PLANNING AND ZONING BOARD MEETING AGENDA August 26, 2020 6:30 pm 247 Edwards Lane / Palm Beach Shores, FL 33404

Janet Kortenhaus, Chair Jerald Cohn, Vice Chair Tim Blash, Member Tracy Larcher, Member Kevin Banks, Member Jason Prince, Alternate Nina Lammert, Alternate

Mitty Barnard, Attorney Josh Nichols, Zoning Official Rob Rennebaum, Engineer Laura Brown, Building Dept. Supervisor Evyonne Browning, Town Clerk

PLEASE NOTE: DUE TO MANDATES BY GOVERNOR DESANTIS, THIS MEETING WILL BE CONDUCTED USING COMMUNICATIONS MEDIA TECHNOLOGY.

You can join virtually by installing the Webex app and entering the ID and password

Number:+1-408-418-9388Access code:132 156 9731Password:0826

COMPUTER

Meeting link:

 $\underline{https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m58bffcbff991cedbf2cb02b45d73ca2f}$

(click or copy this link into your internet browser)

1. CALL TO ORDER

a. Roll call

2. <u>APPROVAL OF MEETING AGENDA (Additions</u>, substitutions, deletions)

3. <u>ACTION ITEMS</u>

- a. **SPM20-5/AAR20-10**, Joseph and Brenda Battaglia, Owners of 230 Blossom Lane, request Site Plan Modification and Architectural and Aesthetic Review to install a 6-foot x 8-foot garden/storage shed in the rear of the property.
- b. **SPR20-4/AAR20-4**, Gadde Girls, LLC, Owner of 337 Cascade Lane, requests Site Plan Review and Architectural and Aesthetic Review to enlarge the existing concrete pool deck and replace concrete with pavers.
- c. **SPR20-6/AAR20-6,** Scott and LaVonne Ackerman, Owners of 218 Blossom Lane, request Site Plan Review and Architectural and Aesthetic Review to construct an extension of the front patio using tumbled porous travertine and base sand.
- d. **SPR20-8/AAR20-11,** Ellen Sue Waltz, Owner of 126 Tacoma Lane, requests Site Plan Review and Architectural and Aesthetic Review to install a Generac standalone generator, extend the driveway with sand set pavers, and perform modifications to enlarge the existing pool/spa.
- e. **SPR20-10/AAR20-13,** James and Julie Byers, Owners of 200 Cascade Lane, request Site Plan Review and Architectural and Aesthetic Review to install a Generac gas generator and pad on the western side of their property.

4. **DISCUSSION ITEMS**

- a. Architectural Review Criteria (Josh Nichols, Zoning Official)
- b. Uniform Elevation Discussion (Josh Nichols, Zoning Official)
- c. District C Height Discussion (Josh Nichols, Zoning Official)

5. <u>PUBLIC COMMENT</u>

6. <u>STAFF REPORTS</u>

a. Building Department update (Laura Brown, Building Dept. Supervisor)

7. <u>ADJOURNMENT</u>

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 ACCOMODATIONS 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: JOSEPH + Brenda Battaslia

SUBMITTAL CHECKLIST

Reviewed By:
Date: FCEIVER
Fee Paid: AUS 1 1 2020
Town Receipt No:

All submittals <u>must</u> 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 <u>not</u> comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.

Cover Page

TOT INLM BEACHAIL	DEVELOPMENT APPLICATION TOWN OF PALM BEACH SHORES 247 EDWARDS LANE PALM BEACH SHORES, FL 33404 (561) 844-3457	
OWNER/APPLICA	NT: Joseph + Brenda Battaglia	
PROJECT ADDRE	\supset	
APPLICATION NC	SPM20-5 AAR20-1 OSUBMITTAL DATE:	

<u>TYPE OF APPROVAL(S) REOUESTED</u> (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:	Joseph + Breida Battaslic	
ADDRESS:		
	230 Blosson Lane	
PHONE:	201 615-6982	
EMAIL:	bbattay (AU).com	

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

	PLANNER	DEVELOPER
NAME:	N/A	N/A
ADDRESS:	1	
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	X/A	Michael Flasgh LA STUDAT, FL
ADDRESS:	1	STUDIT, FL.
PHONE:		
EMAIL:		

SURVEYOR	ATTORNEY	
NA	NA	
······		

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	N/A	
ADDRESS:		
PHONE:		
EMAIL:		

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, redevelopment 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 Printed Name of Owner

NEW Jers-STATE OF FLORIDA

CH COUNTY:

<u>S 10 2020</u> Date

The foregoing instrument was acknowledged before me by means of \overrightarrow{p} physical presence or \Box online notarization this <u>10</u> day of <u>August</u>,

by Rose Casasana Joseph By Ha	hia who is personally known to me or has
produced Drivers License (type of identification) as	entification
	tttl)
(Name - type, stamp or print clearly)	(Signature)

RYAN J CAMPANELLA Notary Public - State of New Jersey My Commission Expires Mar 13, 2024 NOTARY'S SEAL

Page 3 of 14

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 \Box physical presence or \Box 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 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	\$200.00
Site Plan Modification Review	\$200.00
Variance Request	\$ 250.00
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 REOUIRED

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, and 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, and 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: GARDEN/ACCESSORY SHED

PROJECT ADDRESS: 230 Blosson LANE

PROJECT LEGAL DESCRIPTION: Lot 284

*** 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	NA
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Same
ZONING DISTRICT: A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	А
FLOOD ZONE CATEGORY:	None	X	×
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
FOTAL LOT SIZE: (sq. ft.)	None	8,363	NJA
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40%	1,834	48 sa. St.
FOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	200/0	25%	SAME
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A	NA	NA
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25.ft	25ft	N/A
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15: 25	251	SAME
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	2'	7'	SAME

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None	N/A	NA
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)			
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None		
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)		l	
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)		NA	NLA
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	48 sa. ft	1,834 saft	1,882 saft
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)		2,784 soft.	NIA
TOTAL IMPERVIOUS AREA (sq. ft.):	4856 ft	4,618 suft	4,666 saft
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	MA	N/A	NA
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	NA	WIA	NA
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	NIA NIA	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)	17ft.	D	9'5"
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)			

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
RST FLOOR AREA (sq. ft.):	None	NJA	NA
ECOND FLOOR AREA (sq. ft.): f. 5.4.2, Zoning Ordinance)			
OTAL FLOOR AREA (sq. ft.): Pf.2.23, Zoning Ordinance)	None		
LOOR AREA RATIO: Pf. 5.4.2, Zoning Ordinance)			
WELLING UNIT DENSITY: Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)		NIA	NIA
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. fl.):	48 sg.Ft	1834 saft	1,982 soft.
OTHER IMPERVIOUS AREA (sq. ft.): Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)		2,784. 54A.	μ / Α
FOTAL IMPERVIOUS AREA (sq. ft.);	48 sylt.	4,618	4,666
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	N/A	NA	NA
ESTABLISHED 1 st FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	NIA	NA	NA
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	NA	NA
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	17 ft.	0	9'5"
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)			

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):

toneowner proposes the Addition of a 6'x 8' garden 1 prace shed to rear yard.

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:

\$ 2,328.00

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

2020 - Pool deaking, Land scape improvement, paver driveway, New entry gate walkway w/ paver Material.

