

PLANNING AND ZONING BOARD
Regular Meeting
February 22, 2023
6:30pm
247 Edwards Lane / Palm Beach Shores, FL 33404

Chairman Jerald Cohn
Vice Chairman Tim Blash

Member Kevin Banks
Member Tony Lembo
Member Steve Smith
Alternate Member Tom Martin
Alternate Member Weston Gracida

Town Attorney Mitty Barnard
Josh Nichols, Zoning Official
Rob Rennebaum, Engineer
Town Clerk Jude M. Goudreau

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

Meeting link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m812364dce390ad2e08a87fe8b8fc3188>

Meeting number: 2632 375 8644 **Password:** 0222

Join by phone +1-408-418-9388 United States Toll Access code: 2632 375 8644

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll call

2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

3. CONSENT AGENDA:

Approval of the December 21, 2022 Planning & Zoning Board Meeting Minutes.

4. ACTION ITEMS:

- a. VAR23-01: Buccaneer Condominium Assoc., Owner of 142 Lake Drive, requests Variances from 1) Pf. 7.13 to allow for a roof pitch of 2/12 over units 1/2, 18/19 and three entryways where Town Code requires a minimum pitch of 4/12 and 2) Pf. 4.6 to allow for a grade elevation of 3.30 feet NAVD and a finished floor elevation of 3.58 feet NAVD for the Dockmaster's Office Addition where Town Code requires 4.96 feet and 7.0 feet NAVD, respectively.

5. PUBLIC COMMENT:

6. DISCUSSION ITEMS:

- a. Discussion of Code revision regarding artificial turf (*by Zoning Official Josh Nichols*).

7. ADJOURNMENT:

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board 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 insure 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.

**PLANNING AND ZONING BOARD
REGULAR MEETING
MINUTES
December 21, 2022**

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman Jerald Cohn. The meeting was held in the Commission Chambers of Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chairman Tim Blash, Member Steven Smith, and Member Kevin Banks. Also present were the Town Attorney Mitty Barnard, Town Engineer Rob Rennebaum, and Zoning Official Josh Nichols.

2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

MOTION: Member Kevin Banks made a motion to approve the meeting agenda as written.

SECOND AND VOTE: Member Steven Smith seconded the motion, which passed unanimously by those present.

3. ACTION ITEMS:

- a. SPR22-17/AAR22-17,** NCJ Partners, LLC, as Owner of the vacant lot on Sandal Lane (131) with PCN 54-43-42-27-04-000-3430, requests Site Plan and Architectural & Aesthetic Approval to construct a new single-story residence with pool, pool deck and associated landscaping on the property.

MOTION: Member Kevin Banks made a motion to approve SPR22-17/AAR22-17 with the following eight (8) conditions;

1. Drainage and grading plan and drainage calculations shall be submitted to the Town Engineer for approval prior to building permit issuance;
2. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties;
3. Engineer shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan;
4. Prior to C.O., Engineer to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan;
5. Upon receipt of final Certification from Engineer, Town Engineer to visit site and insure conformance of Town requirements prior to issuance of final C.O.;
6. No discharge from pool dewatering will be permitted to leave the site unless directed by hose to an existing catch basin. Contractor to insure no water from dewatering operations is allowed to stand on Town roads;
7. Applicant shall provide a complete set of revised application documents and plans in paper and electronic form prior to building permit issuance; and
8. Applicant shall revise the Landscape Plan and all applicable plans to depict the agreed to modifications to the onsite landscaping which include moving the fence along Atlantic Avenue further inside the property boundary to accommodate the proposed hedge on the outside of the fence but within the property boundary, the installation of three (3) Sabal palms within the 10' Town Strip along Atlantic Avenue and buffering of the FPL transformers with landscaping.

SECOND AND VOTE: Member Steven Smith seconded the motion, which passed unanimously by those present.4-0

4. PUBLIC COMMENT:

5. DISCUSSION:

- a.** Discussion of code revision to address pool dewatering (*by Chairman Jerald Cohn*).

The Board discussed the proposed revisions and directed staff to bring back proposed revisions.

- b. Discussion of Code Revision for Zoning District “D” beam height (*by Chairman Jerald Cohn*).

The Board discussed the proposed revisions and directed staff to bring back proposed revisions.

6. ADJOURNMENT:

MOTION, SECOND AND VOTE: Member Kevin Banks moved to adjourn the meeting with Vice Chair Tim Blash seconding the motion, which passed unanimously. The meeting was adjourned at 7:36 p.m.

APPROVED this ____ day of _____, 2022.

ATTEST:

Jude Marie Goudreau, Town Clerk

Jerald Cohn, Chairman

(Seal)



PROJECT NAME: Buccaneer Resort

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: Buccaneer Condominium Association et al.

PROJECT ADDRESS: 142 Lake Drive - Palm Beach Shores

APPLICATION NO.: _____ SUBMITTAL DATE: 1-04-2023

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)	XXXX
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Buccaneer Condominium Assoc.	N/A
ADDRESS:	142 Lake Drive	
PHONE:	1-954-261-7740	
EMAIL:	jmiron@sharfiholding.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	Christopher Hamilton	N/A
ADDRESS:	Same address as above.	
PHONE:	1-813-416-2352	
EMAIL:	chamilton@sharfiholding.com	

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

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	Granf e d Arch tects PLLC - Stewart Granf e d - Pr nc p e	
ADDRESS:	1683 NE Jensen Beach Blvd. Jensen Beach, Florida 34957	
PHONE:	772-283-6032	
EMAIL:	stewart.granarch@gmail.com	

	SURVEYOR	ATTORNEY
NAME:	D.L. Blanton, Inc.; Daniel Blanton - Surveyor	
ADDRESS:	1887 SW Newport Isles Blvd Port St. Lucie, Fl. 34953	
PHONE:	561-963-1953	
EMAIL:	DLBlanton@bellsouth.net	

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	St es Eng neer ng Group (Structura); St es Peet - Pr nc p e	
ADDRESS:	850 NW Federal Hwy Suite 172, Stuart, Fl. 34996	
PHONE:	772-223-9883	
EMAIL:	stiles@stileseng.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.

Kevin Kryzda
Signature of Owner

12/7/2022
Date

KEVIN KRYZDA, DIRECTOR
Printed Name of Owner

STATE OF FLORIDA
PALM BEACH COUNTY:

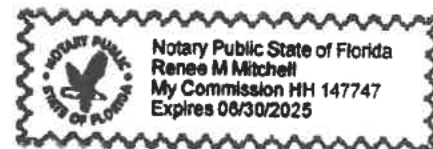
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of December 2022,

by Kevin Kryzda who is personally known to me or has produced _____ (type of identification) as identification.

Renee M. Mitchell
(Name - type, stamp or print clearly)

Renee M. Mitchell
(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.

Kevin Kryzda
Signature of Owner or Trustee

12/7/2022
Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of December 2022,

by Kevin Kryzda who is personally known to me or has produced _____ (type of identification) as identification.

Renee M. Mitchell
(Name - type, stamp or print clearly)

Renee M. Mitchell
(Signature)

NOTARY'S SEAL



Agent Information:

Christopher F. Hamilton, Esq.

Printed Name of Agent

Chris Hamilton
Signature of Agent

Sharti Holdings, Inc.

Name of Firm

12/7/2022
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: Second Floor Condo. Roof Extensions & Entry Roof Replacements
and Dockmaster Floor Elevation

PROJECT ADDRESS: 142 Lake Drive

PROJECT LEGAL DESCRIPTION: See attached survey.

*** 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 Condo Commercial Marina / Dining Facility	No Change
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	C	C
FLOOD ZONE CATEGORY:	None	AE (Elev 6')	AE (Elev 6')
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	47,503 sqft	No Change
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	16,151 sqft (34% max)	15,900 sqft (33.5 %)	No Change
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	N/A	9,501 sqft (20.0%)	No Change
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	65	26 - on-site parking; 60 - off-site parking	No Change
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	35'	35.00' @ drop-off canopy addition	No Change
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15'	49.64'	No change
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	10'	6.70'	No change

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	12,123 sqft	No Change
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	5,040 sqft	No Change
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	16,977 sqft	No Change
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	N/A	37%	No Change
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	33 Units	14.7 Units	No Change
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	(+) 186 sqft	12,123 sqft	No Change
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	(+) 0 sqft	21,505 sqft	No Change
TOTAL IMPERVIOUS AREA (sq. ft.):	(+) 186 sqft	33,628 sqft	No Change
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	4.96' NAVD	3.30' NAVD (mean elev)	No Change
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	5.46' NAVD	Dockmaster - 3.58' NAVD	Dockmaster Addition = 3.58' NAVD
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	3.46' NAVD	No Change
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	43.3' NAVD	Dining -15.5' NAVD; Condos - 24.2' NAVD	No Change
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	38.3' NAVD	Dining - 12.6' NAVD; Condos - 21.4' NAVD	No Change
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	Min 4:12 pitch roof or flat with parapets	2:12 pitch for condos	2:12 to match existing for condos.
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	N/A	54% flat; 46% pitched	No Change

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):

Please refer to attached justification document Item #1

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:

Please refer to attached justification document Item #1

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

Please refer to attached justification document Item #2

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):

Please refer to attached justification document Item #3

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):

Please refer to attached justification document Item #4

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):

See attached Architectural & Aesthetic Review Statement #1

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):

See attached Architectural & Aesthetic Review Statement #2

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.):

See attached Architectural & Aesthetic Review Statement #3

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):

See attached Architectural & Aesthetic Review Statement #4

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

See attached schematic review plans of proposed additions / renovations

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

- a. Original Project Name: N/A
- 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.

