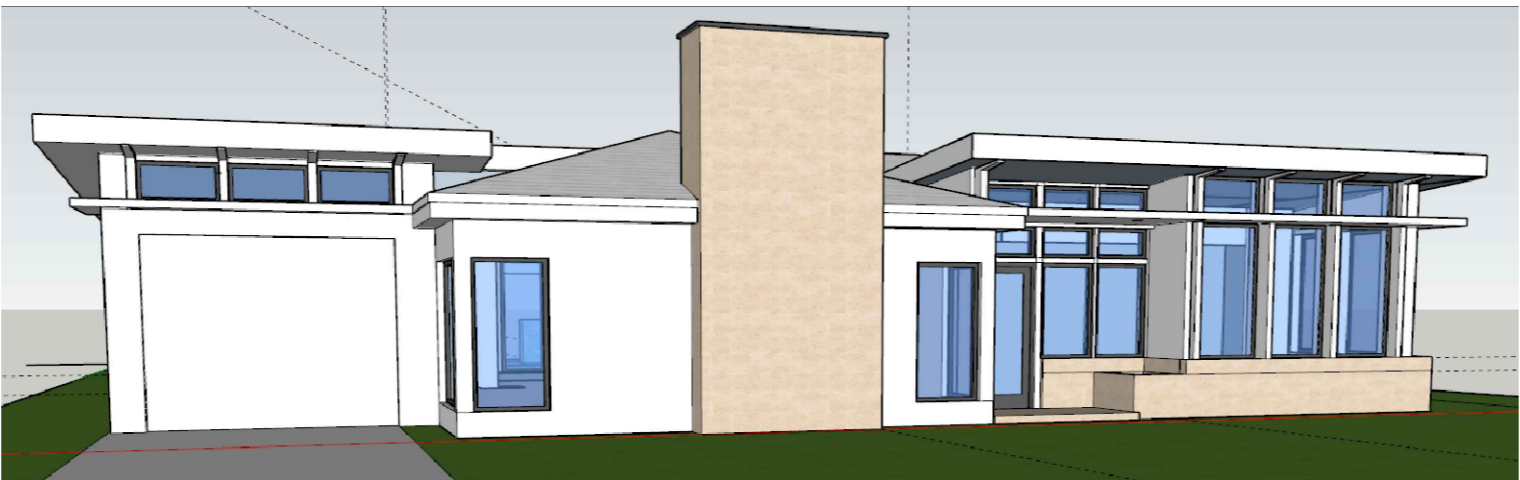
DRC Application

[Signature]

MP

⑆ 10120568 ⑆ ⑆ 1157 ⑆ 7710596723887 ⑆

Printed Name



DORMAN RESIDENCE

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Dorman Residence

PROJECT ADDRESS: 227 Edwards Lane

PROJECT LEGAL DESCRIPTION: Palm Beach Shores LT 222

*** All boxes must be completed, use N/A where appropriate ***

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	Single Family per PAPA	Single Family
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	Zone X	no change
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8468 SF	no change
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40% Max= 3387 SF	2049 SF	3015 SF
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20% Min = 1693 SF	4409 SF	3563 SF
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2 Spaces Required	3-4 Spaces	3 Spaces
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25'	25' & 23'-10 @ Chimney	25' & 23'-10 @ Existing Chimney
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15' for 25 LF, 25' for remainder	15'-8" for 15'-2" Linear Ft & 26'-8" remainder	15' for 14'-7 1/4" Linear Ft & 25' remainder
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7'	6'-9 3/4" @ East Sideyard & 6'-11" @ West	7' at All Additions & Existing 6'-9 3/4" @ East Sideyard & 6'-11" @ West

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	2049 SF (incl. 141sf Shed)	3015 SF (incl. 184sf Pavilion)
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	75% of 1st Floor	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None	2049 SF	3015 SF <small>Less than 50% increase</small>
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	Max of 50% Lot Coverage = 4234sf	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	1 per lot	1	1
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	+966 SF	2049 SF	3015 SF
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	-110 SF	2013 SF	1903 SF
TOTAL IMPERVIOUS AREA (sq. ft.):	+856 SF	4062 SF	4918 SF
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of 1.5' & Max of 2' above crown	9.6', 10.3' = +9.95' Avg Existing	9.6', 10.3' = +9.95' Avg Existing
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	Min of 5' & Max of 1.5' above Grade Elev.	+10.75' Existing	+10.75' Match Existing <small>Less than 50% increase in SF</small>
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	+9.41'	+9.41'
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	24' Max Ht (+34.75'). 17' Access. Str from crown (+28.35')	13'-1" (+23.83' NAVD)	13'-1" (+23.83' NAVD)
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		8'-2" (+18.9')	10'-10" (+21.58')
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	1/12 Min, 8/12 Max	4/12	4/12 Existing & 1/12 @ Addition
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	Max 10% of Floor Area	N/A	N/A

PROJECT INFORMATION

Owner: Keith Dorman
227 Edwards Lane
Palm Beach Shores, FL 33404

Architect: M Architecture Studio, LLC
2401 PGA Blvd, Suite 248
Palm Beach Gardens, FL 33410
561-429-4467
AR95372

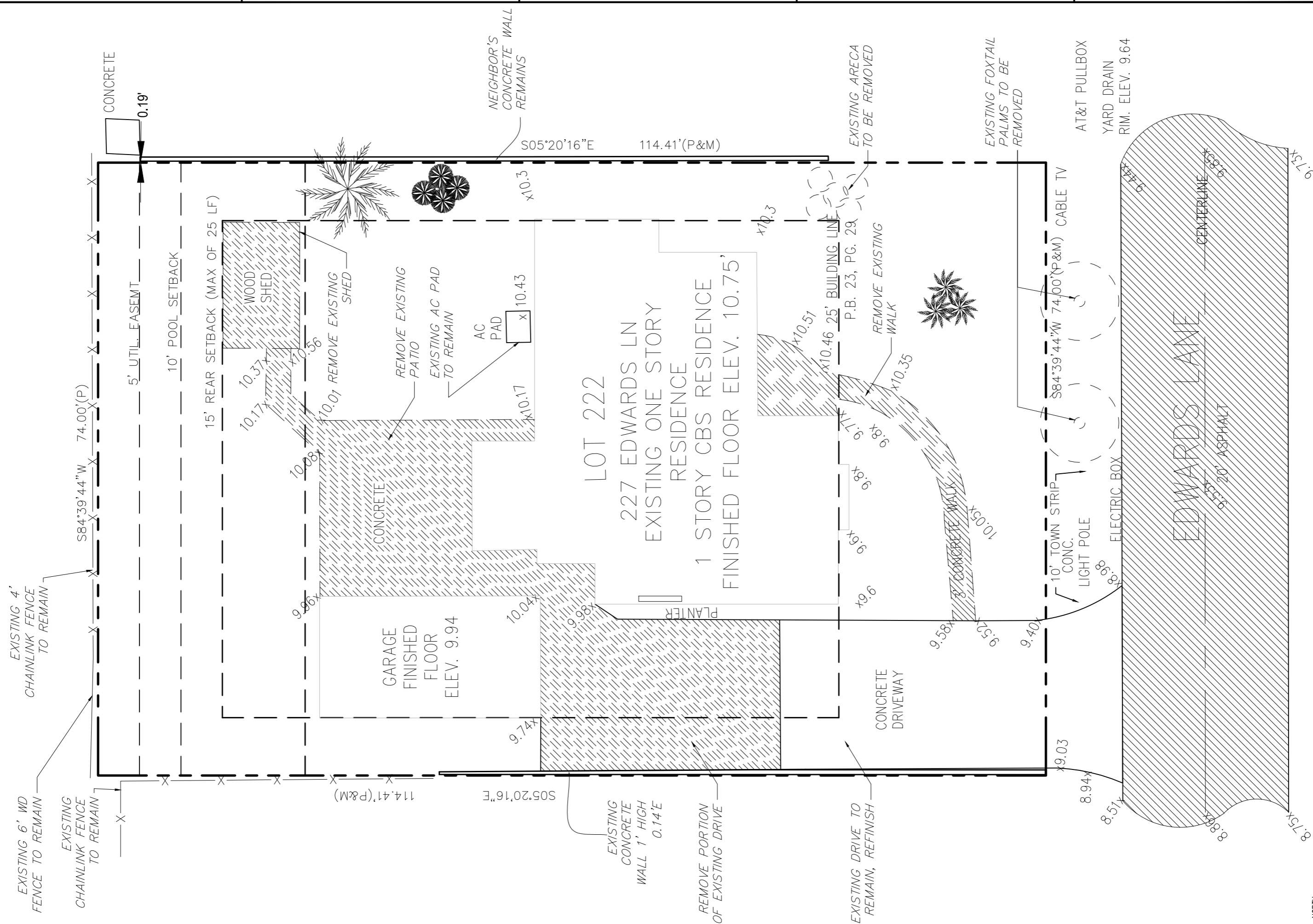
Engineer: Brian Maskol, PE
Summit Design & Forensics, Inc
725 SE Port St. Lucie Blvd. Suite 203
Port St. Lucie, Florida 34984
772-285-0572