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):

SPM19-AAR-14 - 3/04/20 DRC-Arch Review 104/2020 - Piz- Site Plan Modi Fration LARC REVIEW Approve

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):

Meowner proposes A garden shed for storage of pool equipant mplements. We donot have agarage on our 1958 era ine

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

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in <u>LESS THAN</u> 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 <u>GREATER</u> <u>THAN</u> 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.
- 1. 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 SITE PLAN MODIFICATION

1.	Pre	viously 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	Rec	uested Modification(s):
2.	I.C.	

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 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):

Placement of a 6 KO' gorden shed in rear of property. Small enough to Accessories and not be obtrucive in theyard space. Store pool

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):

Base color: White trimcolor: gray Root. arden shed, uninun galvaniled, SHED to natch existing remodeled cyleria-

the house

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.):

as invested considerable apense in landse oping the property Homeowner tilizing services and implementation of design Aesthetic prepare Florda CertiGen Horticultural / Londsage Traffission

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):

one door, one window, while to natch 6×8 gable root. of house wherey accent trin pyatch house, silve roofanshed

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

-lough + Associates.

pp ATLACHED

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:

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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.



August 12, 2020

Laura Brown, Bldg. Dept. Town of Palm Beach Shores 247 Edwards Lane Palm Beach Shores FL 33404

RE: 230 Blossom Lane Shed application P&Z

ang

Dear Ms. Brown:

Enclosed as requested on August 12, 2020, the following ten sets provide:

- 1) Schedule of completion
- 2) Site plan referencing placement of 6x8 shed
- 3) Boundary Survey of premises
- 4) Schematic and relevant documents pertaining to proposed shed provided by the manufacturer.

Thank you for your continued courtesies.