REQUEST FOR VARIANCE

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

See attached Request for Variance Narrative.

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:

See attached Request for Variance Narrative.

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

See attached Request for Variance Narrative.

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:

See attached Request for Variance Narrative.

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:

See attached Request for Variance Narrative.

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:

See attached Request for Variance Narrative.

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:

Not Applicable

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.

Buccaneer Yacht Club

Architectural & Aesthetic Review Statements:

#1 - RELATIONSHIP OF BUILDING TO SITE:

Originally developed in the 1950's, the existing site consists of a collection of two-story residential condominium structures organized in a courtyard configuration around common area landscape / pool patio elements and the existing single story commercial Dining Facility. The existing on-site parking is located along the complex's east side street frontage of Lake Drive. The west side of the property abuts the Lake Worth riverfront with a 18 slip marina. An existing fire access drive located on the south side of the property adjoining the adjacent property serves intermediately as service drive to the complex & marina. No changes to the existing building configuration and site relationship are proposed for the complex.

#2 - RELATIONSHIP OF BUILDING / SITE TO ADJOINING AREAS:

None of the proposed work will negatively impact adjoining areas to the site. To that end, the new roof structure with a pitch of 2/12 as opposed to 4/12 will be consistent with and therefore indistinguishable from the existing structure when complete.

#3 – LANDSCAPE & SITE:

No change from existing.

#4 - BUILDING DESIGN:

The existing complex has historically (over the past 30 years) been an interpretation of a Spanish or Mediterranean Revival style architecture applied to a 1950's commercial ranch style structure. The buildings are CMU with smooth stucco exterior finish and essentially flat roofs with barrel tile mansard. As part of the overall renovation / additions to the existing complex, the architectural style of the complex is being revised to reflect a more Coastal Caribbean style image. To achieve this change, existing roof mansards have been removed and replaced with stucco parapet walls to match existing exterior walls and roof overhangs extended at sloped roofs with new standing seam metal roof panels (under previous permits). Exterior walls are being re-stuccoed and re-painted with new raised stucco banding and architectural detailing. The 3 proposed additions consist of relatively small extensions of the existing structures, each between 200 & 300 square feet. Each of the 3 additions will mimic the architectural style of the complex with the same roof lines and exterior materials. Relative to the Dockmaster's Office Addition, the finished floor elevation is proposed to be the same height as throughout the remaining property as opposed to 3.58' NAVD as required by code.

Justification Statement #1

Proposed Project Summary:

Relative to the Buccaneer Condominium and its associated common elements, this application seeks a variance of the existing town code which provides for an allowable roof pitch of 4/12 to a roof pitch of 2/12 over existing Condominium Units 1 & 2, 18 & 19 and three (3) existing covered entry roof structures leading into the Condominium complex so as to match the existing Condo roof structures. In addition, the applicant also seeks a variance of the existing town code which will allow the Proposed Finish Floor associated with the new Dockmaster's Office Addition (previously approved by the Town) to be constructed at the same elevation as the remaining/existing property as opposed to 3.58' NAVD.

Estimated construction cost for the proposed development outlined above: \$52,000

Justification Statement #2

Existing Site Improvements Summary:

The "Buccaneer" site was originally developed in 1956 as a mixed-use condominium facility comprised of 18 residential units, and 2 commercial units. Each of the residential units has undergone several renovations during this time frame. The existing site improvements at the time of purchase by the current Owner(s) included the following elements:

- 16 - 2-story, one-bedroom residential Condo units & 2 single story, one-bedroom residential Condo units.
- ±5,000 square foot single story, stand-alone commercial Dining Facility/Restaurant with a covered exterior dining patio.
- Common area laundry / restroom structure, pool / patio and open landscaped areas.
- Marina facilities with 18 boat slips, fuel dispensing and a 400 square foot, single story stand-alone Dockmaster's facility.
- Paved surface parking for 26 vehicles
- Off-site parking for 60 vehicles

The site's common area / elements and Marina facilities are owned and maintained by the site's condominium association, more specifically the Buccaneer Condominium Association of Palm Beach Shores, Inc.

Justification Statement #3

Recently Completed Site Improvements Summary:

- 2021 existing Marina dockage electrical service replacement. (permit #2021-1 & #2021-6)
- 2021 existing Seawall Replacement and new Dock Access platform addition (permit # 2021-7 – SPM20-2/AAR20-2)

- 2021 Fire Sprinkler system installation in all structures & marina dockage (permit # 2021-22)
- 2021 Existing Condo Buildings window replacements (permit # 2021-136)
- 2021 Dining Facility interior improvements (permit # 2021-206 & #2022-4)
- 2021 Condo Buildings re-roofing: (permit # 2021-154)
- 2022 Condo Unit #7 interior renovations: (permit #2021-186)
- 2022 – Most recent approvals of Permits for Unit #3 (permit 2022-244), 4 (permit 2022-234), 5 (permit 2022-242), 6 (permit 2022-241), 7 (permit 2021-186), 8 (permit 2022-240), and 9 (permit 2022-239)

The most recent Site Plan approval granted was SPM20-2/AAR20-2 for the seawall replacement and dock access platform back in 2021.

Justification Statement #4

Approval Basis Statement:

The Owner(s) respectfully requests approval of the instant variance to allow for the new roof structures to be at the same roof pitch as the existing/remaining property. More specifically, a roof pitch of 2/12 as opposed to 4/12. Without the needed variance, the roof structure will not tie in properly to the existing roof and will not be aesthetically consistent or pleasing to the rest of the property. In addition, the Owner also seeks a variance to allow the Proposed Finished Floor elevation of the new Dockmaster's Office Addition to be at the same elevation as the existing property as opposed to 3.58' NAVD.

REQUEST FOR VARIANCE – Additional Pages

The Applicant is requesting a variance from the Town Code Section(s) App. A, S VII Pf. 7.3 and App. A, S IV Pf. 4.6 to permit the following:

Minimum allowable roof pitch is 4/12 and max is 12/12 per the cited Code. Applicant seeks variance for 2/12 (under 4/12) pitch over Units 1/2, 18/19, and three entryways per enclosed plans. Relative to the Dockmaster's Office Addition, the finished floor elevation is proposed to be the same height as throughout the remaining property as opposed to 3.58' NAVD as required by Code.

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:**

Roof pitch variance is sought in order to match existing roof pitch at property in all other areas. Minor modification as pitch is only 2/12 less sloped than Code's allowable 4/12 pitch. The Dockmaster's Addition variance of floor elevation is sought to maintain consistent flooring height across other portions of the property.

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

Existing pitches roofs were, and are currently, sloped at 2/12 throughout the property when the Applicant purchased it. Roof pitch changing only in noted areas at approved modification/expansion of condo units or space. As for the flooring variance, the existing Dockmaster's office, which is being expanded, has been at the same height since purchase.

- 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:**

Applicant seeks to renovate the property to make it a public benefit, such that it is aesthetically pleasing and meets with local architecture. As such, matching the roof pitch and flooring levels on all parts of the property aids that goal.

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

Minimum because it is only seeking a slight deviation from minimum allowable pitch, which is 4/12, and Applicant is seeking variance for 2/12 - i.e. 2/12 less than minimum. As with the roof pitch, the flooring variance only applies to a smaller part of the property that is an addition to a long-standing Dockmaster's office.