NOT FOR
CONSTRUCTION

AREA CALCULATIONS

Existing Conditioned	1514 SF
Demo of Existing Office	- 102 SF
Exist. Garage Converted to Conditioned	394
Existing to Remain at Main House	1806 SF
Primary Bedroom Addition	171 SF
Office & Entry Addition	187
Living Addition	372
Garage Addiiton, Unconditioned	295
Total Main Structure	2831 SF
Demo Existing Shed (- 141 SF)	
Pavilion Addition	184 SF
Total Under Roof	3015 SF

NOTE: CALCULATIONS BASED ON PALM BEACH COUNTY TAX RECORDS, RECORD PLANS & SURVEY



SCALE: 3/32" = 1'-0"



DORMAN RESIDENCE
227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

SUBMITTALS/REVISIONS:

SCHEMATIC DESIGN
DRC SUBMISSION

PROJECT No. 22030 DATE 02.16.23

SHEET TITLE

SITE PLAN

NOT FOR
CONSTRUCTION

DORMAN RESIDENCE
227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

SUBMITTALS/REVISIONS:

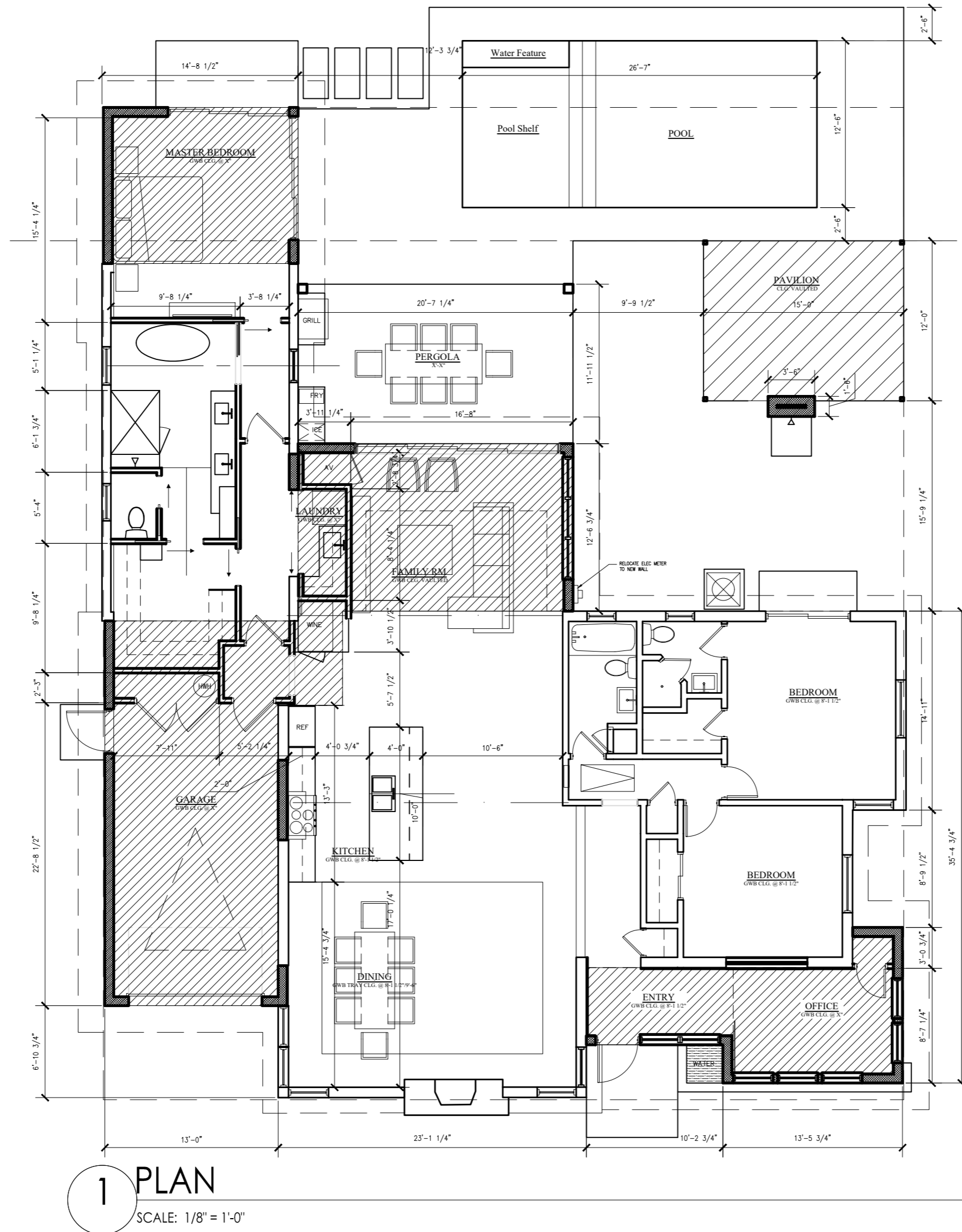
SCHEMATIC DESIGN

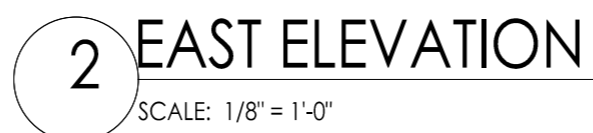
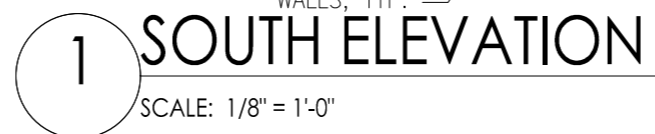
RC SUBMISSION