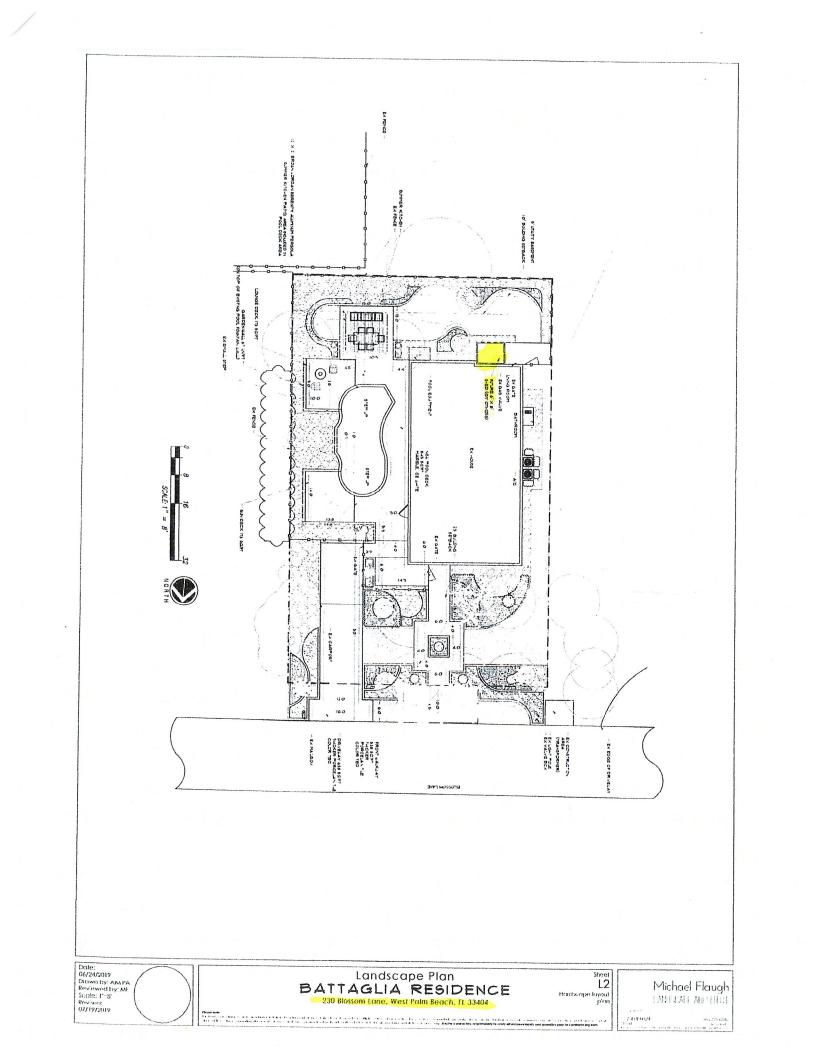
Brenda Battaglia

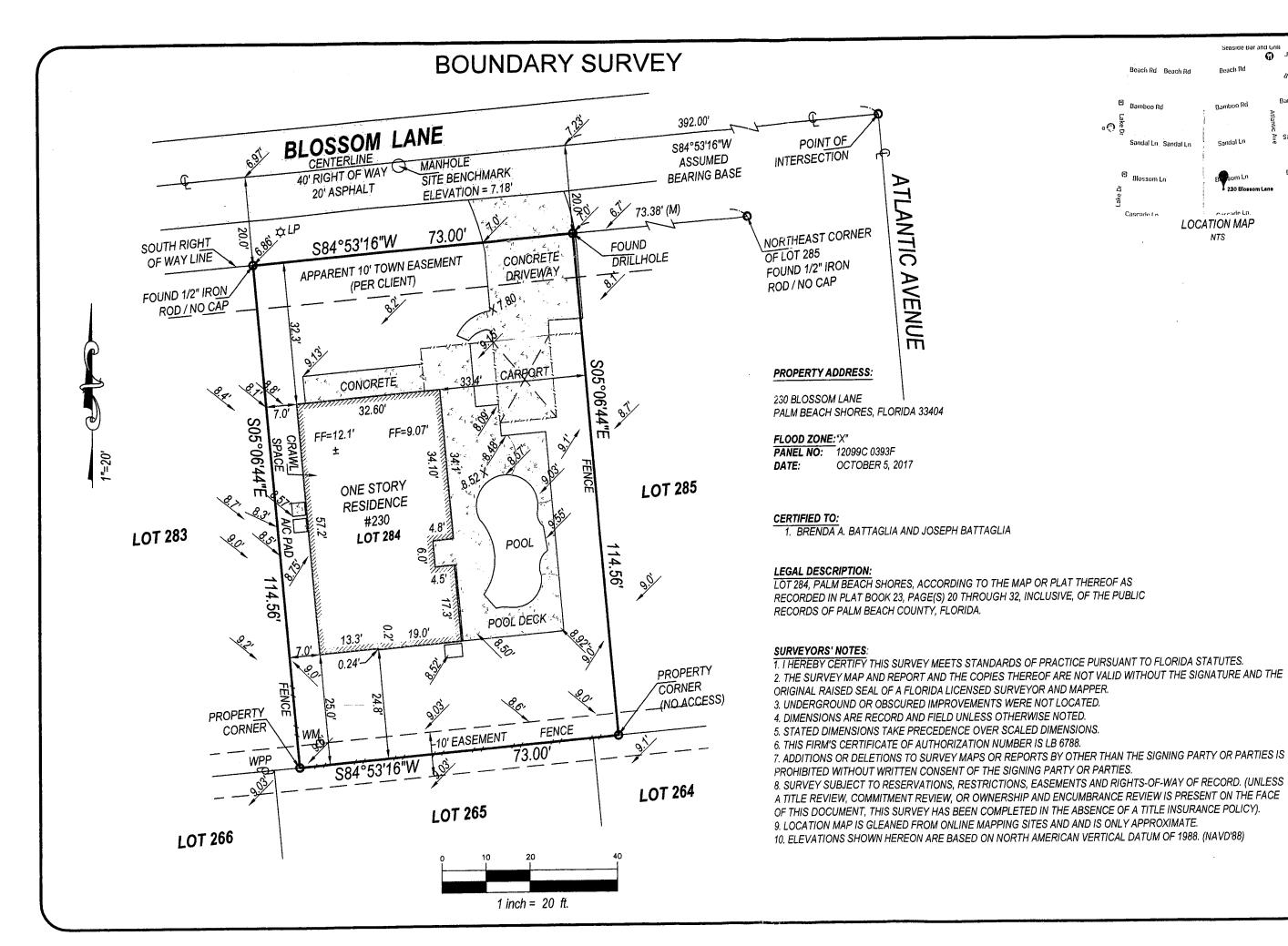


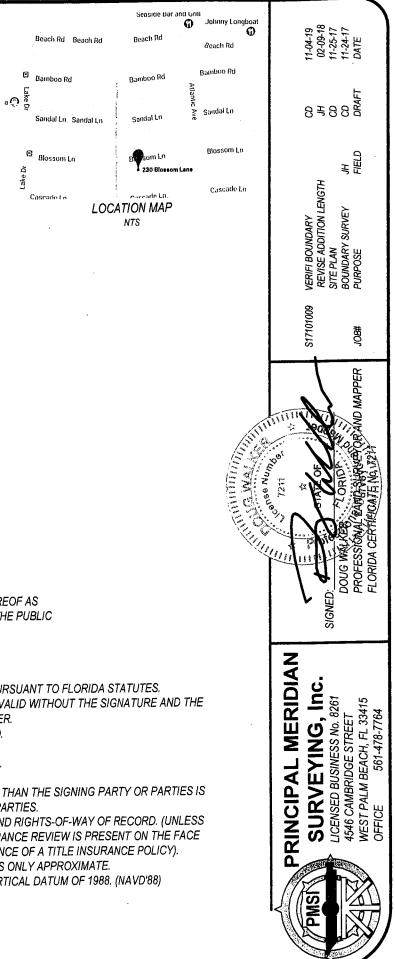
SCHEDULE OF COMPLETION 230 Blossom Lane GARDEN/STORAGE SHED

Upon permit approval the 6 x 8 shed can be ordered with the dealer at which time it will be constructed. We are advised same will take four weeks to construct at which time delivery may be scheduled.

It is anticipated that this can be accomplished and in place by January 1 2021.









FLA Manufactured Building Program 2601 Blair Stone Road Tallahassee, Florida 32399-0772 Phone: 850.487.1824+ Fax: 850.414.8436

Halsey Beshears, Secretary

Ron DeSantis, Governor

December 01, 2019

Brian Quinn

Suncrest Sheds 1451 COMMERCE DRIVE LABELLE, FL 33975

RE: Manufacturer Certification, ID MFT-1408; Expiration Date: November 19, 2022

Dear Brian Quinn

It is my pleasure to inform you that Suncrest Sheds, located at 1451 COMMERCE DRIVE, Labelle, FL 33935, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Factory Built Schools, Storage Sheds, Manufactured Buildings, Panelized Buildings for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and Inspections.

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS (<u>www.floridabuilding.org</u>) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at <u>www.floridabuilding.org</u> to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,

Rut Lugo

Robert Lorenzo Manufactured Buildings Program

cc: Professional Service Industries

Intertek-PSI 1748 33^{ra} Street Orlando, FL 32839 Tel ÷1 407 304 5560 Fax +1 407 304 5561 intertek.com/building

November 27, 2019

Mr. Thomas Campbell Florida Department of Business and Professional Regulation Codes & Standards Office 2601 Blair Stone Road Tallahassee, Florida 32399-0772

RE: Manufacturer: Suncrest Sheds Agency Plan Number: SS-700-S-17 R1 (revisions have been clouded)

Dear Mr. Campbell,

Professional Service Industries Inc., an Intertek company ("Intertek-PSI"), part of Intertek¹ Building Science Solutions, in pursuant to the requirements of the Florida Department of Business and Professional Regulations, the above referenced documents have been reviewed for compliance with:

2017 Florida Building Code, 6th Edition

2014 National Electrical Code (NFPA-70)

This approval covers the factory build structure only. Any alterations to the factory-built structure, on site, voids the approval. This plan is subject to the following:

- This plan is **NOT** Approved for High Velocity Hurricane Zone (i.e. Broward and Miami/Dade Counties)
- Signed and sealed plans are on file with Intertek-PSI
- Chapter 633 Plan Review and Inspection shall be conducted by the local fire and safety inspector
- Items installed on-site are subject to review and approval by the local authority having jurisdiction.
- This review includes products for compliance with 553.8425 or FAC Chapter 61G20-3

If you have any questions or require my assistance in any way, please do not hesitate to contact me.

Respectfully submitted,

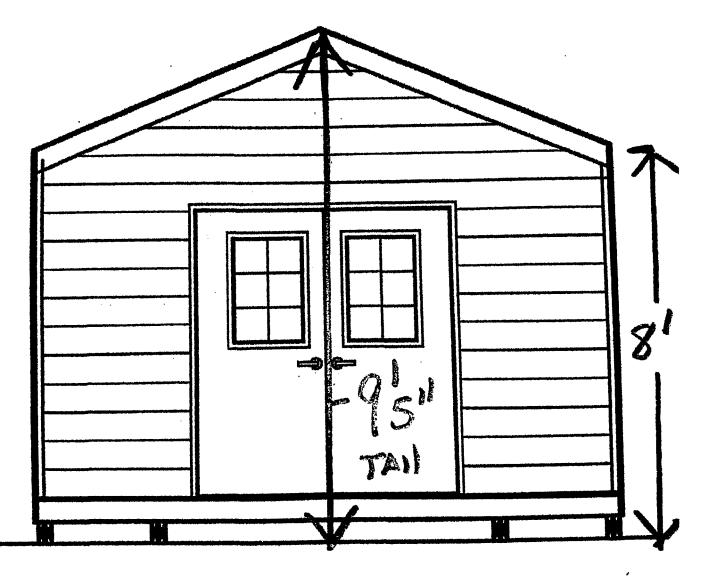
Falgerande NULLER.

Andrea Gagliardo Department Manager Building Science Solutions

Richard Olds, SMP-45 Plans Examiner Building Science Solutions

Copy to: Mr. Brian Quinn, Suncrest Sheds suncrestsheds@gmail.com

¹ Intertek is a brand name representing the Intertek Group plc legal entities, including but not limited to, Intertek Testing Services NA Inc., Professional Service Industries, Inc. ("INTERTEK PSI"), Architectural Testing Inc. ("INTERTEK-ATI"), and MT Group Inc. ("INTERTEK MT"). www.intertek.com/building