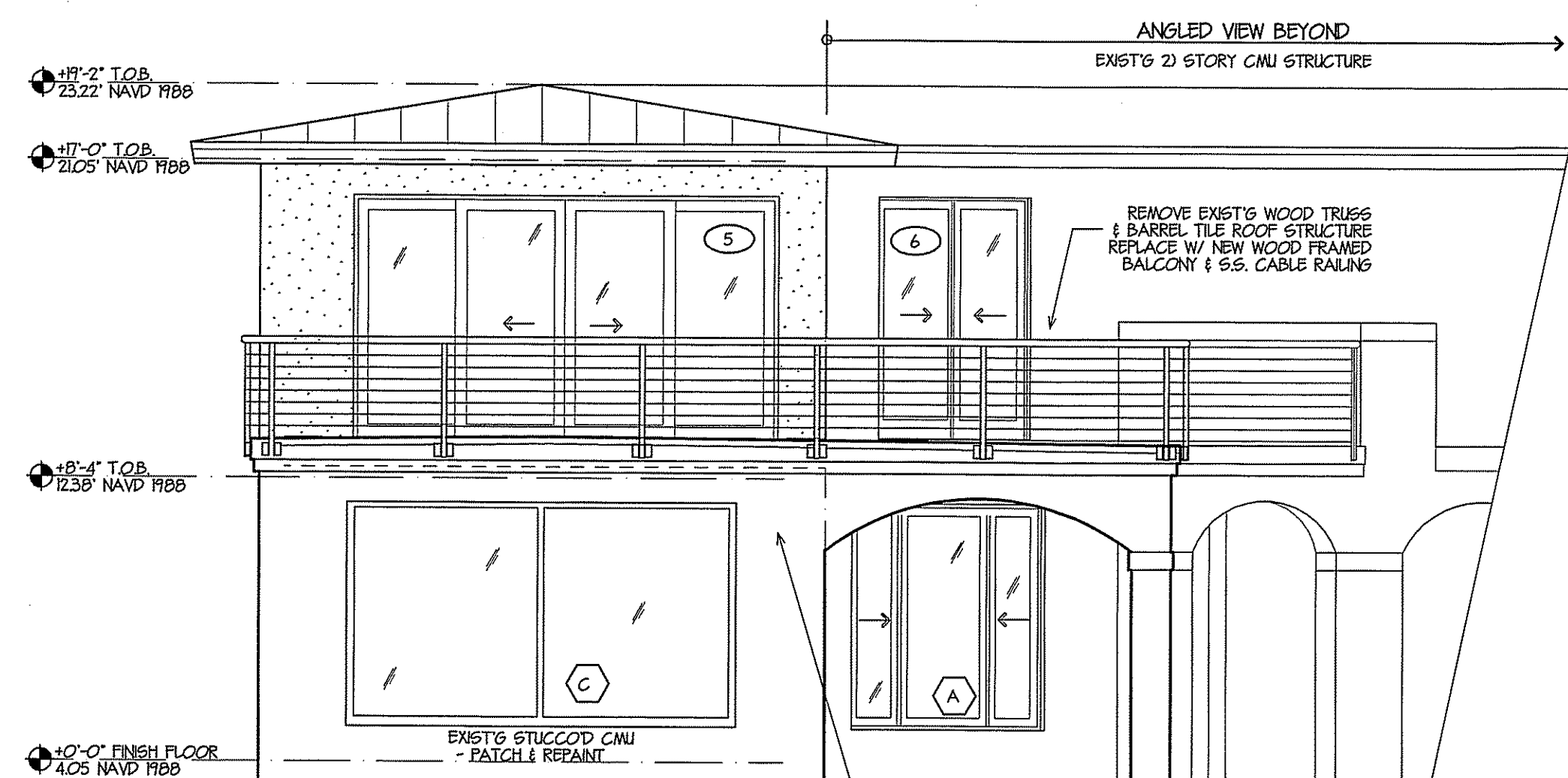
5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

The slight roof pitch variance will allow property to comply with roof of existing property in other parts, and the slight variance will not be so significant or varied that so as to cause the property to be in conflict with other surrounding properties. Many other properties in the surrounding area, both residential and commercial, are at the same flood plain level as the Dockmaster's office.

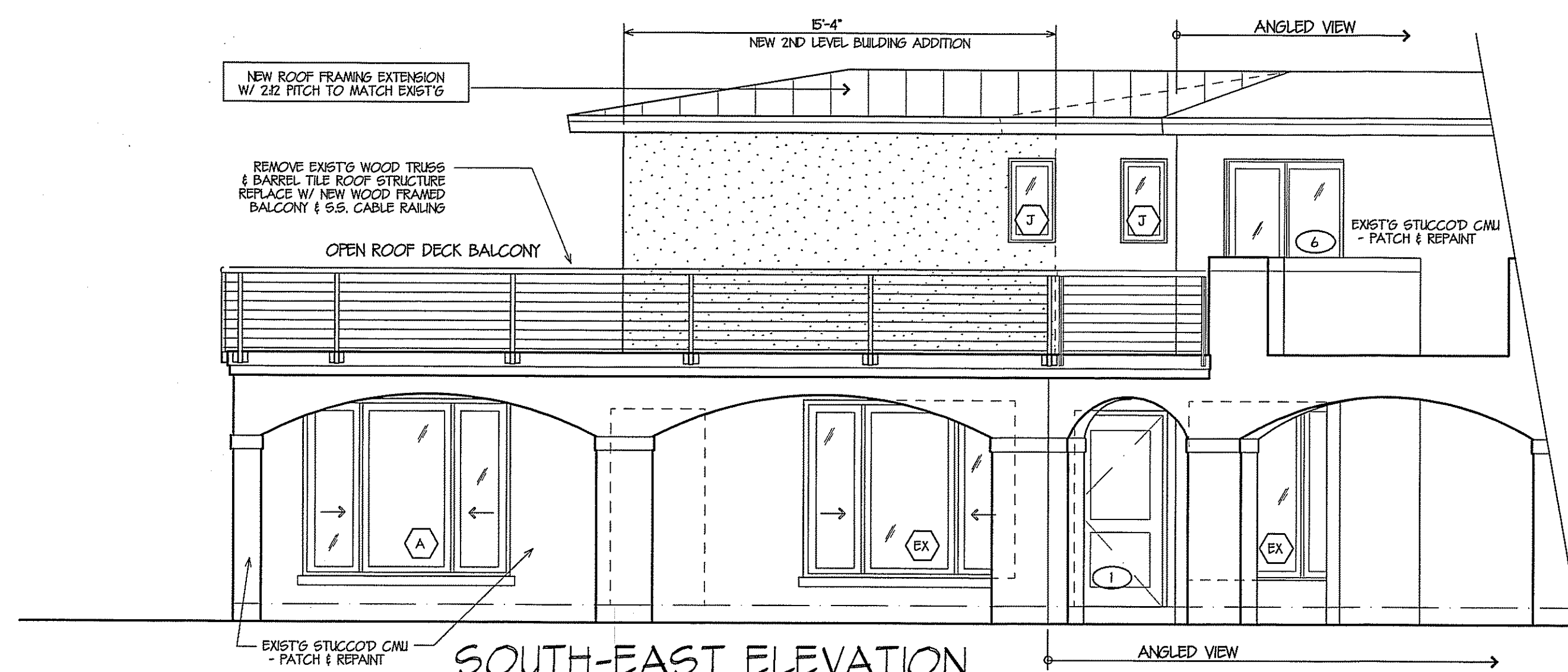
6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The slight variance in slope and flooring modifications will not be injurious because they are in accordance with the already existent slope of other roof parts and floodplains at the property, it will be similar to other roofs in the neighborhood, and is only a slight variance.

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.



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

TYP SLAB REPAIR NOTE:

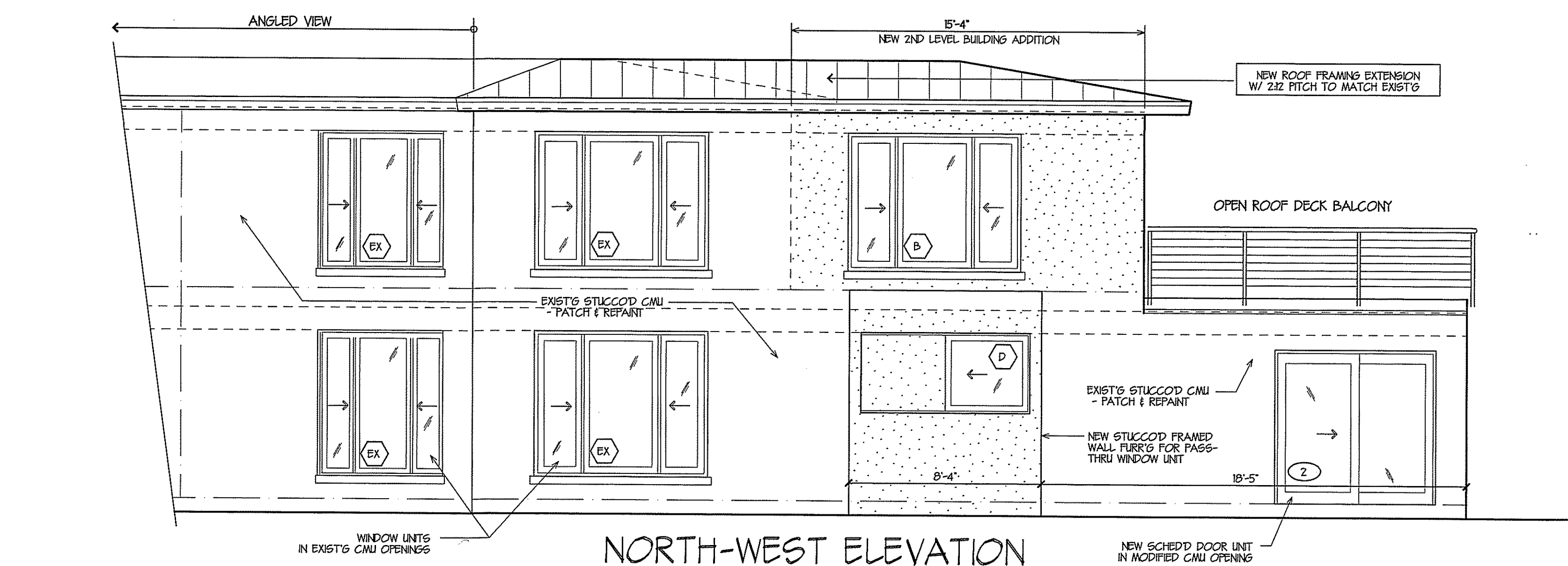
ALL SLAB CUTS/TRENCHES SHALL BE FILLED W/ CLEAN, COMPACTED, TERMITE TREATED SOIL, COVERD W/ 6 MIL VAPOR BARRIER & MIN 4" FIBER REINF. CONC POUR - TROWELD FINISH LEVEL W/ EXISTG FLOOR (TYP)