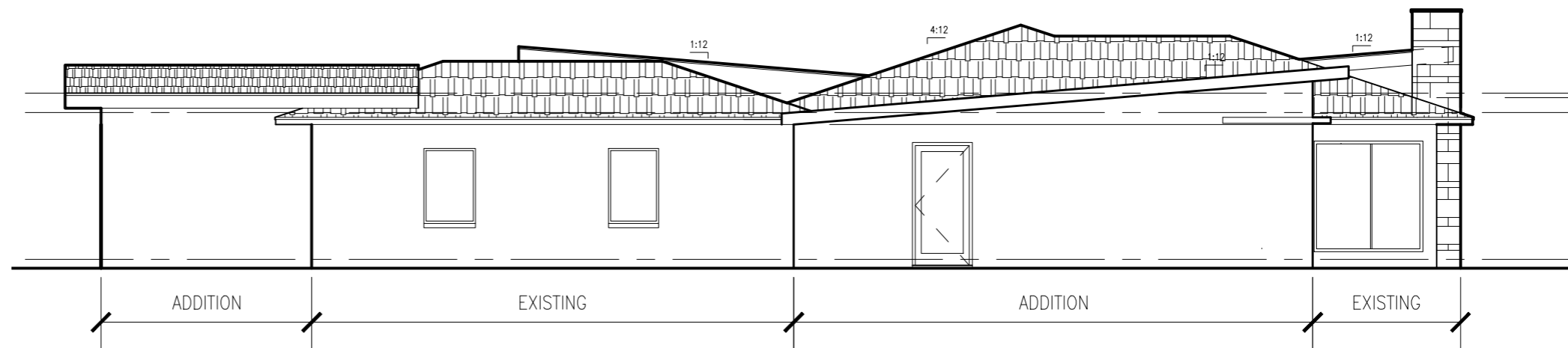
PROJECT No. 22030 DATE 01.23.23

FLOOR PLAN

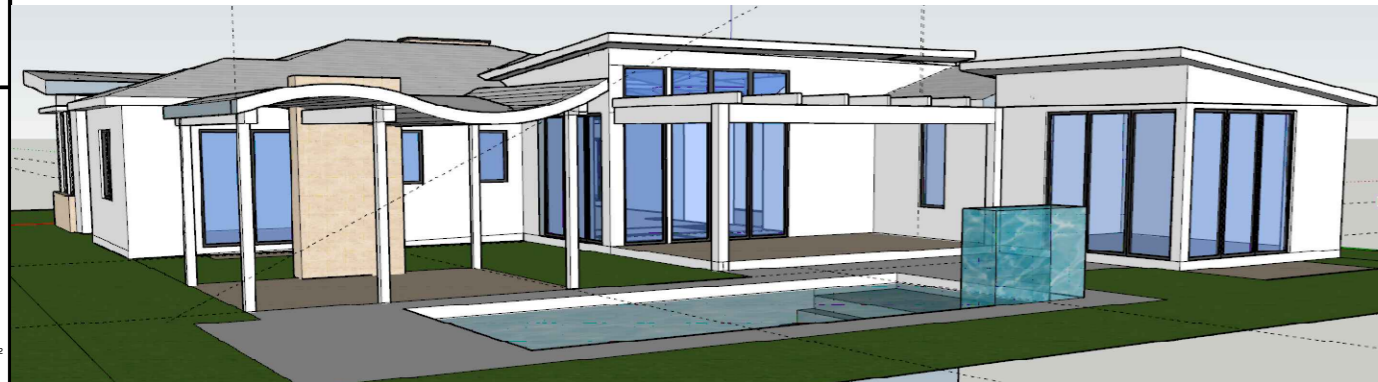
A2.1



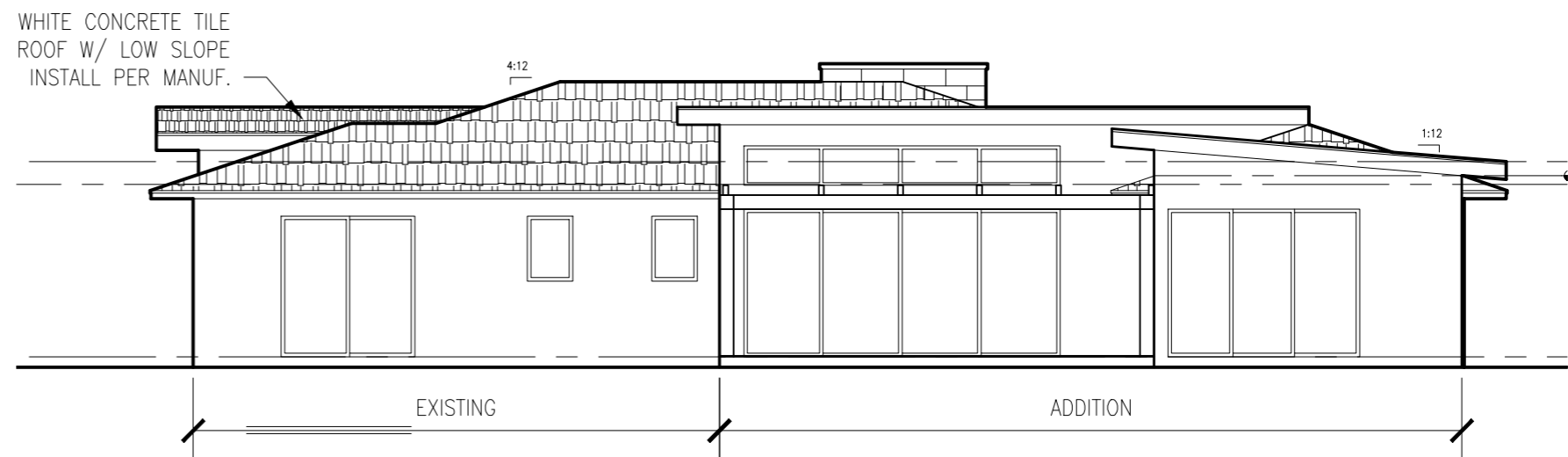




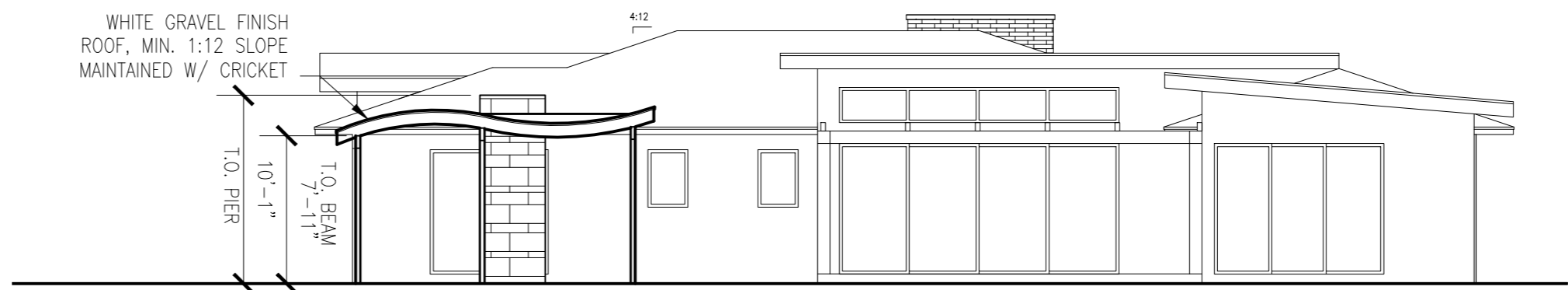
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MODEL VIEW FROM NE CORNER



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2A NORTH ELEVATION - PAVILION
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

DORMAN RESIDENCE
227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

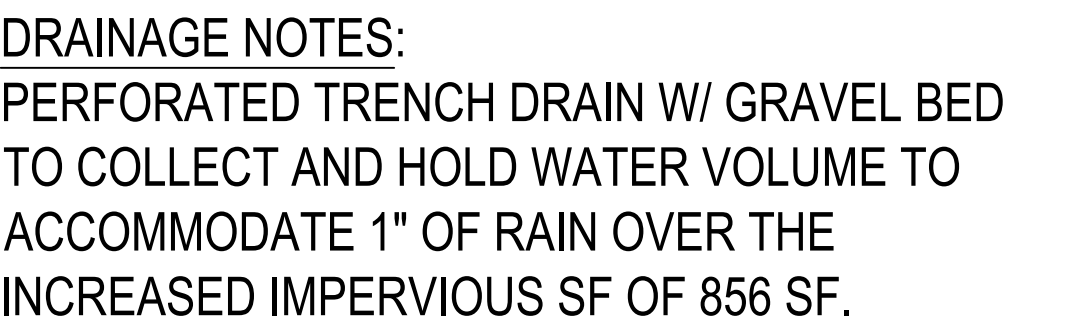
SUBMITTALS/REVISIONS:

SCHEMATIC DESIGN
DRC SUBMISSION

PROJECT No. 22030 DATE: 01.23.23
SHEET TITLE

NORTH & WEST ELEVATIONS

A3.1



LEGEND

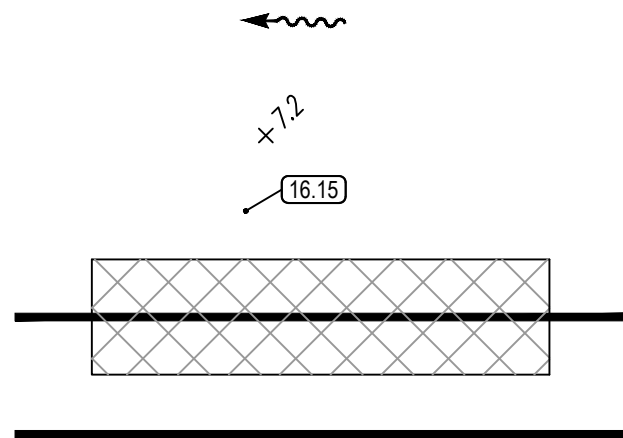
SURFACE FLOW ARROW

EXISTING ELEVATION

PROPOSED ELEVATION

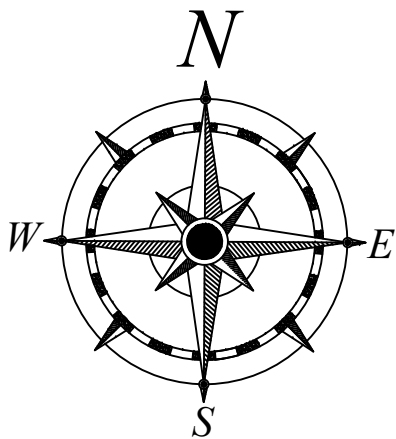
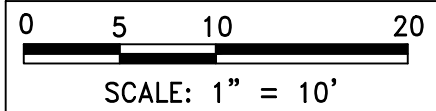
EXFILTRATION TRENCH

8" HDPE PIPE



NOTES:

1. PLAN GRADES IN NAVD88 UNLESS OTHERWISE NOTED. CONVERSION NAVD = NGVD-1.5". REFER TO SURVEY BY MAGELLAN SURVEYING & MAPPING FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, IN ACCORDANCE WITH SUNSHINE STATE ONE CALL OF FLORIDA, INC (1-800-432-4770). CONTRACTOR SHALL CONTACT 48 HOURS BEFORE DIGGING.
3. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED, HOWEVER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ANY EXISTING UTILITIES.
4. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OR IMPROVEMENTS OF OTHERS WITH REGARD TO NEW CONSTRUCTION OR FOR THE NEED OF REMOVAL, RELOCATION OR ALTERATION OF EXISTING FACILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO PALM BEACH SHORES, FLORIDA POWER & LIGHT, BELLSOUTH TELEPHONE, AND THEIR CONTRACTORS, SUBCONTRACTORS OR AGENTS.
5. NO RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
6. RETAINING WALL BY OTHERS.
7. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS.
8. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
9. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
10. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
11. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. LANDSCAPED CURBING, PAVEMENT, STRIPING, SIGNAGE, DAMAGING, ETC. SHALL BE RESTORED BY CONTRACTOR.