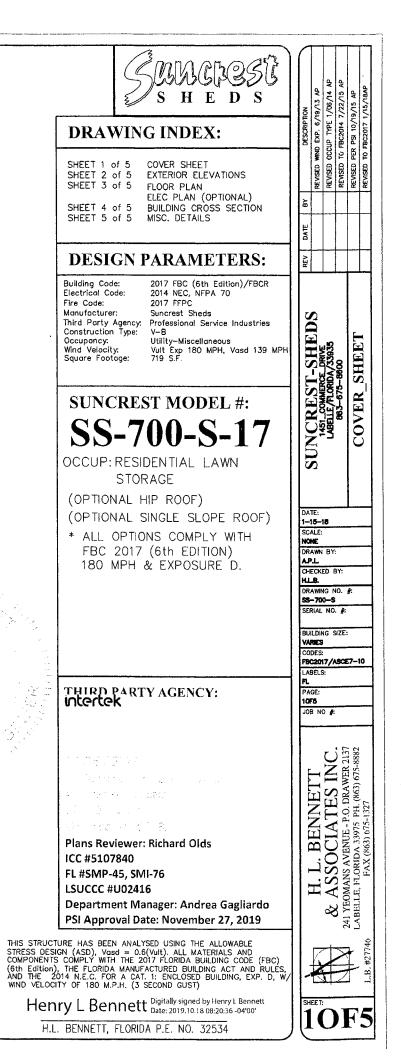


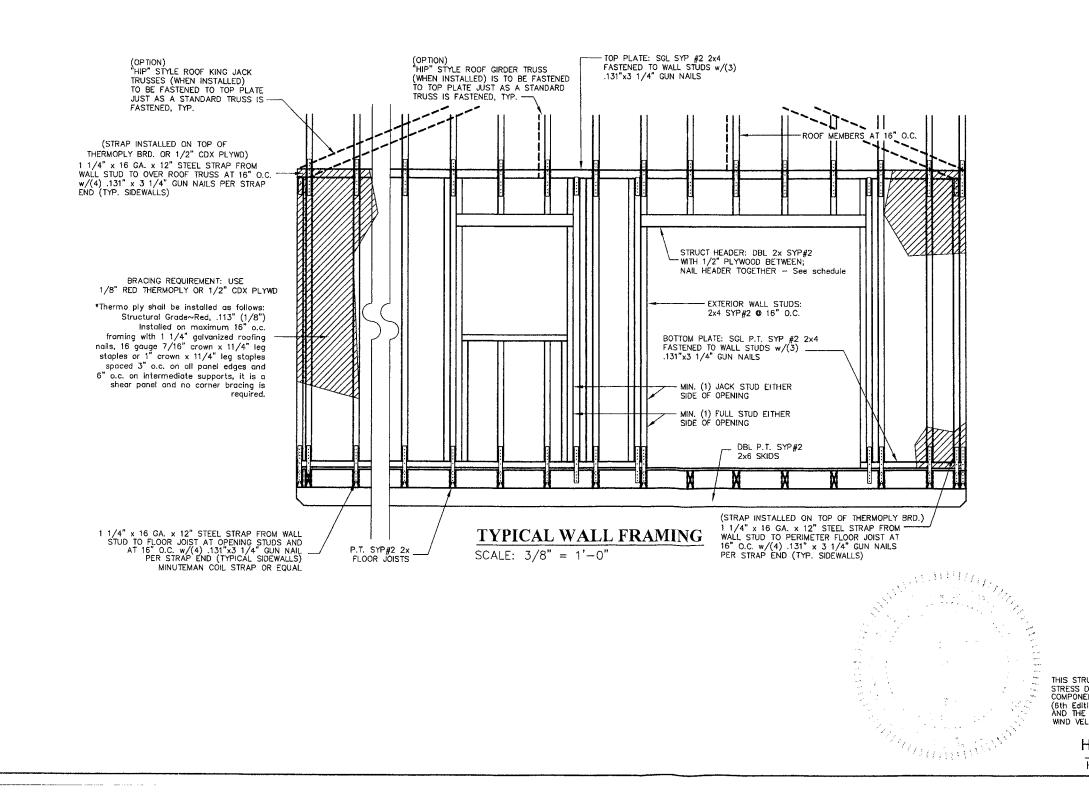
FRONT ELEVATION

SCALE: 3/16"=1'-0"

Scanned with CamScanner

GENERAL NOTES: 2017 FBC (6th Edition) / ASCE 7-10	(STANDARD: "CENTE	ER-PEAK'' STYLE F	ROOF)
 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARMENT OF BUSSINESS & PROFESSIONAL REGULATION (FDBPR). ALL MATERIALS AND LABOR SHALL BE IN ACCORDANCE WITH THE ABOVE CODE. RESIDENTIAL STORAGE SHEDS ARE EXEMPT FROM WINDBORNE DEBRIS REQUIREMENTS RESIDENTIAL STORAGE SHEDS ARE EXEMPT FROM STATE PRODUCT APPROVAL REQUIREMENTS. ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE FBC FOR THE WIND LOAD DESIGN OF THE BUILDING. GUTTERS ARE TO BE SITE INSTALLED AND SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION. 			
 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. OUTSIDE OVERALL DIMENSIONS CAN VARY BETWEEN LIMITS SHOWN, BUT MEMBER SPACING SHALL NOT EXCEED LIMITS SHOWN. ALL BUILDINGS FROM 0 S.F. TO 720 S.F. ARE EXEMPT FROM WIND-BORNE-DEBRIS IMPACT STANDARD PER FLORIDA STATUTES. ALL BUILDINGS FROM 0 S.F. TO 400 S.F. FOR USE WITH ONE AND TWO FAMILY RESIDENCES ARE EXEMPT FROM DOOR HEIGHT REQUIREMENTS PER FBC. ALL BUILDINGS 400 S.F. OR LESS WITH 72" DOOR HEIGHTS ARE ACCESSORIES TO RESIDENTIAL STRUCTURES. ALL COMMERCIAL & RESIDENTIAL BUILDINGS 401 S.F. OR GREATER MUST COMPLY 			
 W/ THE 6'-8" DOOR HEIGHT AND THE MAX STATUT OF COUNTER AND THE MOST COUNTER AND THE MAX AND MIN. WIDTH REQUIREMENTS. 12. ALL LUMBER SHALL BE STRESS GRADED NO. #2 SOUTHERN YELLOW PINE (Fb = 1500 PSI). (Unless otherwise noted) 13. ALL STEEL STRAPS REFERENCED ON PLAN SHALL BE 1.25 INCH x 16 GA. MINUTEMAN COIL STRAP W/(8) .131"x3 1/4" GUN NAIL PER STRAP END OR EQUIVALENT FROM ROOF MEMBER. 	LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"	SS-700-S-	17
 14. THIS BUILDING SHALL COMPLY WITH FBC SECTION 2304.11 - PROTECTION AGAINST DECAY AND TERMITES. 15. ALL WOOD FLOOR SHEATHING & JOIST (IF 18 IN. OR LESS) SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 (A OR F) FOR ABOVE GROUND USE, AS A MIN. (0.25 PCF). ALL WOOD FOR SKIDS (IF INSTALLED AT 8" OR BELOW) SHALL CONFORM TO AWPA U1 (A OR F) FOR GROUND CONTACT (0.40 PCF). 			
16. COMPONENTS AND CLADDING: WIND PRESSURE (Pzone1) = -41.58 PSF WIND PRESSURE (Pzone2) = -58.55 PSF WIND PRESSURE (Pzone3) = -92.50 PSF WIND PRESSURE (Pzone4) = -45.82 PSF WIND PRESSURE (Pzone5) = -50.07 PSF			
DESIGN LOADS			BF NASS
FLOOR LIVE LOAD: A. 125 PSF (UTILITY SHED – RESIDENTIAL ACCESSORY STORAGE) FLOOR DEAD LOAD: A. 10 PSF ROOF LIVE LOAD:	RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"		
A. 20 PSF. ROOF DEAD LOAD: A. 10 PSF. ROOF SNOW LOAD: A. N/A			
WIND LOAD:1. 180 MPHWIND SPEED2. 1 (ASCE 7-10)BUILDING RISK CATEGORY3. DWIND EXPOSURE CATEGORY (per 1609.4.3).4. GCpi = 0.18INTERNAL PRESSURE COEFFICIENT.			
SITE INSTALLED NOTES:			
NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.	FRONT ELEVATION SCALE: 3/16"=1'-0"	REAR ELEVATION SCALE: 3/16"=1'-0"	h
 THE COMPLETE FOUNDATION SUPPORT AND THE DOWN SYSTEM. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY). GUTTERS TO BE INSTALLED ON-SITE BY OTHERS AND THROUGH LOCAL CODE. 	(STANDARD: "CENTER	R-PEAK" STYLE RO	DOF)