1/4" x 3" TAPCONS W/ ———
1 1/2" MIN EMBED OR
#4@ 12" W/ 6" MIN EMBED
@ 24" OC ALONG
PERIMETER OF SLAB
OPENING FOR SLAB BOND
(TYP)

CONDO UNITS #1 & #2 - ADDITION / RENOVATIONS AT:
BUCCANEER CONDOMINIUM

142 LAKE DRIVE

PALM BEACH SHORES, FLORIDA



NORTH-WEST ELEVATION

COMMERCIAL - RESIDENTIAL - INSTITUTIONAL DESIGN

BUCCANEER CONDOMINIUM

PALM BEACH SHORES, FLORIDA

142 LAKE DRIVE

REVISIONS

B NO. 21-713

TE 11-30-22

AWN BY SMG

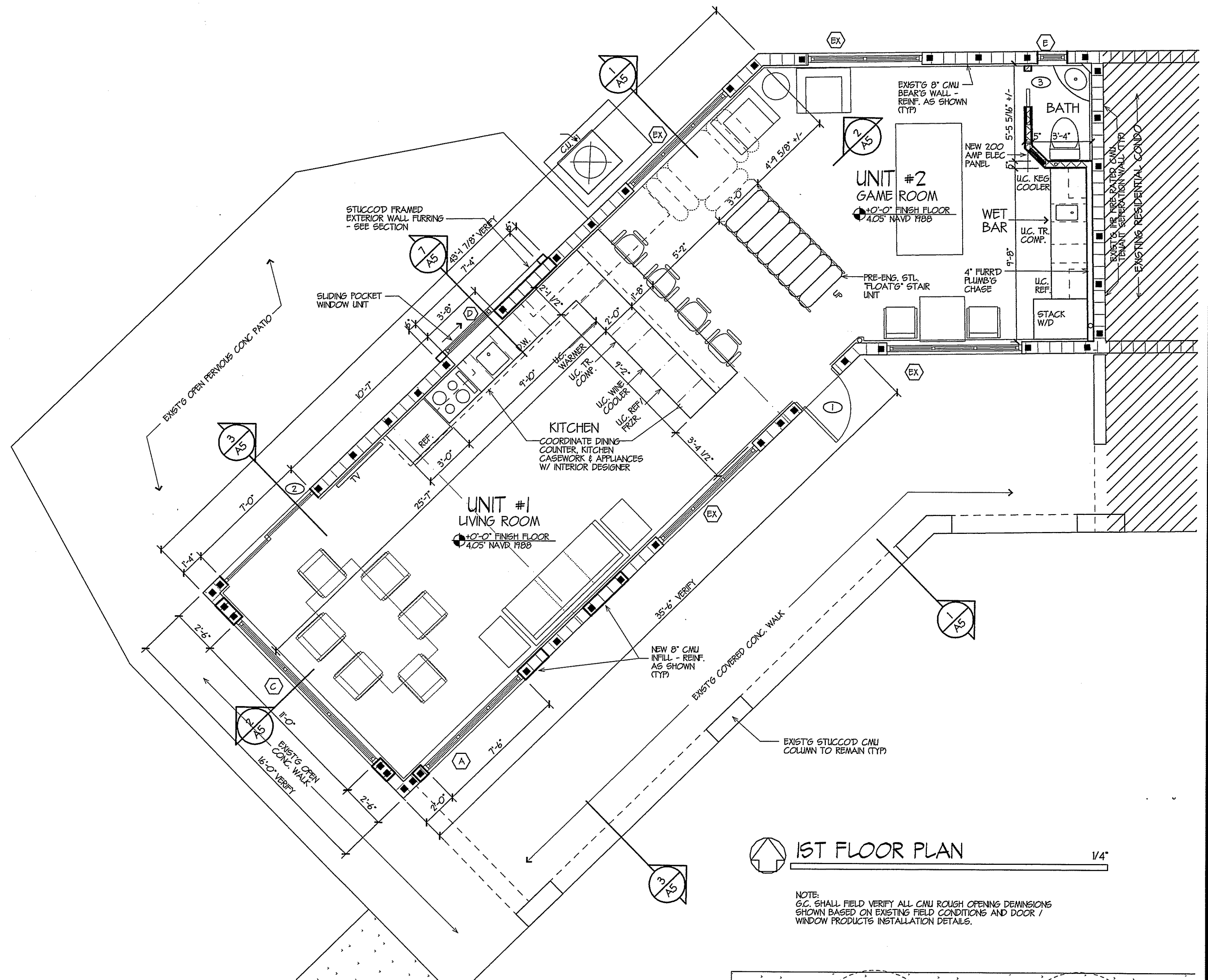
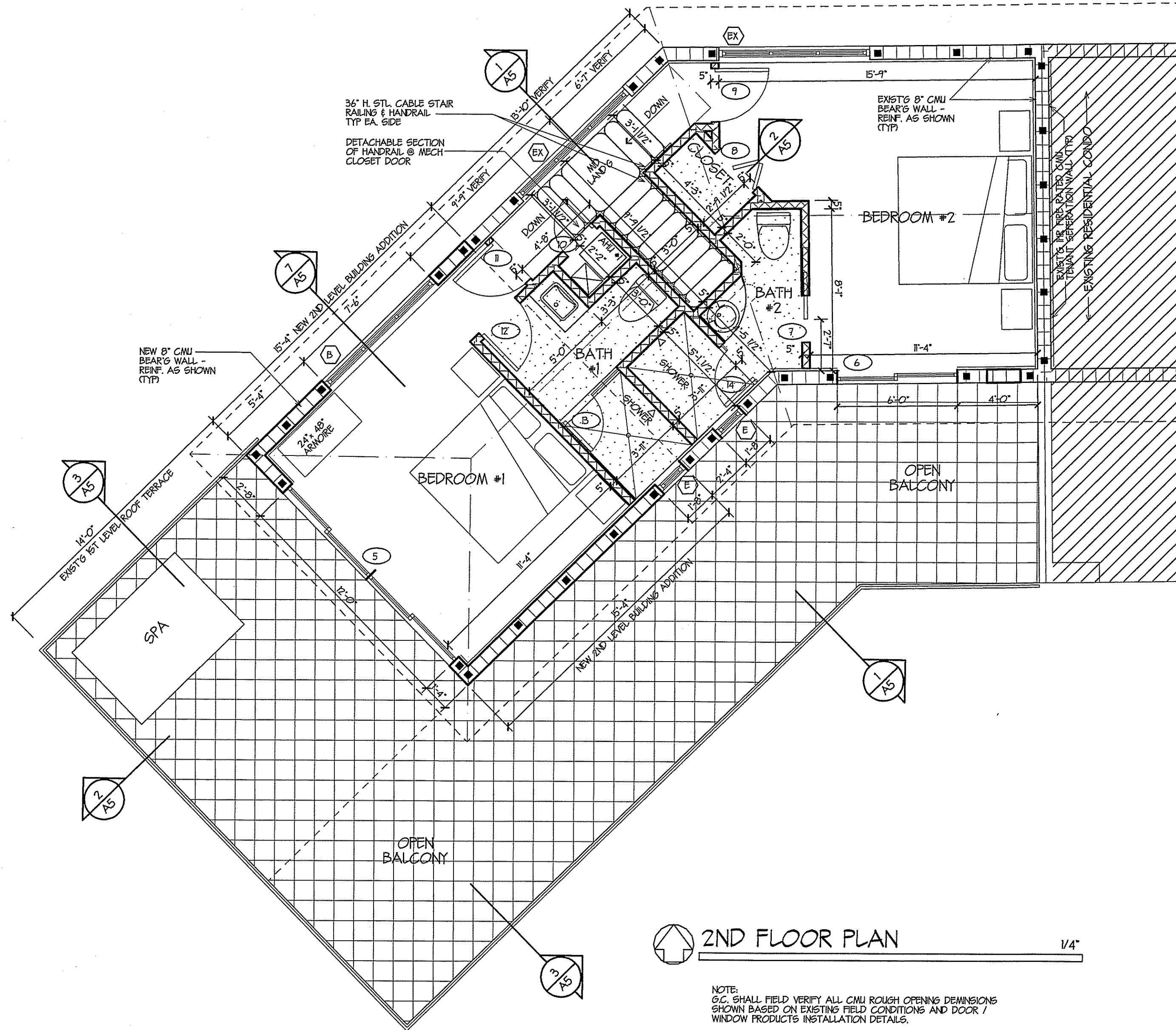
HECKED BY SNG