[illegible]

REIKENIS & ASSOCIATES, LLC

CONSULTING ENGINEERS

801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381
rick@reikenis.com

FL CA No. 30827

FL CA No. 30827

SEAL

02/15/23
Richard Reikenis
Florida P.F. No. 2697

SHEET C1.1
OF 2

PRELIMINARY PAVING &
GRADING PLAN
227 EDWARDS LANE
PALM BEACH GARDENS, FL

LANDSCAPE LEGEND

- EXISTING
FOXTAIL PALM
- EXISTING 9'
PHOENIX ROEBELENI
- EXISTING
ARECA PALM
- PROPOSED
CYRTOSTACHYS RENDA,
RED LIPSTICK PALM
MIN. HT. 9'
- PROPOSED
FOXTAIL PALM
MIN. HT. 9'
- PROPOSED
COCONUT PALM,
J TRUNK, MIN. HT. 9'
- PROPOSED
R. MADAGASCARIENSIS
TRAVELERS PALM,
MIN. HT. 9'
- PROPOSED
FISHTAIL PALM
6' MIN. HT
- PROPOSED
CLUSIA HEDGE
3' MIN. HT, U.N.O.
- PROPOSED GRNDCOVER
GREEN ISLAND GEM
12" MIN. HT
- PROPOSED
ORNAMENTAL GRASSES
2' MIN. HT
- PROPOSED
BRAZILIAN IRIS,
IRIS NEOMARICA
2' MIN. HT

LANDSCAPE NOTES:
EXISTING ST. AUGUSTINE SOD IS
TO BE MAINTAINED & REPAIRED
AS REQ'D

ALL PROPOSED TREES IN THE
FRONT YD ARE TO BE
8'-2" MIN. OA HT. AND
3'-4" MIN. SPREAD

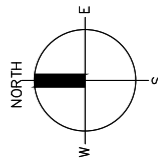
STAGGER PALM PLACEMENT
AROUND NEIGHBOR'S EXIST.
PALMS, TYP.

HEDGE TO SCREEN
POOL EQUIPMENT,
MATCH HT OF
EQUIP.

GRAVEL ALONG SIDEYARD

EXIST.
VEGETATION

10' TOWN STRIP



1 PROPOSED LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

NOT FOR
CONSTRUCTION

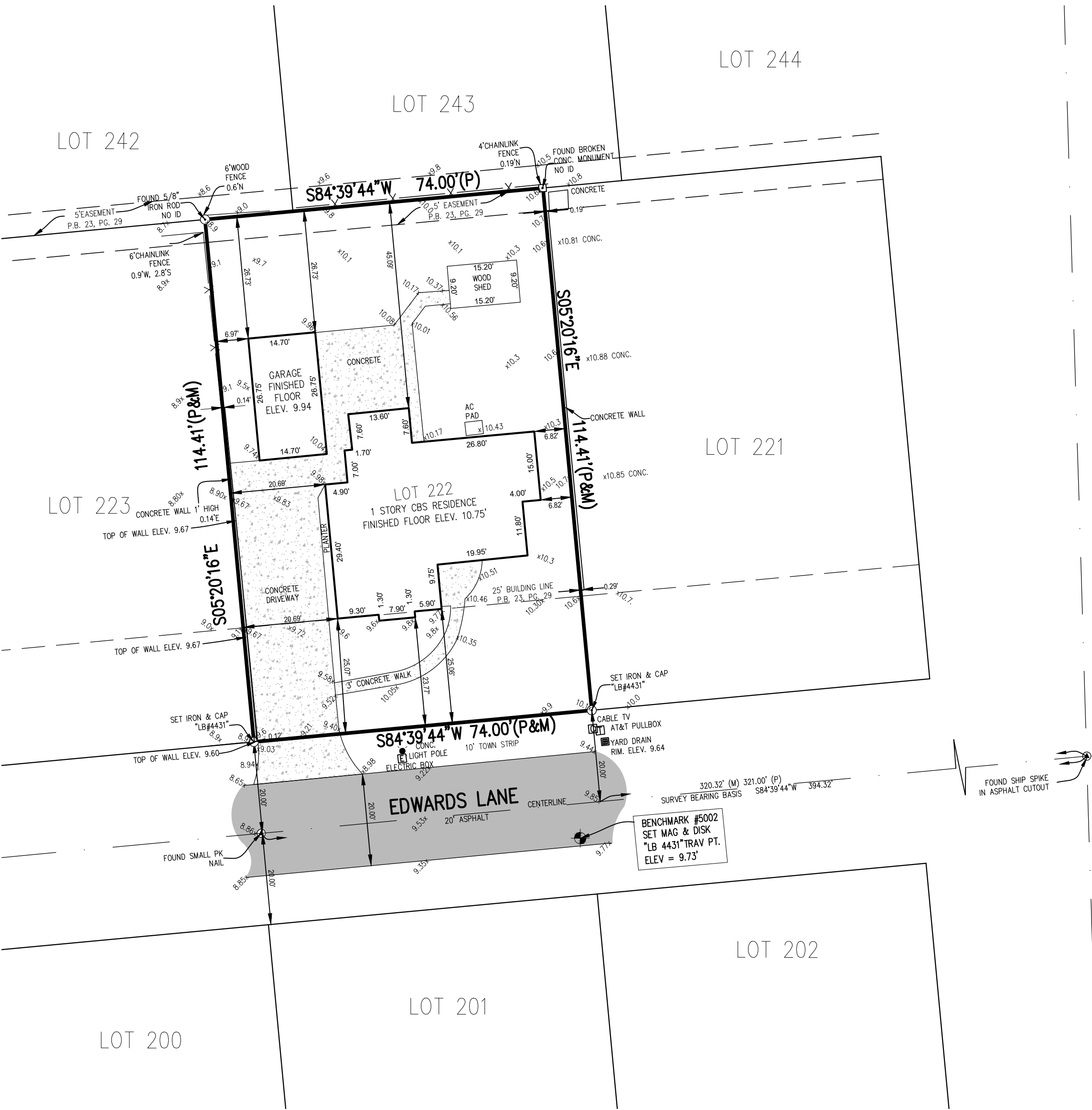
DORMAN RESIDENCE
227 EDWARDS LANE
PALM BEACH SHORES, FLORIDA 33404

SUBMITTALS/REVISIONS:

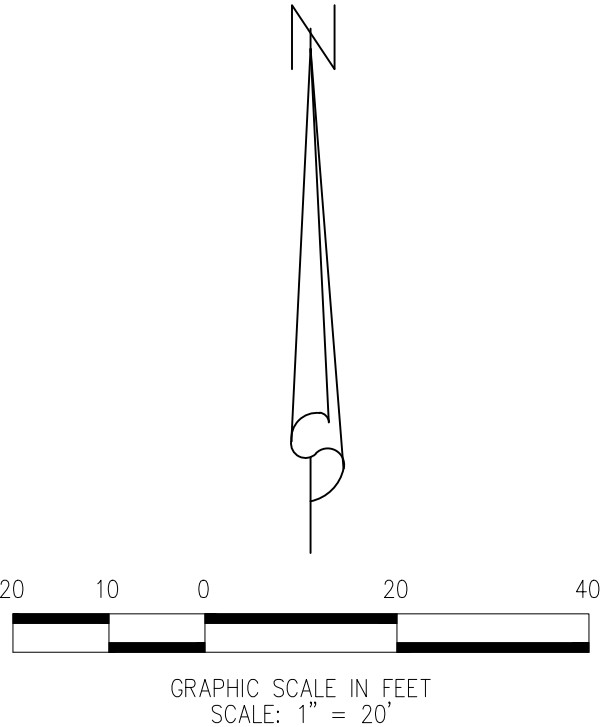
SCHEMATIC DESIGN
DRC SUBMISSION

PROJECT No. 22030 DATE: 02.16.23
SHEET TITLE

LANDSCAPE PLAN



ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
ICV = IRRIGATION CONTROL VALVE
ID = IDENTIFICATION
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TLB = TRAFFIC LIGHT BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE



LEGAL DESCRIPTION

LOT 222, PALM BEACH SHORES, PALM BEACH SHORES FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 23, PAGE 29.