T	DESCRIPTION	REVISED WIND EXP. 6/19/13 AP	REVISED OPTIONAL FOOTER 3/3/14 AP	REWSED TO FBC2014 7/22/15 AP	REWSED PER PSI 10/19/15 AP	REVISED TO FBC2017 1/15/18AP	
	βγ						
	DATE						
	REV						
	CLINICHECT CHEDC	DUNCKEDI-DREUD	LABELLE/FLORDA/33935	863-675-8600	MISC DETAILS		
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do 9		H. L. BENNETT		241 VEOMANS AVENTE - P.O. DRAWER 2137	LABELLE, FLORIDA 33975 PH. (863) 675-8882	FAX (863) 675-1327	
FBC) RULES, D, W/				>		LB. #27746	
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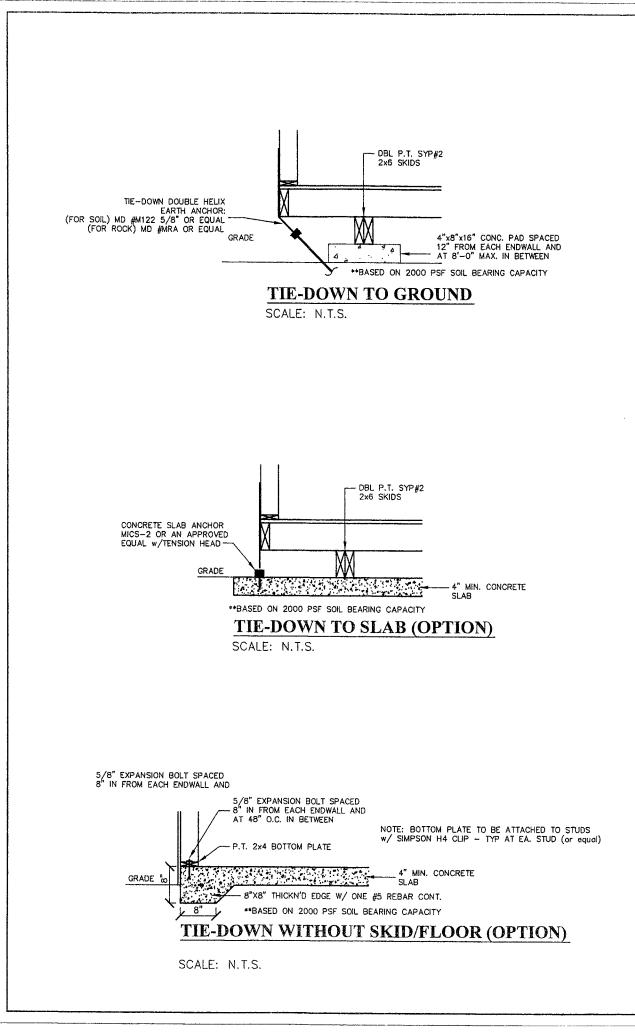
intertek

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Plans Reviewer: Richard Olds ICC #5107840 FL #SMP-45, SMI-76 LSUCCC #U02416 Department Manager: Andrea Gagliard PSI Approval Date: November 27, 2019

THIS STRUCTURE HAS BEEN ANALYSED USING THE ALLOWABLE STRESS DESIGN (ASD), Vasd = 0.6(Vult). ALL MATERIALS AND COMPONENTS COMPLY WITH THE 2017 FLORIDA BUILDING CODE (FBC) (6th Edition), THE FLORIDA MANUFACTURED BUILDING ACT AND RULES, AND THE 2011 N.E.C. FOR A CAT. 1: ENCLOSED BUILDING, EXP. D, W/ WIND VELOCITY OF 180 M.P.H. (3 SECOND GUST) Digitally signed by Henry L

Henry L Bennett Bennett H.L. BENNETT, FLORIDA P.E. NO. 32534

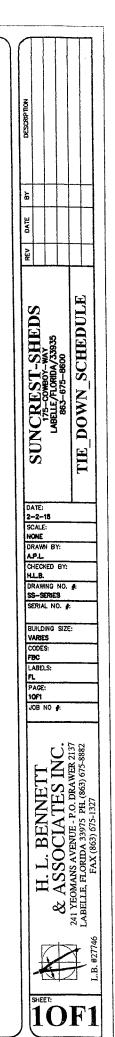


SOIL ANCHOR SCHEDULE

* If size is not listed use schedule for next size up.

SIZE OF SHED W. X L. IN FEET	TOTAL NUMBER OF ANCHORS	SIZE OF SHED W. X L. IN FEET	TOTAL NUMBER OF ANCHORS	SIZE OF SHED W. X L. IN FEET	TOTAL NUMBER OF ANCHORS
3 X 5	4	8 X 22	6	16 X 16	12
3 X 6	4	8 X 24	6	16 X 18	12
3 X 8	4	10 X 12	4	16 X 20	12
3 X 10	4	10 X 14	4	16 X 22	12
4 X 6	4	10 X 16	4	16 X 24	12
4 X 8	4	10 X 18	6	16 X 30	12
4 X 10	4	10 X 20	6	16 X 40	12
4 X 12	4	10 X 22	6	20 X 20	12
5 X 7	4	10 X 24	6	20 X 24	12
6 X 6	4	12 X 12	4	20 X 26	12
6 X 8	4	12 X 16	6	20 X 28	12
6 X 10	4	12 X 18	6	20 X 30	12
6 X 12	4	12 X 20	6	20 X 32	12
6 X 14	6	12 X 24	8	20 X 34	12
6 X 16	6	12 X 30	8	20 X 36	12
7 X 9	4	12 X 36	8	22 X 22	14
8 X 8	4	14 X 14	4	22 X 24	14
8 X 10	4	14 X 16	6	22 X 26	14
8 X 12	4	14 X 18	8	22 X 28	14
8 X 14	4	14 X 20	8	22 X 30	14
8 X 16	4	14 X 22	8	24 X 24	16
8 X 18	6	14 X 24	8	24 X 26	16
8 X 20	6	14 X 30	8	24 X 28	16
		14 X 40	10	24 X 30	16
ALL UNITS: EN) ANCHOR @ 1'-4",	MAX. INTERIOR ANCH	OR @ 8'6"	28 X 28	16
				28 X 30	16

I HEREBY CERTIFY THAT THE FOUNDATION DEPICTED IN THIS SET OF DRAWINGS WILL WITHSTAND WINDSTORM PRESSURES OF UP TO 180 MPH AS DEFINED IN THE FLORIDA BUILDING CODE, 2017 (6 th EDITION), SECTION 1620 (HVHZ), PROVIDED THAT IT IS BUILT IN STRICT ACCORDANCE WITH THESE PLANS-2/5-/18



H.C. BENNETT, FLORIDA P.E. NO. 32534

-



PROJECT NAME: 337 CASCADE

SUBMITTAL CHECKLIST

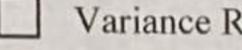
Reviewed By:	
Date:	
Fee Paid:	
Town Receipt No: _	

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).



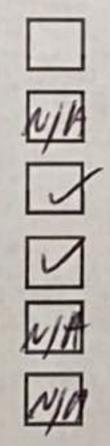
Tabular Data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements.

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:

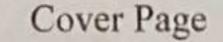


Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property). Include and label both existing (to remain) and proposed landscaping on the subject property. Provide a species legend/key including the height of all landscaping to be provided at installation. Ensure 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:

PROJECT ADDRESS: 337 CASCADE LANE

APPLICATION NO .:_

SUBMITTAL DATE: -

TYPE OF APPROVAL(S) REOUESTED (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))

Carles States	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	JAMES TAKAts	
ADDRESS:	337 CASCADE LANE	
PHONE:	(727) 415- 1081	
EMAIL:	Jin TAkats @ 6 Mail, com	

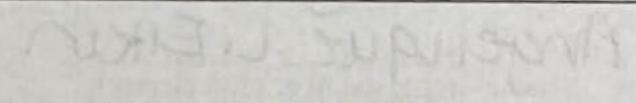
	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

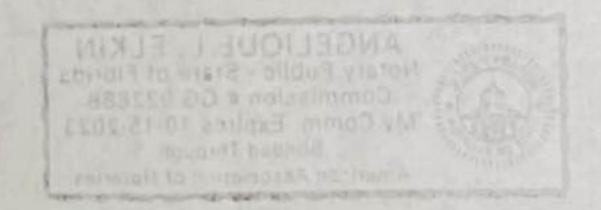
	PLANNER	DEVELOPER
NAME:		
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	ARCHITECT	LANDSCAPE ARCHITECT
NAME:		
ADDRESS:	NA	
PHONE:	a standard and the standard and the standard and	
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	PinnaclE scaveying	Ale marked and the sources and the sources
ADDRESS:	SGOI COAPORATE WAY Suite 103 WPB 33407	
PHONE:	the form of a post of the first of the transfer the transfer	List i bed action of a work of the loss of the
EMAIL:	Pinnacle Schieving Net	far all the farther

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	ztatal = vational
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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.