HEFT

A2

OF 12

PHONE: 772-283-6032
FAX: 772-283-8150



DOOR SCHEDULE		door		finish		frame details		notes
		door type	door construction	primed / painted	factory finish	head detail	jamb detail	
mark	door size							
1	3'-0" x 6'-8" x 1 3/4"	PANEL	FBG			1/A4	1/A4	
2	7'-0" x 6'-8"	SLIDER	ALUM			3/A4	3/A4	
3	2'-4" x 6'-8" x 1 3/8" (POCKET)	FLUSH	SCW					
4	NOT USED							
5	12'-0" x 6'-8"	SLIDER	ALUM			3/A4	3/A4	
6	6'-0" x 6'-8"	SLIDER	ALUM			3/A4	3/A4	
7	2'-4" x 6'-8" x 1 3/8" (POCKET)	FLUSH	SCW					
8	2'-8" x 6'-8" x 1 3/8" (H-FOLD)	FLUSH	SCW			2/A4	2/A4	
9	2'-8" x 6'-8" x 1 3/8"	FLUSH	SCW			2/A4	2/A4	
10	2'-0" x 5'-0" x 1 3/8"	FLUSH	SCW			2/A4	2/A4	
11	2'-8" x 6'-8" x 1 3/8"	FLUSH	SCW			2/A4	2/A4	
12	2'-6" x 6'-8" x 1 3/8"	FLUSH	SCW			2/A4	2/A4	
B	2'-0" x 7'-0" - GLASS SHOWER DOOR	GLASS	TEMP					
C	2'-0" x 7'-0" - GLASS SHOWER DOOR	GLASS	TEMP					
D	NOT USED							

- KEYED DOOR NOTES:**
- STANDARD PUSH/PULL BAR OR HANDLE W/ CONCEALED 3 POINT RETIED CYLINDER LOCK ON ACTIVE LEAF & 2 POINT CONCEALED THUMB LATCH LOCK ON INACTIVE LEAF
 - FULL PERIMETER WEATHERSTRIP W/ BOTTOM DOOR SEAL
 - ADA COMPLIANT ALUM THRESHOLD
 - 2 PAIR 4 1/2" S.S. HINGES
 - SURFACE MTD CLOSER
 - ADA COMPLY BRUSHED ALUM LEVER TYPE CYLINDER PRIVACY SET
 - LEFT PANEL IS FIXED
 - 180° SPRING SWING HINGE
 - PROVIDE ALUM DRIP
- GENERAL DOOR NOTES:**
- SEE SHEET C5 FOR SCHED. MIN WIND PRESSURES
 - COORDINATE ROUGH OPENING DIMENSIONS WITH PRODUCT MANUF.
 - DOOR HARDWARE SHALL BE SCHLAGE PRODUCTS
 - LOCKS SHALL BE SCHLAGE W/ 6 PIN REMOVABLE CORE LOCK

FINISH SCHEDULE		floor		base		walls		ceiling		notes
		mark	room description	porcelain tile	vinyl plank	carpet tile	concrete "tool deck"	wood base painted	6" porcelain tile	
			LIVING ROOM							
			KITCHEN							
			GAME ROOM							
			1/2 BATH (1ST FLR)							
			OUTDOOR PATIO - 1ST LEVEL							
			BEDROOM #1							
			BATHROOM #1							
			SHOWER							
			BEDROOM #2							
			CLOSET (BEDRM #2)							
			BATHROOM #2							
			SHOWER							
			OUTDOOR PATIO - 2ND LEVEL							

- GENERAL FINISH NOTES:**
- ALL PAINT, STAINS AND SEALERS SHALL BE SHERWIN WILLIAMS PRODUCTS IN OWNER SELECTED COLORS
 - INTERIOR EXPOSED WOOD SURFACES TO RECEIVE 2 COATS INTERIOR WATER BASED SEMI-TRANSPARENT LATEX PAINT
 - 1/2" PLYWD WALL FINISH OVER STUDS - PAINTED
 - USE GREENBOARD - PAINTED
 - PROVIDE FULL HEIGHT TILE BACKSPLASH AT CASEWORK
 - 5/8" H.P. TILE VAINSCOT
 - 48" H. P. TILE VAINSCOT
 - FULL HEIGHT PORCELAIN TILE
 - FRP BOARD
 - STAINLESS STEEL
 - STUCCO
 - PAINTED 1x6 WOOD
 - 5/8" GYP BRD - PAINTED
 - 5/8" GYP BRD
 - 5/8" GREEN BOARD
 - EXPOSED ROOF FRAMING
- KEYED FINISH NOTES:**
- PROVIDE ALTERNATE PRICE FOR PAINTED SMOOTH STUCCO WALL FINISH
 - LIGHT BROOM FINISH - EXPOSED CONCRETE SLAB
 - 1/2" PLYWD WALL FINISH OVER STUDS - PAINTED
 - USE GREENBOARD - PAINTED
 - PROVIDE FULL HEIGHT TILE BACKSPLASH AT CASEWORK
 - 5/8" H.P. TILE VAINSCOT
 - 48" H. P. TILE VAINSCOT
 - FULL HEIGHT PORCELAIN TILE
 - FRP BOARD
 - STAINLESS STEEL
 - STUCCO
 - PAINTED 1x6 WOOD
 - 5/8" GYP BRD - PAINTED
 - 5/8" GYP BRD
 - 5/8" GREEN BOARD
 - EXPOSED ROOF FRAMING

CONDO UNITS #1 & #2 - ADDITION / RENOVATIONS AT:
BUCCANEER CONDOMINIUM
 142 LAKE DRIVE PALM BEACH SHORES, FLORIDA

WINDOW SCHEDULE		type		finish		glass		frame details		notes
		mark	mdl	r.	o.	size	ov	h	ft	
A				7'-6"	6'-4"			4/A4	4/A4	7'-4" EXIST
B				7'-6"	6'-0"			4/A4	4/A4	7'-0"
C				11'-0"	6'-4"			4/A4	4/A4	7'-4" EXIST
D				3'-8"	3'-6"			4/A4	4/A4	7'-4" EXIST
E				1'-8"	3'-0"			4/A4	4/A4	6'-8"
EX				EXIST'S TO REMAIN						

- GENERAL WINDOW NOTES:**
- SEE SHEET C6 FOR SCHED. MIN WIND PRESSURES
 - COORDINATE ROUGH OPENING DIMENSIONS W/ PRODUCT MANUF.
 - WINDOW HEAD HEIGHTS INDICATED ARE ABOVE ADJACENT INTERIOR FINISH FLOOR - VERIFY & COORDINATE W/ BUILDING ELEVATIONS
 - ALL GLAZING TO BE BRONZE TINTED 1" INSULATED LAMINATE IMPACT (LMI)
 - ALL WINDOW FRAMES TO BE OWNER SELECTED FACTORY KYNAR FINISH
 - PROVIDE SCREENS FOR ALL OPERABLE WINDOW UNITS
- KEYED WINDOW NOTES:**
- EXPRESS WINDOW OPENINGS

- GENERAL FLOOR PLAN NOTES**
- FIELD VERIFY ALL DIMENSIONS & CONSULT W/ THE ARCHITECT AS TO ANY DISCREPANCIES
- INSULATION**
- EXTERIOR CMU WALL INSULATION SHALL BE FOL R-42 INSULATION BETWEEN PT FURRING STRIPS @ 16" OC SECURED TO BLOCK W/ PAF'S @ 24" OC
 - FLOOR DECK INSULATION SHALL BE R-30 BATT INSULATION BETWEEN FLOOR FRAMING MEMBERS
 - INTERIOR PARTITIONS WHERE SHOWN IN PLAN TO BE SOUND INSULATED W/ R-11 BATT FLOOR TO CEILING
- CASEWORK / CABINETS**
- DESIGN SPECIFICATION AND DETAILING BY OTHERS
 - COORDINATE WALL BLOCKING REQUIREMENTS W/ OWNER FOR CABINETS AND SHELVING LOCATIONS