SURVEY REPORT

1. THIS BOUNDARY SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF PALM BEACH SHORES.
3. SURVEY BEARING BASE; SEE MAP.
4. TOTAL AREA = 8,466 SQUARE FEET, MORE OR LESS.
5. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
6. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.
7. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
8. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 12099C0393F, EFFECTIVE DATE OCTOBER5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE
9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR: KEITH DORMAN.
10. © COPYRIGHT 2022 BY LIDBERG LAND SURVEYING, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: JANUARY 18, 2022

BY: DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

2/08/2023	ADD ADDITIONAL ELEV'S PER REQUEST AND REVISIONS-K.F.-FILE	M.R.
6/24/2022	ADD ELEVATIONS TO CROWN OF ROAD-FB.812, PG.19-A.M.	M.R.
DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
227 EDWARDS LANE,
PALM BEACH SHORES
PREPARED FOR:
KEITH DORMAN

CAD. K:\AUTOCAD2000\274243\23-29\22-002.DWG\22-002-112.DWG			
REF.			
FLD.	R.M.	FB.	PG.
OFF.	M.R.	802	61-63
CKD.	D.C.L.	SHEET 1 OF 1	JOB 22-002-105A 22-002-112 DATE 1/18/2022 DWG. C22-002

BUILDING PERMIT APPLICATION

TOWN OF PALM BEACH SHORES

247 Edwards Lane, Palm Beach Shores, FL 33404

(561) 844-3457

PROPERTY OWNER INFORMATION:

Owner Name: Sharon Kubu

Owner Address: 331 Blossom Lane

Phone (O): _____

Phone (H): (732) 904-8042

SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS _____

TYPE OF IMPROVEMENT:

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> New Sq. Ft. _____ | <input type="checkbox"/> Building |
| <input type="checkbox"/> Addition Sq. Ft. _____ | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Gas |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Installation | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Change/Cont. | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Pool/Spa | <input type="checkbox"/> Driveway |
| <input checked="" type="checkbox"/> Other <u>12' x 16' Patio Cover</u> | |

Valuation of Job: \$ \$7,000

Master Permit No: _____

Does this include value of subcontractor's work?

Yes ☐ No ☒

CONTRACTOR INFORMATION:

Qualifier: Alex Owen

Company Name: The Owen Group

Company Address: 1300 W Industrial Ave, STE

Boynton Beach, FL, 33426

Phone : (516) 770-7600

County/State License #: CGC 1527946

Contractor Email: don@owen.group

LOCATION INFORMATION:

Address: 331 Blossom Lane

PCN: 54-43-42-27-04-000-3140

Zoning Designation: A Lot No: 314

Flood Zone B&A7

Base Flood Elevation: _____

Paid – Receipt #: _____

Permit Fee: \$ _____

If related to a multi-family dwelling or nonresidential use, will improvements require rental of a portable storage unit ("PSU")? Yes ☐ No ☐

(If checked 'Yes' above, please complete a separate no-fee permit application form for PSUs for multi-family and nonresidential properties)

DESCRIPTION OF WORK:

Furnish and install a 12' x 16' patio cover in rear of home on existing slab

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the jurisdiction. I understand that separate permits must be acquired for ELECTRICAL WORK, DEMOLITION, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, ROOFING, AIR CONDITIONING, ETC. **WASTE MANAGEMENT DUMPSTER ONLY**

I further acknowledge the following:

- Issuance of a permit may be subject to conditions and is subject to time limitations.
- Issuance of a permit is not authorization to violate public or private restrictions.
- Failure to comply with applicable construction regulations may result in the withholding of future permits.
- Demolition-only projects must comply with Chapter 14, Articles V and VI of the Town Code and require submittal of drainage plans as part of the demolition permit application.

OWNER'S AFFIDAVIT: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature: Sharon Kubu
Owner or Agent

(If agent is signing, then original, notarized agency letter signed by owner must be attached)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 16th day of January, 2023, by Sharon Kubu who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)

Evan Patrick Owen
Notary Public, State of Florida

Signature: [Signature]
Contractor

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn (or affirmed) before me this 16 day of Jan, 2023, by Alex Owen who is personally known to me or who has produced a Florida driver's license as identification.

(Seal)

Naomi H. Martin
Notary Public, State of Florida



EVAN PATRICK OWEN
Notary Public
State of Florida
Comm# HH293443
Expires 7/26/2026



BUILDING OFFICIAL'S COMMENTS:

APPROVAL _____ DATE _____
Building Official



PROJECT NAME: Sharon Kubu - 331 Blossom Lane

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No: _____

SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

- ☐ Completed **Development Application** (complete all fields, use N/A when not applicable).
 - ☐ Architectural & Aesthetic Review Request (pg. 11, all submittals)
 - ☐ Variance Request (pg. 13, if applicable)
 - ☐ Special Exception Request (pg. 14, if applicable)
- ☐ **Boundary Survey** (Dated to within 6 months of application submission).
- ☐ **Signed and Sealed Schematics** depicting building on site, setbacks, grading, drainage and elevations, as well as the relationship of the site to the neighboring sites (e.g. Site Plan, Drainage and Grading Plan, Roof Plan, Landscape Plan, Elevations).
- ☐ **Tabular Data** showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

SITE PLAN CHECKLIST

Please be sure to include the following on the Site Plan:

- ☐ Depict and label 10' Town Strip (front of property) and 5' utility easement (rear of property), and all other applicable easements.
- ☐ Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- ☐ Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- ☐ For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- ☐ Include all a/c equipment, pool equipment and emergency generators and label as proposed or existing.
- ☐ Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- ☐ Provide a construction schedule for the proposed project (including calendar dates).

LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the Landscape Plan:

- ☐ Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- ☐ Include and label both existing (to remain) and proposed landscaping on the subject property.
- ☐ Provide a species legend/key including the height of all landscaping to be provided at installation.
- ☐ Ensure that the requirements for 10' Town Strip and front yard trees are met.
- ☐ For multi-story construction, ensure that the requirements for privacy screening are met.
- ☐ Ensure screening is provided for all ground mounted mechanical equipment (e.g. a/c compressors, pool equipment, emergency generators).

NOTE: Checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.



DEVELOPMENT APPLICATION

TOWN OF PALM BEACH SHORES
247 EDWARDS LANE
PALM BEACH SHORES, FL 33404
(561) 844-3457

OWNER/APPLICANT: Sharon Kubu

PROJECT ADDRESS: 331 Blossom Lane

APPLICATION NO.: _____ SUBMITTAL DATE: _____

TYPE OF APPROVAL(S) REQUESTED (Check box(es) ☒)

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)		SITE PLAN REVIEW (14-62)	
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Sharon Kubu	The Owen Group
ADDRESS:	331 Blossom Lane	1300 W Industrial Ave, STE 105 Boynton Beach, FL, 33426
PHONE:	(732) 904-8042	(561) 770-7600
EMAIL:	sv.kubu@gmail.com	don@owen.group

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	PLANNER	DEVELOPER
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	N/A	N/A
ADDRESS:		
PHONE:		
EMAIL:		

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	Florida Engeering LLC	
ADDRESS:	4161 Tamiami Trail, STE 101 Port Charlotte, FL, 33952	
PHONE:	(813) 252-1994	
EMAIL:	contact@fleng.com	

OWNER ACKNOWLEDGMENT & CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

1. Owner acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process. Owner accepts financial responsibility for all costs incurred as a result of this Application.
2. A construction schedule is required of all developers during the development process. The Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Sharon Kubu
Signature of Owner

Jan. 14, 2023
Date

Sharon Kubu
Printed Name of Owner

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of January 2023,
by Sharon Kubu who is personally known to me or has
produced _____ (type of identification) as identification.

(Name - type, stamp or print clearly)

[Signature]
(Signature)



EVAN PATRICK OWEN
Notary Public
State of Florida
Comm# HH293443
Expires 7/26/2026

NOTARY'S SEAL

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

Consent to an agent is required from the property owner(s) and contract purchaser, if applicable, if the property owner(s) or contract purchaser does not intend to attend all meetings and public hearings and submit it person all material pertaining to the Application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified.

This form shall serve as consent for the agent identified below to prepare or have prepared all documents for the Application affecting property I (We) have an ownership interest in.

I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

Signature of Owner or Trustee

Date

**STATE OF FLORIDA
PALM BEACH COUNTY:**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____, by _____ who is personally known to me or has produced _____ (type of identification) as identification.