- 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.
- 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, redevelopment 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.
- 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

Jennifer F Taka

Printed Name of Owner

20205 Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me notarization this 300 day of July 202	by means of □ physical presence or □ online
	who is personally known to me or has
by Jennifer Takats produced personally knows pe of identification) as id	dentification.
Angelique L. Elkin (Name - type, stamp or print clearly)	alattau R.
(Name - type, stamp or print clearly)	(Signalure)



NOTARY'S SEAL

Page 3 of 14

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

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization this 300 day of 2020

by Jonnifer Takats who is personally known to me or has produced porsonally known to me or has

Angelique LEIKn

(Name - type, stamp or print clearly)



Agent Information:

DAVED NOWAU

Printed Name of Agent

Signature of Agent

NOTARY'S SEAL

NonAh construction

Name of Firm

Date

Page 4 of 14

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:

- 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 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	\$200.00	
Site Plan Modification Review	\$200.00	
Variance Request	\$ 250.00	
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 REOUIRED

Ten (10) paper sets (folded & sorted into complete packet **Development Review Committee** 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, and 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, and an electronic copy of all documents (on cd or thumb drive). Ten (10) copies (folded & sorted into complete packet sets). Local Planning Agency **Town Commission** Ten (10) paper sets (folded & sorted into complete packet sets), including one (1) sealed original with original

Plan Review, Applicant acknowledges understands that the fee for Site and 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.

signatures and nine (9) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable), and an electronic copy of all documents (on cd or thumb drive).

Page 6 of 14

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: Poul DECK Extention

PROJECT ADDRESS: 337 CASCAJE LANE

PROJECT LEGAL DESCRIPTION: PB SLONES

*** 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	NIA	NIA
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	RESiPertat	SANE
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	ZONEA	NIA
FLOOD ZONE CATEGORY:	None	SPALIAI Flood ZONES A, AE, AH	NIA
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8498.9	NIA
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)		2663 SAFF	
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)			338444 39,9
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)			NA
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25 Foot	28	SAME - No chase
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)		151	13 - Extand Two Feet BACA
SIDE YARD: Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)		9.2	SAME - NO Change

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
TRST FLOOR AREA (sq. ft.):	None		NA
SECOND FLOOR AREA (sq. ft.): Pf. 5.4.2, Zoning Ordinance)			NA
OTAL FLOOR AREA (sq. ft.): Pf.2.23, Zoning Ordinance)	None		NA
LOOR AREA RATIO: Pf. 5.4.2, Zoning Ordinance)			NA
OWELLING UNIT DENSITY: Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)			NA
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	0	2663	2663
OTHER IMPERVIOUS AREA (sq. ft.): Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	: 864.00	1,3 22	2186.00
TOTAL IMPERVIOUS AREA (sq. ft.):	84447	3,9 85 47%	4849,47 57%
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			NIA
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			MA
MEAN CROWN OF ROAD ELEVATION (NAVD):	None		NIA
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			NA
TOP OF BEAM HEIGHT (NAVD): Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			NIA
ROOF PITCH: Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			NIA
FLAT ROOF PERCENTAGE: Pf. 5.2, Zoning Ordinance)			NIA

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):

Extend Existing Pool Deck and Change from concluste

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:

TO PAUEAS.

22,000

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

INTERAN Lis BEEN REMOPHI And PAssed ALL IN SPECTONS. Exterior has Been Printed, ALL work Lis Permited And

PASSed

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):

Window and Doch's chased out 12 IMPACT. All work

was PERMYES AN PASSel

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):

NIA

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

WILL STILL BE AT 38-40% LANDSCAPING

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 <u>GREATER</u> <u>THAN</u> 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.
- 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.
- 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.
- 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):

WIL NOT EFFECT BUILING STALTAE.

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):



NA

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.):

AFTER WORK COMPRENd HOMEOWNINS WILL PROVUL NO

LANDSARing And Light's To Enhace The look

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):

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

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: NA

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.

Page 12 of 14

REQUEST FOR VARIANCE

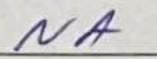
The Applicant is requesting a variance from the Town Code Section(s)_____

to permit the following:

NIA

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:

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.

Page 13 of 14

REQUEST FOR SPECIAL EXCEPTION

The Applicant is requesting a special exception pursuant to Town Code Sect	tion(s)to permit the following:
NA	
A Special Exception shall not be recommended by the Town Planning Town Commission, unless the Applicant is able to demonstrate the follow	

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:

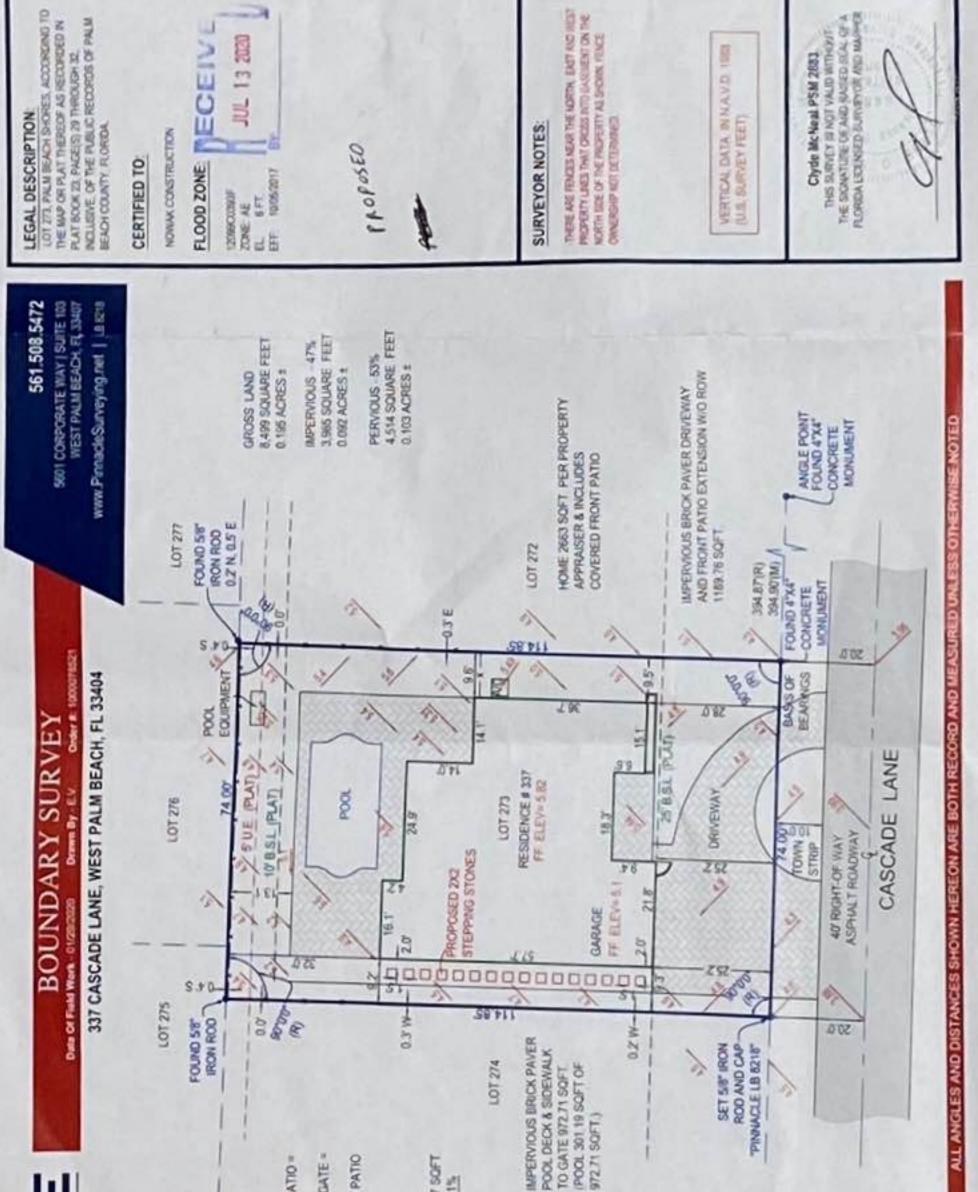
4. Explain where on the site appropriate drives, walkways and buffers will be installed:

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:

NIA

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.