- WALL LEGEND**
- EXIST'S CMU TO REMAIN
 - NEW 8" CMU W/ HORIZ JOINT REIN @ 16" OC VERT & 11" H.P. VERT REIN IN CONC FILLD CELLS @ 8" SPACED IN PLAN & SCHED FINISHES
 - NEW 2x 4 @ 16" OC OR 12" (SEE PLAN) SHEAR / LOAD PATH WALL W/ SCHED FINISHES - SEE FRAMING PLAN FOR TYP WALL CONSTRUCTION NOTES / DETAIL
 - NEW INSULATED 2x 4 @ 16" OC OR 12" (SEE PLAN) NON-LOAD BEAR'S, INTERIOR STUD PARTITION
 - NEW NON-INSULATED 2x 4 @ 16" OC OR 12" (SEE PLAN) NON-LOAD BEAR'S, INTERIOR STUD PARTITION

COMMERCIAL - RESIDENTIAL - INSTITUTIONAL DESIGN

ARRANFIELD ARCHITECTS

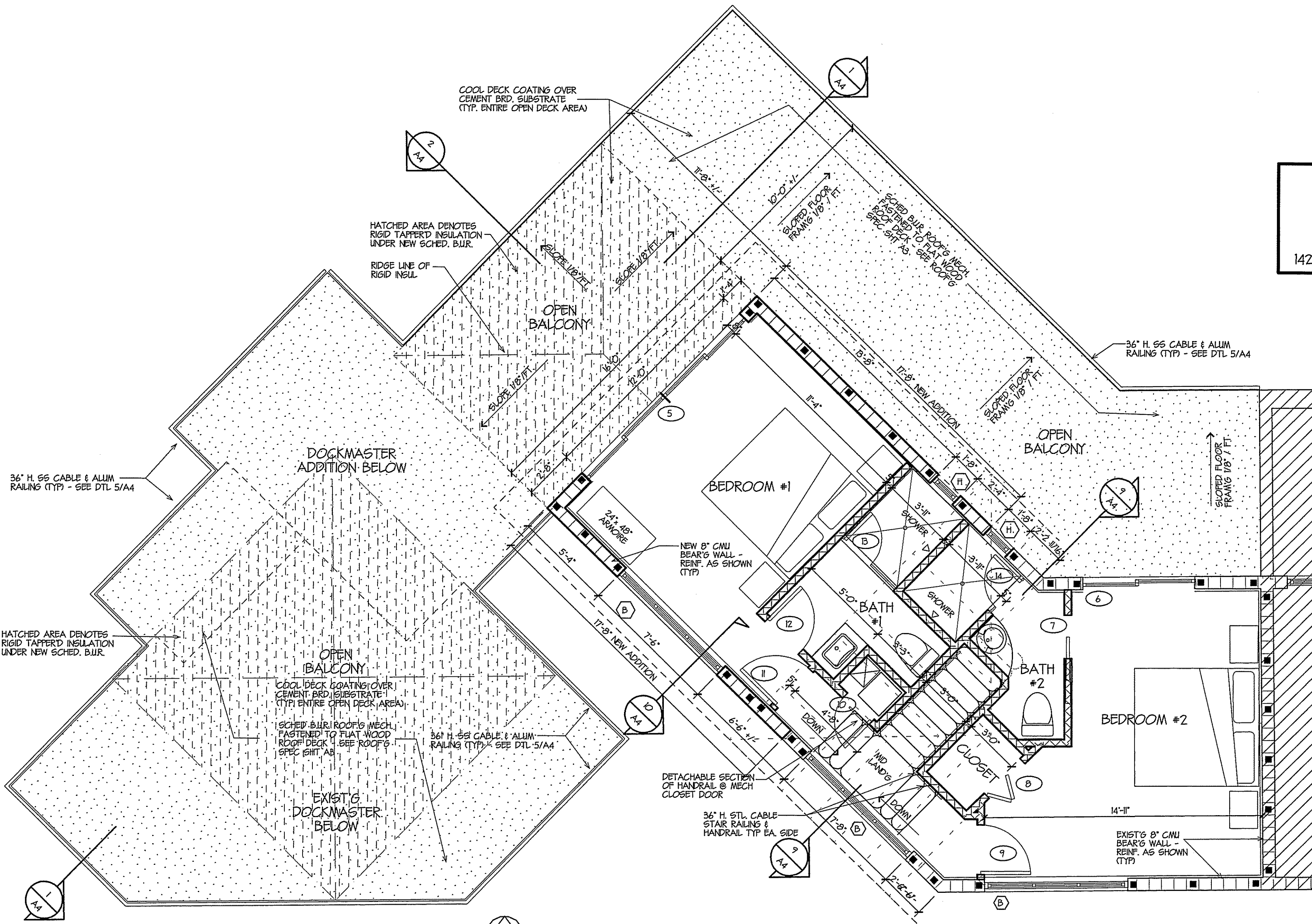
142 NE JEFFER BEACH BLVD
 JEFFER BEACH, FLORIDA 33457

PHONE: 772-283-4032
 FAX: 772-283-8860

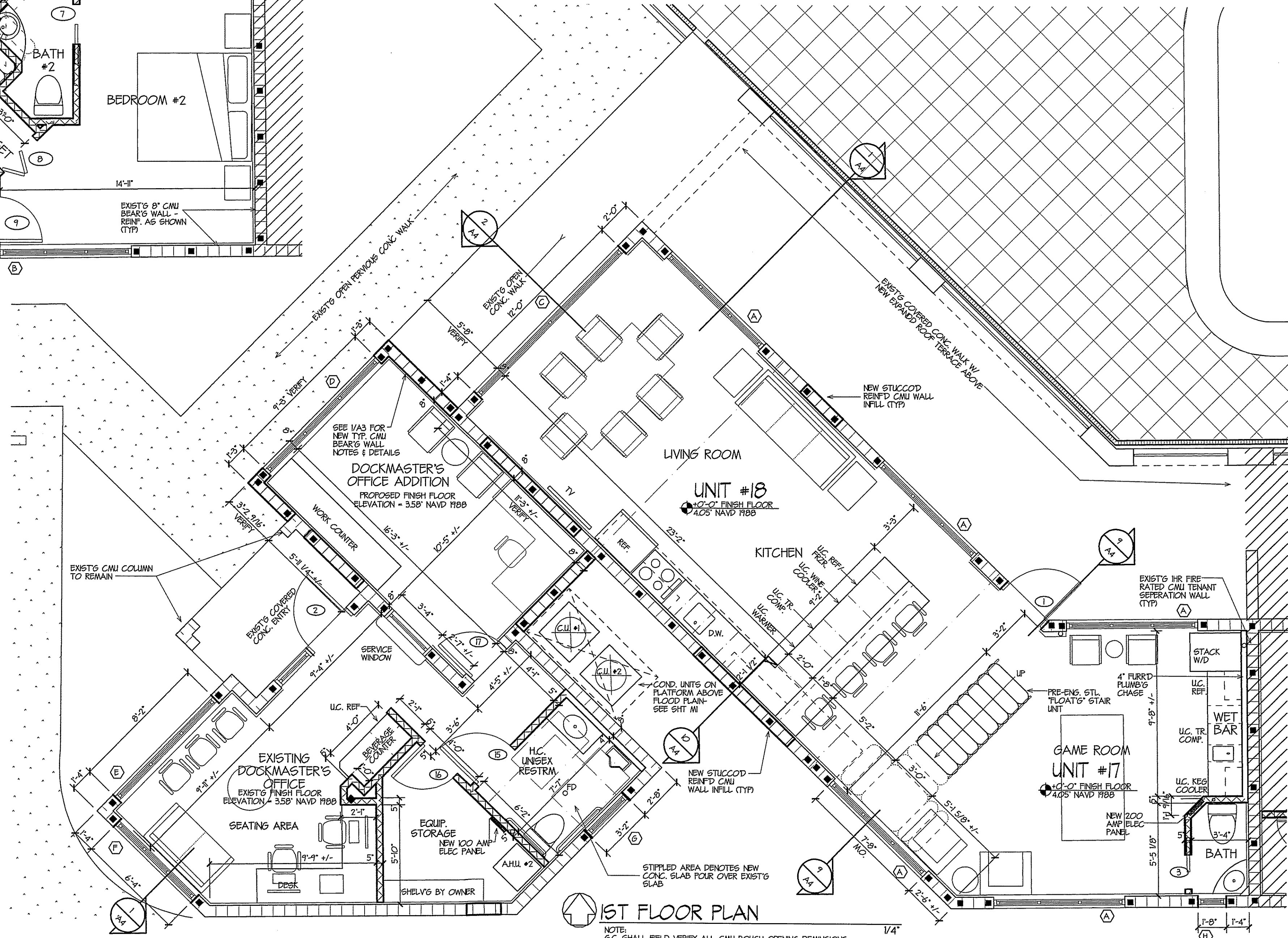
PROPOSED CONDO ADDITION / RENOVATION FOR
BUCCANEER CONDOMINIUM
 142 LAKE DRIVE PALM BEACH SHORES, FLORIDA