(Name - type, stamp or print clearly)

(Signature)

NOTARY'S SEAL

Agent Information:

Printed Name of Agent

Name of Firm

Signature of Agent

Date

PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee ("DRC") review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Incomplete applications and late submittals will not be placed on a DRC agenda.**
2. If, as a result of the initial DRC review, it is determined by the DRC that a subsequent DRC meeting is necessary, the complete revised application must be submitted to the Town Clerk by the close of business on Monday of the week prior to the regularly scheduled DRC meeting. **Applications that fail to include all revisions required by the DRC, or that are submitted late will not be placed on a DRC agenda until they have been corrected and are timely.**
3. If, as a result of the initial DRC review, it is determined by the DRC that the project can proceed to the Planning and Zoning Board, a complete Planning and Zoning Board application must be submitted to the Town Clerk including all revisions noted by the DRC. A sufficiency review will be performed by the Town to confirm that all comments provided by the DRC have been addressed and a complete revised application submitted. Once all DRC comments have been adequately addressed and a complete revised application submitted, the submittal will be placed on the agenda for the next available Planning and Zoning Board, subject to legal advertising requirements. Planning and Zoning Board review is regularly scheduled for the fourth Wednesday of each month. **Applications that fail to include all revisions required by the DRC or that are incomplete will not be placed on a Planning and Zoning Board agenda.**

APPLICATION FEE INFORMATION

Administrative Appeal	\$250.00
Site Plan Review	\$350.00
Site Plan Modification Review	\$350.00
Variance Request	\$350.00
Special Exception Request	\$250.00
Telecom Site Plan Review or Modification	\$500.00
Plat Approval Request	\$600.00
Comprehensive Plan Amendment	\$750.00
Zoning Text Amendment / Rezoning	\$750.00
Sufficiency Review	Zoning Official (rate per hour)

NUMBER OF COPIES REQUIRED

Development Review Committee	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Planning and Zoning Board	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor, <u>and</u> an electronic copy of all documents (on cd or thumb drive).
Local Planning Agency	Ten (10) copies (folded & sorted into complete packet sets).
Town Commission	Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), <u>and</u> an electronic copy of all documents (on cd or thumb drive).

Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs*. A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: Kubu - 331 Blossom Lane

PROJECT ADDRESS: 331 Blossom Lane

PROJECT LEGAL DESCRIPTION: PALM BEACH SHORES LT 314 IN DB909P526

*** All boxes must be completed, use N/A where appropriate ***

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	N/A	N/A
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	B&A7	B&A7
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8,267	8,267
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40% (3,306sqft)	1,797	1,797
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	N/A	N/A	N/A
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A	N/A	N/A
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25	25	25
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15	30	30
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7	7	7

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	1,797	1,797
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	1,797	1,797
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	N/A	N/A	N/A
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	192	1797	1989
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	0	366	366
TOTAL IMPERVIOUS AREA (sq. ft.):	0	2163	2163
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	N/A	N/A
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	N/A	N/A
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	N/A	N/A
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	N/A	N/A
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	N/A	N/A
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	N/A	N/A	N/A
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	N/A	N/A	N/A

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

Furnish and install 12' x 16' attached Renaissance Contempo patio
cover over existing slab in rear of home

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

Describe the existing improvements located on the subject property (attach additional sheets if needed):

N/A

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

N/A

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

The Renaissance Contempo is a modern design built from white extruded
aluminum posts, beams and Santa Fe style truss ends. Utilizing an insulated
aluminum roof (FL# 7561.1-R5) it meets or exceeds building code

Provide any other pertinent information related to the subject property to support the proposed request.

N/A

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

N / A

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

Describe the existing improvements located on the subject property (attach additional sheets if needed):

N/A

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

N/A

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

N / A

Provide any other pertinent information related to the subject property to support the proposed request.

N/A

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1" of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1" of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

1. Relationship of building to site: (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

N/A

2. Relationship of building and site to adjoining area(s): (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

N/A

3. Landscape and site treatment: (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

N/A

4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

N/A

Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

N/A

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

- a. Original Project Name: N/A
- b. Original Site Plan Application No.: N/A
- c. Original Site Plan Approval Date: N/A
- d. List of all other relevant information on file with original application: N/A

2. Requested Modification(s): N/A

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR VARIANCE

The Applicant is requesting a variance from the Town Code Section(s) N/A to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

N/A

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

N/A

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

N/A

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

N/A

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

N/A

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

N/A

The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Section(s) N/A to permit the following:

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

N/A

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

N/A

3. Explain whether or not a vehicular parking or traffic problem is created:

N/A

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

N/A

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

N/A

6. Explain how the proposed use will not endanger, restrict or impair public safety:

N/A

The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

Lot 318
Residence

Lot 319
Residence

Lot 320
Residence

JST
NN

Found Monument

Found Monument

4' Chain Link Fence

72.00'

5' Easement

Set Rod & Cop # LB 3505

Building Line

30'

14' x 30"

30.5'

Lot 315
Residence

Lot 313
Residence

One Story Masonry Residence

#331

Finish Floor Elevation 6.69

3000
PST Concrete
w/ Fiber

114.85'

114.85'

North

Found Monument

0.08' North

Found Pipe

147.49'

Found Monument 0.75' north

Set Rod & Cop # LB 3505

Stone Drive

72.00'

Blossom Lane

20' Asphalt

Y BENCHMARK U 309, ELEVATION 4.724 N.G.V.D.
ORES, ABOUT 0.45 MILE SOUTH ALONG LAKE DRIVE FROM
STATE HIGHWAY A-1-A AT THE JUNCTION OF CLAREMONT
HE TOP OF THE SOUTHEAST CORNER OF A 3 FOOT SQUARE
P CONCRETE CATCH BASIN, 20.3 FEET EAST OF THE
AKE DRIVE, 32.5 FEET SOUTH OF THE CENTERLINE OF
AND ABOUT LEVEL WITH THE DRIVE.



Boundary & Improvement Survey

10/14/93

DATE: 8-3-93

SCALE: 1" = 20'

DRAWN BY: JEN

CHECKED BY: DOC

76

A-32

Lot 37
Plat of Palm Beach Shores

Palm Beach Shores

Florida

Lot 318
Residence

Lot 319
Residence

Lot 320
Residence

JUST
OWN

Found Monument
Found Monument
4' chain Link Fence

72.00'

Set Rod & Cop # LB 3505

5' Easement
Building Line

Lot 318
Residence

Lot 319
Residence

3000
PST Concrete
w/ fiber

14' x 30"
30.5'

Concrete Gas
Condenser 24"
Gas Meter
Stepping Stones
41.7'
13.4'
0.65'

One Story Masonry Residence
#331
Finish Floor Elevation 6.69

114.85'

114.85'

North

Found Monument
0.08' North
Found Pipe

147.49'

Stone Drive

72.00'

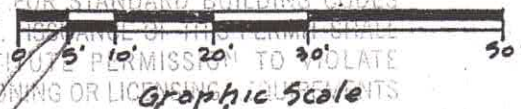
Found Monument 0.79' north
Set Rod & Cop # LB 3505

Blossom Lane

20' Asphalt

Y BENCHMARK U 309, ELEVATION 4.724 N.G.V.D.
ORES, ABOUT 0.45 MILE SOUTH ALONG LAKE DRIVE FROM
STATE HIGHWAY A-1-A AT THE JUNCTION OF CLAREMONT
HE TOP OF THE SOUTHEAST CORNER OF A 3 FOOT SQUARE
P CONCRETE CATCH BASIN, 20.3 FEET EAST OF THE
AKE DRIVE, 32.5 FEET SOUTH OF THE CENTERLINE OF
AND ABOUT LEVEL WITH THE DRIVE.

REVIEWED, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, FOR STANDARD BUILDING CODES
COMPLIANCE. ~~REVIEWED BY~~ ~~DATE~~
NOT CONSTITUTE PERMISSION TO VIOLATE
BUILDING, ZONING OR LICENSING LAWS
REVIEWED BY
DATE



Boundary & Improvement Survey

DATE: 8-3-93

SCALE: 1" = 20'

DRAWN BY: JEN

CHECKED BY: DOC

76

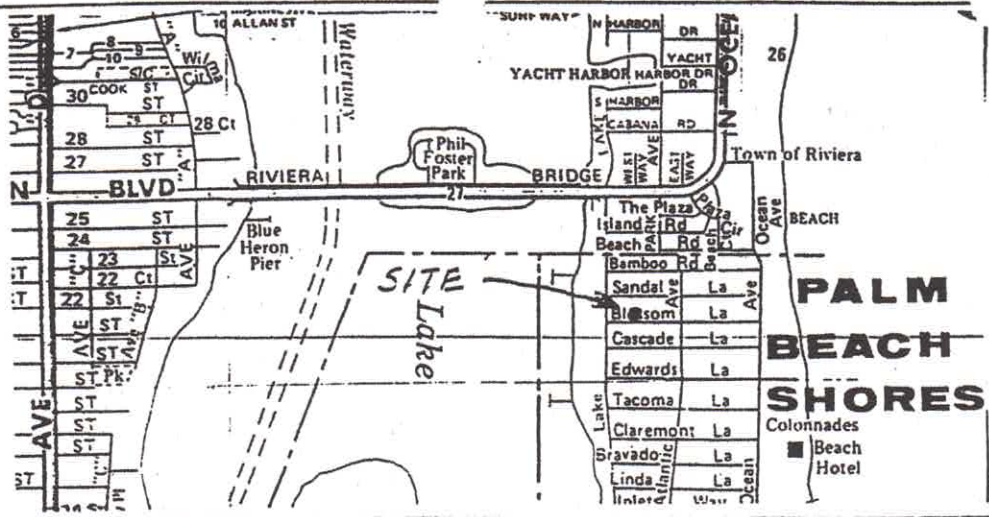
A-32

Lot 37

Plat of Palm Beach Shores

Palm Beach Shores

Florida



Key Map
(not to scale)

"RUN-OFF WA
BE CONTAINED
PROPERTY."