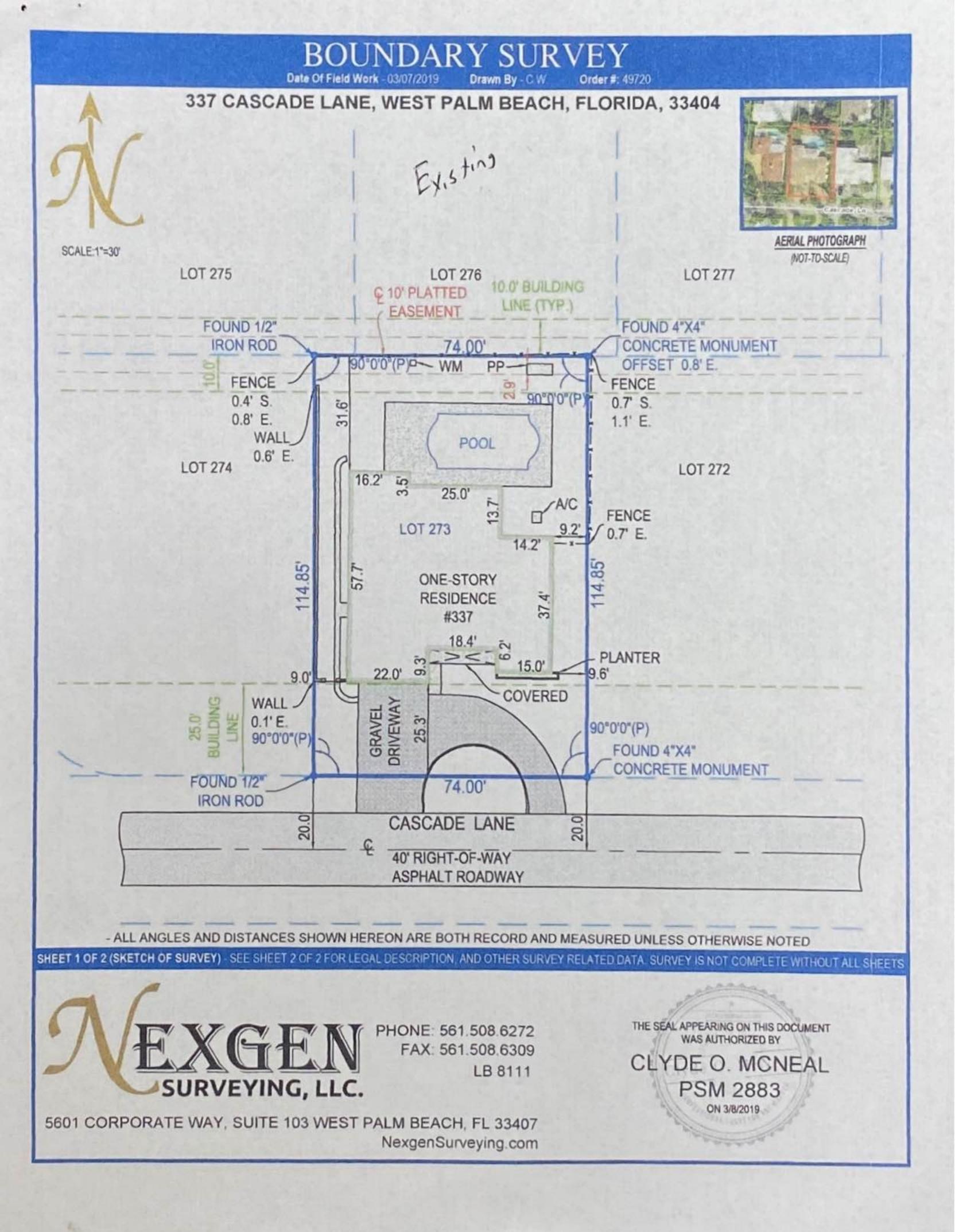


CLE	EYING	IMPERVIOUS VS PERVIOUS CALCULATIONS OT = \$488.9 SQFT	ROW 10X27 = 270 SOFT ROW 10X11.5 = 115 SOFT IMPERVIOUS AREAS HOME WI COVERED FROMT PA 2663 SOFT	POOL DECK & SIDEWALK TO G 972.71 SQ.FT DRIVEWAY & EXTEND FRONT F WIO ROW = 1189.75 SQFT AC = 9 SQFT POOL PUMP = 15 SQFT	TOTAL IMPERVIOUS = 4849.47 RATIO = 4849.47 / 6498.9 = 57.1	
NNIC	ж >		CORNAH CORNAH COCIN	6	*	A NUT
E	n s		IOH HAD	7	, mos	LEGEND AC ARCINET AC ARCINE

IDVODRANC D.FMIDON

ATTHEN D

203



BOUNDARY SURVEY

Date of Field Work: 2019-03-07

Drawn By: Casey Order #: 49720 WP551902068

337 CASCADE LANE, WEST PALM BEACH, FL, 33404

LEGAL DESCRIPTION:

LOT 273, PALM BEACH SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 29 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

GADDE GIRLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY TRIDENT TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC. COMMONWEALTH LAND TITLE INSURANCE COMPANY

FLOOD ZONE:

12099C0393F ZONE: AE EL 6 FT EFF: 10/05/2017

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor. -FENCE EXTENDS THROUGH THE EASEMENTS AS SHOWN. -POOL PUMP PAD EXTENDS THROUGH THE REAR 10' PLATTED EASEMENT AS SHOWN. -DRIVEWAY EXTENDS ACROSS PROPERTY LINE AS SHOWN

LEGEND

NexGen

AIR CONDITIONER A/C ARCLENGTH AL CALCINATED 161 DRAINAGE EASUMENT DE MEASLIRED (AU) P.O.B. -POINT OF BEGINNING P.O.C. POINT OF COMMENCING

PLATBOOK P.B. P.G. PAGE PUE -PUBLIC HTEITVEASEMENT RADIUS R RECORD R **ATTRUTY EASEMENT** U.E. WATER METER WIM.