JOB NO. 21-715
 DATE 11-30-22
 DRAWN BY SWS
 CHECKED BY SWS

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 4 OF 11



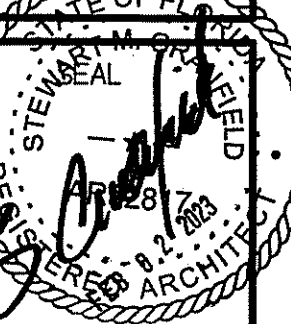
CONDO UNITS #17 / #18 & DOCKMASTER'S ADDITION / RENOVATIONS AT:
BUCCANEER CONDOMINIUM
 142 LAKE DRIVE PALM BEACH SHORES, FLORIDA



COMMERCIAL - RESIDENTIAL - INSTITUTIONAL DESIGN
 1024 NE JENSEN BEACH BLVD.
 JENSEN BEACH, FLORIDA 33415
 PHONE: 772-283-4032
 FAX: 772-283-9850

ARRANFIELD
ARCHITECTS

PROPOSED CONDO ADDITION / RENOVATIONS FOR
BUCCANEER CONDOMINIUM
 142 LAKE DRIVE PALM BEACH SHORES, FLORIDA

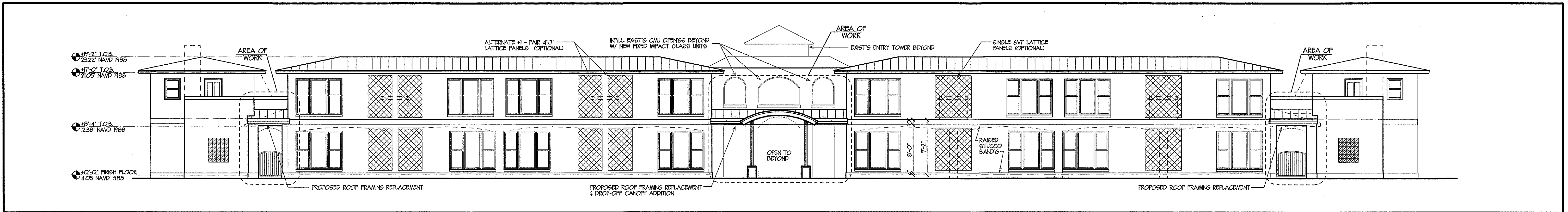


REVISIONS	
JOB NO.	21-713
DATE	11-30-22
DRAWN BY	SWG
CHECKED BY	SWG
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A2	
OF 12	

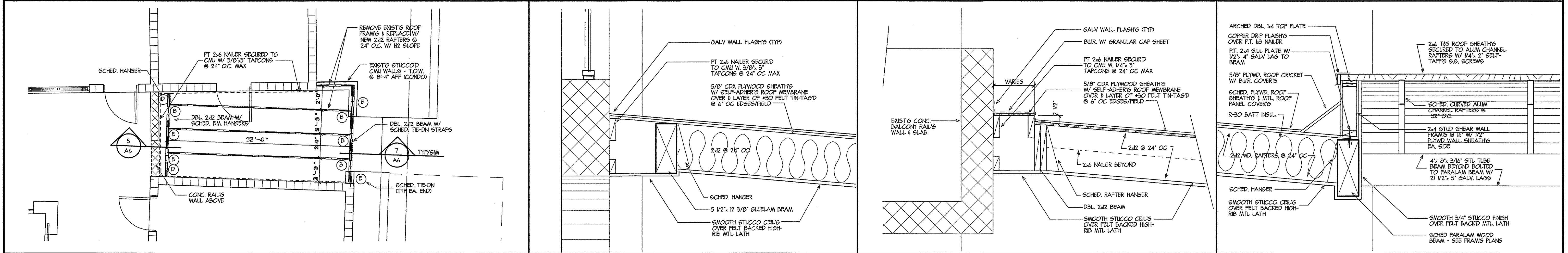


PALM BEACH SHORES, FLORIDA

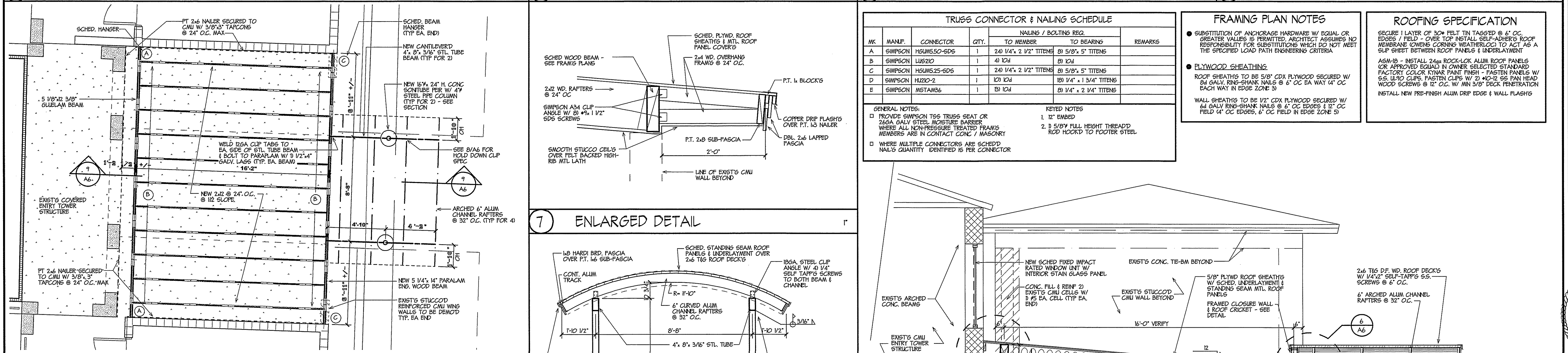




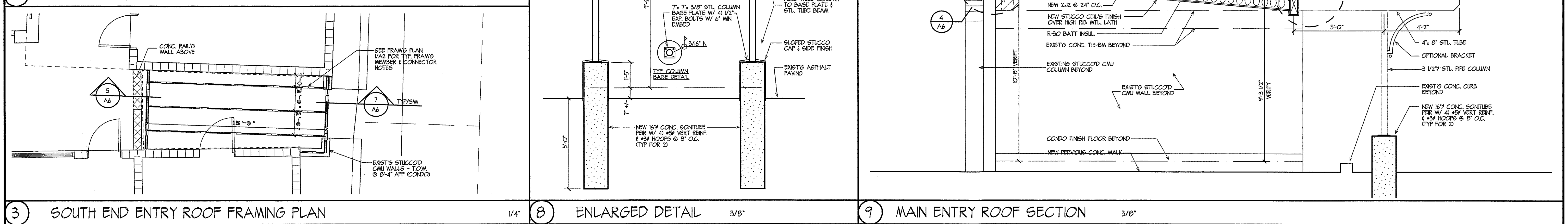
EAST BUILDING ELEVATION - STREET FRONTAGE 1/8"



1 NORTH END ENTRY ROOF FRAMING PLAN 1/4" 4 ENLARGED DETAIL 1" 5 ENLARGED DETAIL 1" 6 ENLARGED DETAIL 1"



2 MAIN ENTRY ROOF FRAMING PLAN 1/4" 7 ENLARGED DETAIL 1" 8 ENLARGED DETAIL 3/8" 9 MAIN ENTRY ROOF SECTION 3/8"



3 SOUTH END ENTRY ROOF FRAMING PLAN 1/4" 8 ENLARGED DETAIL 3/8" 9 MAIN ENTRY ROOF SECTION 3/8"

COMMERCIAL - RESIDENTIAL - INSTITUTIONAL DESIGN

1021 NE TOWN BEACH BLVD
TOWN BEACH, FLORIDA 33467

PHONE: 772-265-4922
FAX: 772-265-4920

PROPOSED TENANT IMPROVEMENTS FOR THE:

BUCCANEER CONDOMINIUM

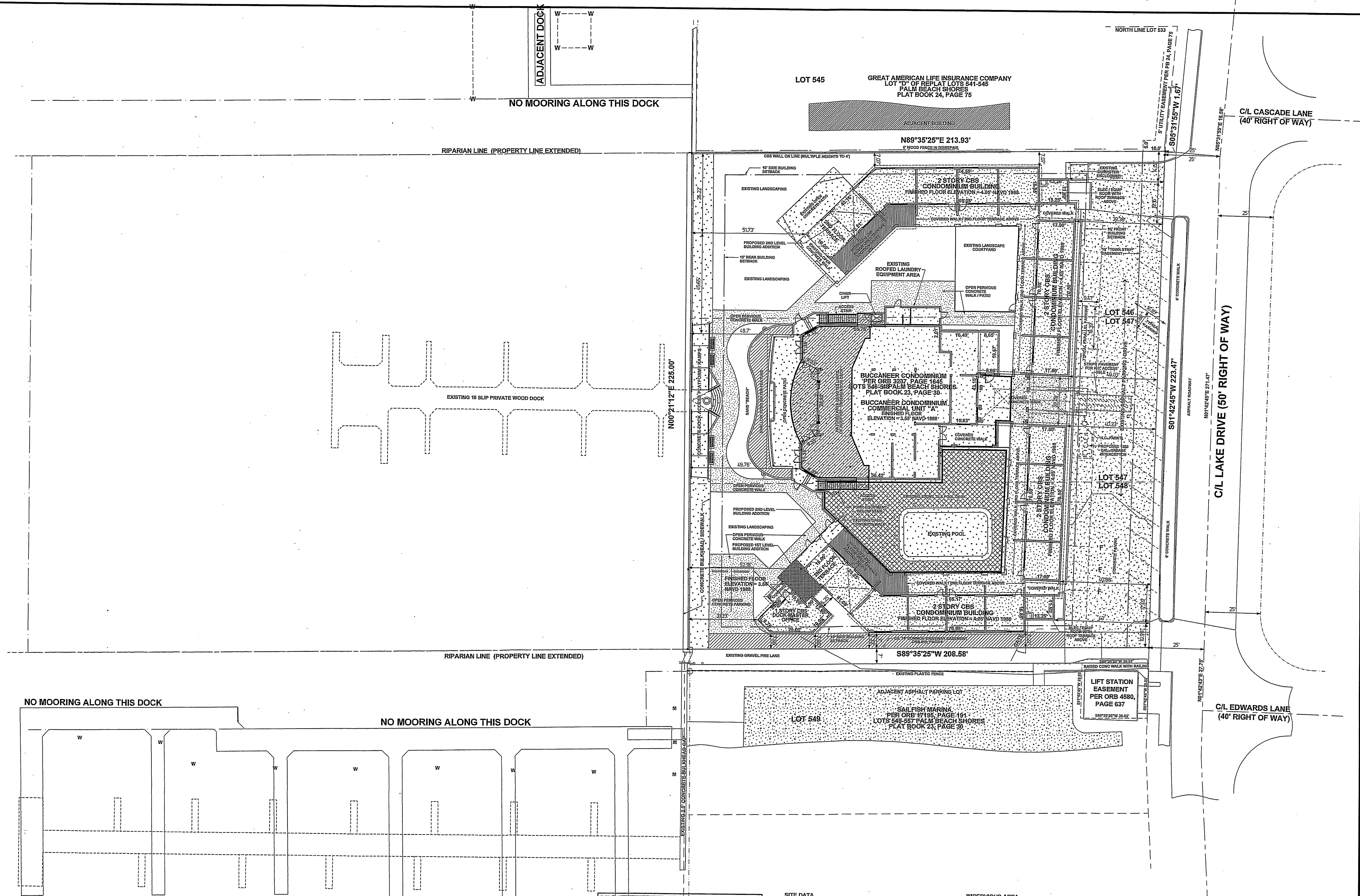
142 LAKE DRIVE
PALM BEACH SHORES, FLORIDA

REVISIONS

JOB NO. 21-708
DATE 11-30-22
DRAWN BY SMG
CHECKED BY SMG

SHEET
A6
7 OF 12

LAKE WORTH



LEGAL DESCRIPTION UPLAND PARCEL PER ORB 3237 PAGE 1645
ALL OF LOTS 546, 547 & 548, PALM BEACH SHORES, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 23, PAGES 29 THRU 32, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA.

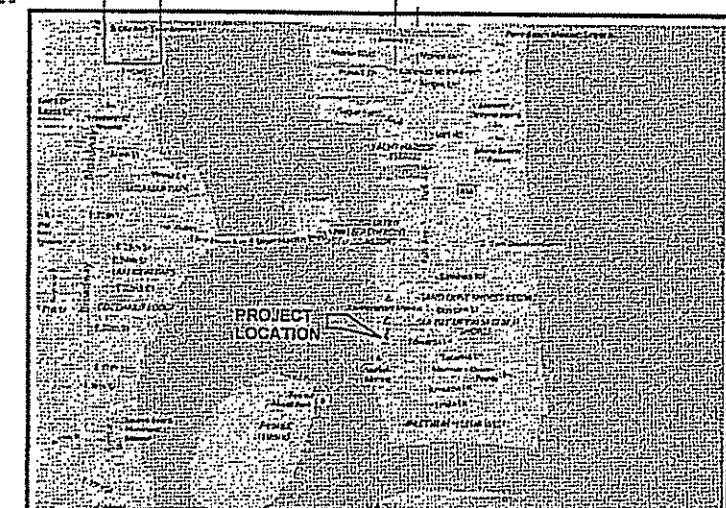
ALSO KNOWN AS THE BUCCANEER CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM,
RECORDED IN OFFICIAL RECORD BOOK 3237, PAGE 1645, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA

BUCCANEER CONDOMINIUM

1" = 20'

FINAL SITE PLAN

INFORMATION BASED ON BOUNDARY / TIE-IN SURVEY
PERFORMED BY D.L. BLANTON INC. SURVEYING & MAPPING
DATED 03-06-21 - REFERENCE NO. 29/30



SITE DATA			
Total Site Area	47,593 s.f. 1.09 ac. 100 %		
Zoning	DISTRICT "C"		
Future Land Use	7		
PCN	54-43-42-27-41-000-0190		
Existing Use	CONDOMINIUM / DINING/MARINA		
Proposed Use	NO CHANGE		
Dwelling Density (Max.)	30 Units / Acre = 33 Units		
Existing	16 Units		

PERVIOUS OPEN SPACE			
Landscaped Areas:	9,501 s.f.		
Gravel Parking / Drives:	1,122 s.f.		
Pervious Concrete Paving:	3,252 s.f.		
Total Pervious Open Space:	13,875 s.f. 0.319 ac. 29.2 %		
Other Open Space	N/A		
Preserve Area	N/A		
Wetland	N/A		
Upland	N/A		

IMPERVIOUS AREA			
Developed Areas:			
Building Footprint (Enclosed)	12,123 s.f.		
Covered Walk / Patio	5,209 s.f.		
Pavement (incl. Courts)	8,394 s.f.		
Open Patios / Pool / Decks	5,133 s.f.		
Open Walks / Bulkhead	2,196 s.f.		
Surface Water	678 s.f.		
Total Impervious	33,628 s.f. 0.772 ac. 70.8 %		
Developed Spaces:			
Building Data			
Total Gross Floor Area	17,680 s.f. 0.406 ac. 37.2 %		
Building Coverage	15,900 s.f. 0.365 ac. 32.5 %		
Code Maximum	16,161 s.f. 0.371 ac. 34.0 %		
Height (Max. Above Grade)	20.2'		
Roof Peak @ 2 Story Condo	12.7'		
Top Parapet @ 1 Story Dining	40.0'		

PARKING			
USE	AREA	PARKING REQUIREMENTS	SPACES REQUIRED
DINING FACILITY	127 Seats	1) Space per 3) Seats (127/3)	42.3
1 BEDRM. CONDO	14 Units	1.25 Spaces per Unit	17.5
2 BEDRM. CONDO	2 Units	1.5 Spaces per Unit	3.0
SHIP'S STORE	288 sqft	1 Space per 200 sqft	1.5
TOTAL # OF SPACES REQUIRED PER P.B.S. (PL7.12.1):			65
TOTAL # OF ON-SITE SPACES PROVIDED:			65
TOTAL # OF OFF-SITE SPACES PROVIDED:			65
TOTAL # OF PARKING SPACES AVAILABLE:			65

NOTE:
DINING FACILITY SEATING COUNT IS BASED ON THE # OF SEATS IDENTIFIED IN
THE PERMITTED BUILDING CONSTRUCTION PLANS AND INCLUDE INDOOR DINING
TABLES, OUTDOOR DINING PATIO TABLES / LOUNGE SEATING, AND INDOOR BAR
SEATING.
EXCLUDING THE 65 REQUIRED PARKING SPACES, THERE ARE 21 ADDITIONAL
PARKING SPACES AVAILABLE FOR STAFF AND STANDING PATRONS IN THE BAR
& OUTDOOR DINING PATIO AREAS

PROPOSED TENANT IMPROVEMENTS FOR:
BUCCANEER YACHT CLUB

COMMERCIAL - RESIDENTIAL - INSTITUTIONAL DESIGN

ARRANFIELD ARCHITECTS

1074 NE JENSEN BEACH BLVD.
JENSEN BEACH, FLORIDA 33457

PHONE: 772-283-4032
FAX: 772-283-8850

REVISIONS

JOB NO.	17-633
DATE	9-16-22
DRAWN BY	SWG
CHECKED BY	SWG

SHEET

SP1

1 OF 1