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH SHORES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 37, PALM BEACH SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 23, PAGES 29-32.

CERTIFIED TO:

GARY, DYTRYCH & RYAN, P.A.
FIRST UNION NATIONAL BANK OF FLORIDA
ATTORNEYS' TITLE INSURANCE FUND, INC.
THOMAS M. LEONARD, AND/OR HIS ASSIGNS AS THEIR INTEREST MAY APPEAR.

SURVEY NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lines shown were not abstracted for rights-of-way, easements of record or owners'.
3. Bearings shown are relative to ~~the~~ *Angles shown are relative to said plat of Palm Beach Shores*
4. The land description is in accordance with the description provided by the client.
5. There are no above ground encroachments other than those shown.
6. No underground improvements or encroachments have been located.
7. Date field work performed 8-3-93
8. Elevations shown hereon are per National Geodetic Vertical Datum (N.G.V.D.)

VISUAL INSPECTIONS REQUIRED

- | | |
|----------------------------|-----------------------------|
| 1. FOOTINGS/
FOUNDATION | 5. ROOF & WALL
SHEATHING |
| 2. SLAB | 6. TIN-TAG |
| 3. BEAMS/COLUMNS | 7. LATH/WALLBOARD |
| 4. FRAMING | 8. FINAL |

CERTIFICATION

(Not valid unless sealed with embossed surveyor's seal)

I hereby certify that I have reviewed the survey of the property shown and described hereon and that said survey is true and correct as of the date surveyed to the best of my knowledge and belief.

I further certify that this survey complies with the minimum technical standards for surveys set forth in Chapter 21HH-6 F.A.C. by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes.

William D. O'Connor • Registered Land Surveyor • Florida Certificate No. 4563

Date of Signature 8-3-93

Lake Drive

BENCHM

PALM B
AT PAL
THE JU
STREET
AND 3
CENTER
CLAREM

THIS DRAWING NOT VALID
UNLESS SEALED WITH EM-
BOSSSED SEAL



JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners

11911 U.S. Highway One, Suite 120 Palm Beach Gardens, Florida 33408 Tel. 407/622.1300

JOB No:

F.B. M-94

P.B. 23

DESIGN CRITERIA:

APPLICABLE CODES, REGULATIONS & STANDARDS:

1. THE 2020 FLORIDA BUILDING CODE, 7TH EDITION SPECIFICALLY CHAPTER 16 STRUCTURAL DESIGN, CHAPTER 29 ALUMINUM
2. ASCE 7-16: MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
3. ACI 318-14: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
4. 2015 ALUMINUM DESIGN MANUAL
5. AAF GUIDE TO ALUMINUM CONSTRUCTION IN HIGH WIND AREAS

ROOF LIVE LOADS (2020 FBC, TABLE 1607.1):

1. DISTRIBUTED LIVE LOAD = 20 PSF

WIND LOADS:

1. 2020 FBC TABLE 1604.5, RISK CATEGORY = I
2. 2020 FBC SEC. 1609.4, EXPOSURE CATEGORY = D
3. 2020 FBC SEC. 1609.3, ULTIMATE DESIGN WIND SPEED = 160 MPH

DESIGN NOTES:

ALLOWABLE DESIGN PRESSURES UTILIZED IN THIS DOCUMENT HAVE BEEN CALCULATED PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) & ASCE 7-16 USING ALLOWABLE STRESS DESIGN METHODOLOGY WITH THE CRITERIA AS OUTLINED HEREIN.

THE CONTRACTOR SHALL CONTACT THE AUTHORITY HAVING JURISDICTION TO ENSURE APPROPRIATE CRITERIA TO BE USED BEFORE CONSTRUCTION BEGINS. THE SYSTEM HAS NOT BEEN DESIGNED TO WITHSTAND CONCENTRATED LOADS FROM HUMAN ACTIVITY.

FOUNDATION DESIGN:

FOOTING SEE EXISTING CONCRETE SLAB. NO ADDITIONAL FOOTING OR FOUNDATION SYSTEM IS REQUIRED BY THE PROPOSED CONSTRUCTION IF A MINIMUM 4" CONCRETE SLAB IS PROVIDED IN SOUND CONDITION, FREE FROM STRUCTURAL CRACKING, SPALLING & OTHER DEGRADATION. EXISTING FOUNDATION/FOOTING UNDER CONCRETE SLAB MINIMUM 8"x8" W/ (1) #5 BAR TO BE VERIFIED BY CONTRACTOR. SEE TYPICAL FOOTING DETAILS FOR NEW FOOTING DESIGN MINIMUM REQUIREMENTS.

MISCELLANEOUS:

1. THIS DOCUMENT SHALL NOT BE USED OR REPRODUCED WITHOUT THE ORIGINAL SIGNATURE & PAID SEAL OF THE ENGINEER OF RECORD. ALTERATIONS, ADDITIONS OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION. PHOTOCOPIES AND UNSEAL DOCUMENTS ARE NOT TO BE ACCEPTED.
2. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, ET AL. INDEMNIFIES & SAVES HARMLESS THE ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
3. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.
4. ALTERATIONS, ADDITIONS, HIGHLIGHTING, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE THIS CERTIFICATION.
5. WOOD HOST STRUCTURE & ALL WOOD MEMBERS SHALL BE "NO. 2 SOUTHERN YELLOW PINE" "G=0.55 OR GREATER DENSITY.
6. ALL ALUMINUM SHALL BE 6061-T5 ALLOY AND TEMPER UNLESS NOTED OTHERWISE.

FASTENER SPECIFICATIONS:

1. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MINIMUM EMBEDMENT SHALL BE AS NOTED HEREIN. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES STUCCO, FOAM, BRICK, AND OTHER WALL FINISHES.
2. ALL CONCRETE ANCHORS SHALL BE INSTALLED TO NON-CRACKED CONCRETE ONLY. OTHERWISE, FASTENERS SHALL BE CADMIUM-PLATED OR OTHERWISE CORROSION-RESISTANT MATERIAL, AND SHALL COMPLY WITH SPECIFICATIONS FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION, INC., & ANY APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES.
3. FOR ALUMINUM MEMBERS, ALL ANCHORS SHALL BE SPACED WITH 2X DIAMETER END DISTANCE AND 2.5X DIAMETER MIN. SPACING TO ADJACENT ANCHORS, UNLESS NOTED OTHERWISE.

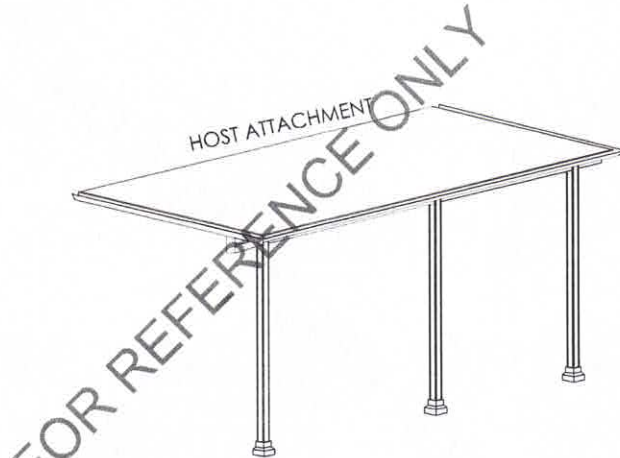
RESPONSIBILITIES:

1. THE STRUCTURE HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE 7TH EDITION (2020). STRUCTURE SHALL BE FABRICATED IN ACCORDANCE WITH ALL GOVERNING CODES. CONTRACTOR SHALL INVESTIGATE AND CONFORM TO ALL LOCAL BUILDING CODE AMENDMENTS WHICH MAY APPLY AND GOVERN.
2. THE ENGINEER OF RECORD FOR THE PROJECT SUPERSTRUCTURE WITH WHICH THIS DESIGN IS USED SHALL BE RESPONSIBLE FOR THE INTEGRITY OF ALL SUPPORTING SURFACES TO THE DESIGN WHICH SHALL BE COORDINATED BY THE PERMITTING CONTRACTOR.
3. THE CONTRACTOR SHALL CAREFULLY CONSIDER POSSIBLE IMPOSING LOADS ON ROOF, INCLUDING BUT NOT LIMITED TO ANY CONCENTRATED LOADS WHICH MAY JUSTIFY GREATER DESIGN CRITERIA. THIS ADDITIONAL ROOF LOAD CRITERIA SHALL BE PROPERLY ANALYZED BY A LICENSED ENGINEER OR REGISTERED ARCHITECT.
4. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIPALP MATERIALS TO PREVENT ELECTROLYSIS.
5. ALTERATIONS, ADDITIONS, HIGHLIGHTING, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE THIS CERTIFICATION.

SHEET NO.	DRAWING INDEX
S/01	GENERAL NOTES
S/02	STRUCTURAL PLAN
S/03	DETAILS



Craig E. Gunderson P.E. #60102
DATE



RENDERING IS NOT TO SCALE & IS JUST A GENERALIZED DEPICTION OF THE TYPE OF STRUCTURE PROPOSED

PROPOSED RENAISSANCE-CONTEMPO PATIO COVER
SEE FOUNDATION DESIGN SHEET-01

FLORIDA ENGINEERING LLC
4161 TAMiami TRAIL, UNIT 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
FLEng.com
Orders@FLEng.com



CONTRACTOR
THE OWEN GROUP
1300 W INDUSTRIAL AVE SUITE 1 C
BOYNTON BEACH FL 33426

PROJECT ADDRESS
KUBU
331 BLOSSOM LN.
PALM BEACH SHORES FL 33404

DESIGN DATE	02/02/2023
REVISION 1:	DATE
REVISION 2:	DATE
DRAWN BY	RJ
SCALE	NTS

SHEET

01

PROJECT NO. 2303079

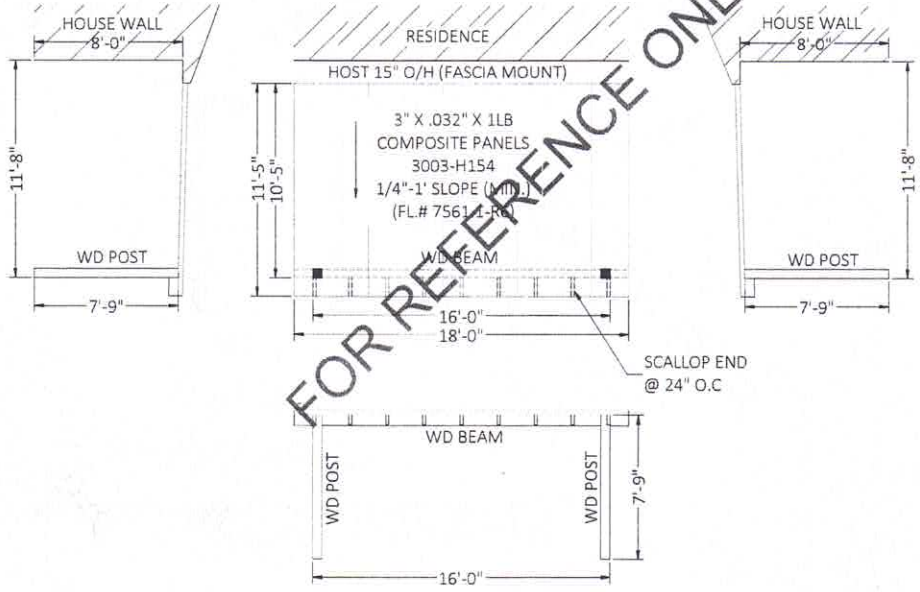
CA CERT #30792

RENAISSANCE CONTEMPO EXPOSED BEAM PATIO COVER
WD POST & BEAM SYSTEM
SCALLOP END = 2'X6"X0.060"
MAIN BEAM = 4.875"X7"X0.125"
POST = 6'X6"X0.125"
SEE SECTION DETAILS ON PAGE SHT 03

HATCH/ SYMBOL LEGEND

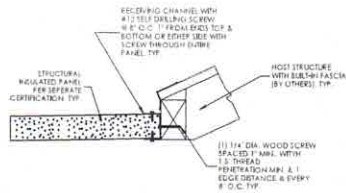
HATCH	INDICATES
	EXIST. STRUCTURE

NOTE: ALL MAY NOT APPLY

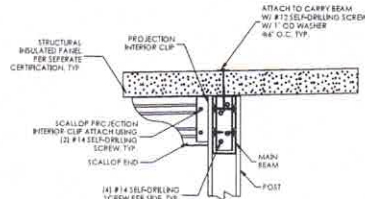


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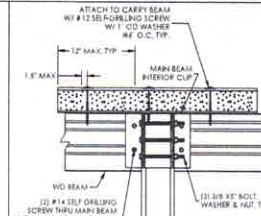
CONTRACTOR THE OWEN GROUP 1300 W. INDUSTRIAL AVE SUITE 1 C BOYNTON BEACH FL 33426	PROJECT ADDRESS KUBU 331 BLOSSOM LN. PALM BEACH SHORES FL 33404
DESIGN DATE 02/02/2021	DATE 02/02/2021
REVISION 1 DATE 02/02/2021	BY R/J
DRAWN BY R/J	SCALE NTS



1 WOOD FASCIA HOST
S03/CONNECTION SCALE: NTS



2 TRELLIS/ PROJECTION & POST
S03/CONNECTION SCALE: NTS

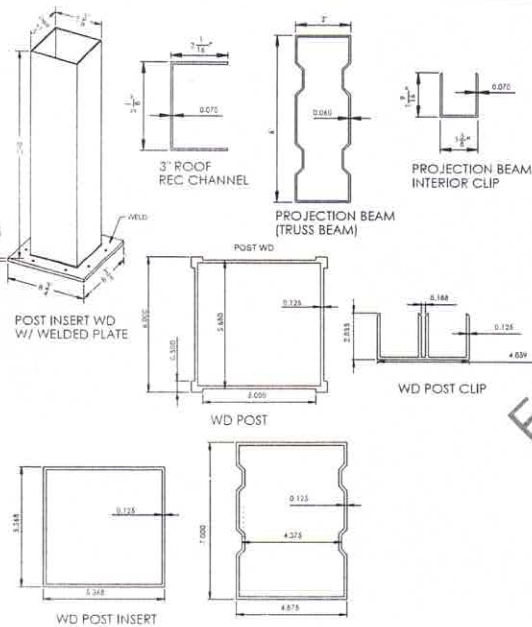


3 WD BEAM TO POST
CONNECTION SCALE: NTS

SYSTEM NOTES:
PERGOLA SHALL BE INSTALLED PER MANUFACTURER'S
SPECIFICATION ISSUED BY RENAISSANCE PATCO.
(REFER TO AFOREMENTIONED MANUFACTURER ISSUED
ASSEMBLY MANUAL FOR ALL CONNECTION DETAILS
THAT ARE NOT ILLUSTRATED HEREIN)



Craig E. Gunderson, P.E. #60102
DATE

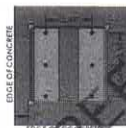


4 COMPONENTS/ SECTIONS
S03/SCALE: NTS

POST BASE ANCHOR TIE - DOWN SCHEDULES:

ANCHOR TYPES:

ANCHOR TYPE #1	(1) 1/4\" DIA. (1/4\" DIA. SAE GRADE WASHER, 1\" EMBEDMENT, 3\" MIN. EDGE DISTANCE, 3\" MIN. CONCRETE)
ANCHOR TYPE #2	(1) 1/4\" DIA. BLUE TAPCON ANCHOR WITH 3\" EMBEDMENT, 3\" MIN. CONCRETE, 3\" MIN. EDGE DISTANCE

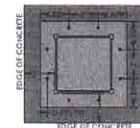


5 WD POST BASE CONNECTION
S03/INTERNAL ANGLE SCALE: NTS

POST BASE ANCHOR TIE - DOWN SCHEDULES:

ANCHOR TYPES:

ANCHOR TYPE #1	(1) 1/4\" DIA. (1/4\" DIA. SAE GRADE WASHER, 1\" EMBEDMENT, 3\" MIN. EDGE DISTANCE, 3\" MIN. CONCRETE)
ANCHOR TYPE #2	(1) 1/4\" DIA. BLUE TAPCON ANCHOR WITH 3\" EMBEDMENT, 3\" MIN. CONCRETE, 3\" MIN. EDGE DISTANCE



6 WD POST BASE CONNECTION
S03/SCALE: NTS

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DESIGN DATE	02/02/2023
REVISION 1	DATE
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SCALE	NTS

03