- FENCE # NUMBER ASPHALT ER CONCRETE RAVER BRICK WOOD Q LIGHT POLE ◎ WELL

DO -WATER WALVE CENTERLINE CATCH BASIN C FIRE HYDRANI TO PERE @ MANHOLE 10 TOPOGRAPHIC ELEVATION

www.NexGenSurveying.com

(561) 508-6272 5601 Corporate Way Suite 103 West Palm Beach, FL 33407



SHEET 2 OF 2 (Certifications) See Sheet 1 of 2 for sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS)

PROJECT		SCHEDULE	E						STATUSKEY	PRUCHITY KEY
									Can Hotel	Low
PROJECT TITLE		337 Casade Ln					COMPANY NAME	BH Marting Payers Inc.	Not Yet Started	Medium
PROJECT MANAGER	ER	Kristin Martins					DATE	0,22,720	anagoria ai	нар
									Complete	
			4	PROJECT DETAILS						
STATUS	PRIORITY	START DATE	END DATE	DURATION	TASKNAME	ASSIGNEE	DESCRIPTION			
Part 1 Exca	Part 1 Excavation/Foundation	ndation								
Not Yet Started	Medium	7/27/20	7/29/20	8	Excavation	Bruno Martins	Excavation and Grading of the pool deck and driveway foundation; delivery and spread of driveway baserock; compaction of foundation	3		
Not Yet Starred	Medium	7/29/20	7/30/20	1	Skimmer	Allison Aguilar	Pool skimmer Installation			
Not Yet Started	Medium	02/52/20	7/30/20	L	Materials	Suppliers	Pavers delivered, Sand Delivers, etc	0		
Not Yet Started	Medium	7/29/20	7/30/20	1	Inspection	CIP	Inspection of driveway baserock compaction and depth			
Part 2 Inst	Part 2 Installation/ Final	al								
Not Yet Started	Medium	7/31/20	8/1/20	1	Install	Bruno Martins	Pool Coping Install			
Not Yet Started	Medium	B/3/20	8/4/20	1	Install	Bruno Martins	Install Pool Deck Pavers			
Not Yet Started	Medium	8/4/20	8/5/20	1	Install	Bruno Martins	Install Driveway Pavers			
Not Yet Started	Medium	8/6/20	8/8/20	2	Install	Allison Aguilar	Apply Diamond Brite			
Not Yet Started	Medium	8/4/20	8/5/20	1	Inspection	CIA	Final Inspection of all paver installments			

1.	OFPALM	BEACHSHORES
Tom	75	A CAR
(•)	11	TV.
18.3	UNITLE TOWN IS	
	TOWNE	FLORIDA

PROJECT NAME: Ackerman	218 pbson Lane
	pover Patio

Revie	wed By:
Date:	
Fee Pa	aid.AUG 10 2020
	Receipt No:

SUBMITTAL CHECKLIST

All submittals <u>must</u> 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 <u>not</u> 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:	Scott : La Vonne Ackerman
PROJECT ADDRESS:	218 Blossom LA
APPLICATION NO ·	SUBMITTAL DATE: 3/16/2020

<u>TYPE OF APPROVAL(S) REQUESTED</u> (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:	Scott & La Vonne Ackerman	NIA
ADDRESS:	218 Blossom Ln	
PHONE:	717-439-1589	
EMAIL:		

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	NIA	NIA
ADDRESS:	1	
PHONE:		
EMAIL:		

	PLAN	NNER	DI	EVELOPER
NAME:	N	A\	N	/A
ADDRESS:		(,	
PHONE:				
EMAIL:				

	ARCHITECT	LANDSCAPI	ARCHITECT
NAME:			
ADDRESS:			
PHONE:			
EMAIL:			

	SURVE	YOR	ATT	ORNEY
NAME:				
ADDRESS:				
PHONE:				
EMAIL:				

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

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, redevelopment 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

Scott A Ackerman Printed Name of Owne

08/10/2020

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of x physical presence or □ online notarization this 10 day of <u>Accust</u> 2020, by <u>Scott Ackeman</u> who is personally known to me or has produced <u>FL DrLic</u> (type of identification) as identification. <u>Christina Machullen</u> (Name - type, stamp or print clearly) CHRISTINA MACMULLEN MY COMMISSION # GG 343892 EXPIRES: September 27, 2023 Bonded Thru Notary Public Underwriters NOTARY'S SEAL

Page 3 of 14

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.

NIA Signature of Owner or Trustee Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of \Box physical presence or \Box 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 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	\$200.00
Site Plan Modification Review	\$200.00
Variance Request	\$ 250.00
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:	Paver	Patio

PROJECT ADDRESS:_____

218 Blossom Ln

PROJECT LEGAL DESCRIPTION: _____

*** 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	NA
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residentia)	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	NLA	NA
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8363	8363
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40°b	28%	28%
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%	48%	44%
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	2 Autos mins.	2+ Dutos	2+ Autos
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)	10	10	10
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	NIA	NA
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	N/A	NA	NA
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	N/A	N/A
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	NA	NIA	NLA
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	NIA	NIA	N/A
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	0	2344	2344
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	0	2024	2348
TOTAL IMPERVIOUS AREA (sq. ft.):	0	4368	4692
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	11/2-2 Ft	NIA	NA
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	1/2 - 11/2A	NIA	NA
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	NIA	NA
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	28'	NA	Nh
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	24	NA	NA
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	412 12/12	N/A	N/A
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	10°b	NA	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):

signed and Provide a	nstruction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A an otarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108). an estimate of construction costs: #4000 point to Jorge 1959. Nez - (Point the the	cd) 9
Ject	<u>completed</u> - erroneously followed direction of 3 landstapers 5 », e the existing improvements located on the subject property (attach additional sheets if needed): ed old overgrown and dying shrukbery and removed flow	yong
Describe	e the existing improvements located on the subject property (attach additional sheets if needed):	140
Removi	ed old overgrown and dying shrukbery and removed flow	ver k
Fixe	d to the housepublich wave in poor condition. Built tr	avor
	tio on gravel and sand base in this section	
in connec	a project history for the subject property, including any prior development approvals filed within the last year ction with the subject property. Please include the date of previous site plan approval by the Planning and Board for this property (attach additional sheets if needed):	
	NA	

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):

this pations simular to the one a cross the street (219) and is done in nice trovertine powers which blend in with the driveway and New house color. Several poted plants in large colorful ceramic pots are displayed on this patio.

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

An

Attachment 99

218 Blossom Lane

Paver Patio (324 SF)

Project Timing

Unfortunately, the construction has been completed.

Prior to taking ownership of this property in mid-November, we planned on improving both the curb appeal and inside of this home. The patio project was quoted by 3 landscaping contractors who all said this project did not need a permit. We realize now, that we should not have relied on the advice of the landscapers and should have indeed requested a permit.

Construction

Using tumbled porous travertine and a base of sand and gravel allows water to collect in the pores of the rough tumbled travertine and also to drain though the sand between the individual tiles and filter through the base layers of sand and gravel.

Following is the process:

Dig 2" deep along front of house

Fill with 4" of Gravel for drainage

Tamp using a plate compactor

Add 2" sand

Tamp using a plate compactor

Lay 4"x 8" porous tumbled travertine

Sweep sand between the travertine tiles

Place a travertine border around the patio perimeter of the patio.

<u>1" Water Retention – Please see next page</u>

Plan developed by Rob Rennenbaum

Remove sod and dig a V trench 7 ft. wide and 33 ft. long between the driveway and the front garden.

This trench should be 2" deep on the edges, sloping towards to the middle which shall be 8" deep.

Once sod is replaced, there remains a swale 6' deep and 33' long and 7' wide.

PATIO (Attachment 9b 695333 P(FSIn, Jorge Vagnez 561-541-9109) NAME Sco #t. Ackerman 717-489-1589/717-649-7366 ADDRESS ZIE CITY, STATE, ZP CITY, STATE, ZIP Beach Shore DEPARTMENT | SALESPERSON Pal ORDER NUMBER WHEN SHIP TERMS HOW SHIP DATE QUANTITY DESCRIPTION PRICE AMOUNT Reited Pat with 1500 Installa Gra 9 560 Create Irner. Robali Drive ret Rebarin hite BORGERHOOD 20% Progress Balance Upon Conviet. 107 4000 PATIO 50 Priverder Repail 4500 ADU SALER a colome **KEEP THIS SLIP FOR REFERENCE** ALL STREET STREET, ST. A States

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3.-

DRAINAGE REQUIREMENTS

See Rob Rennenbaum (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 <u>GREATER</u> 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:

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

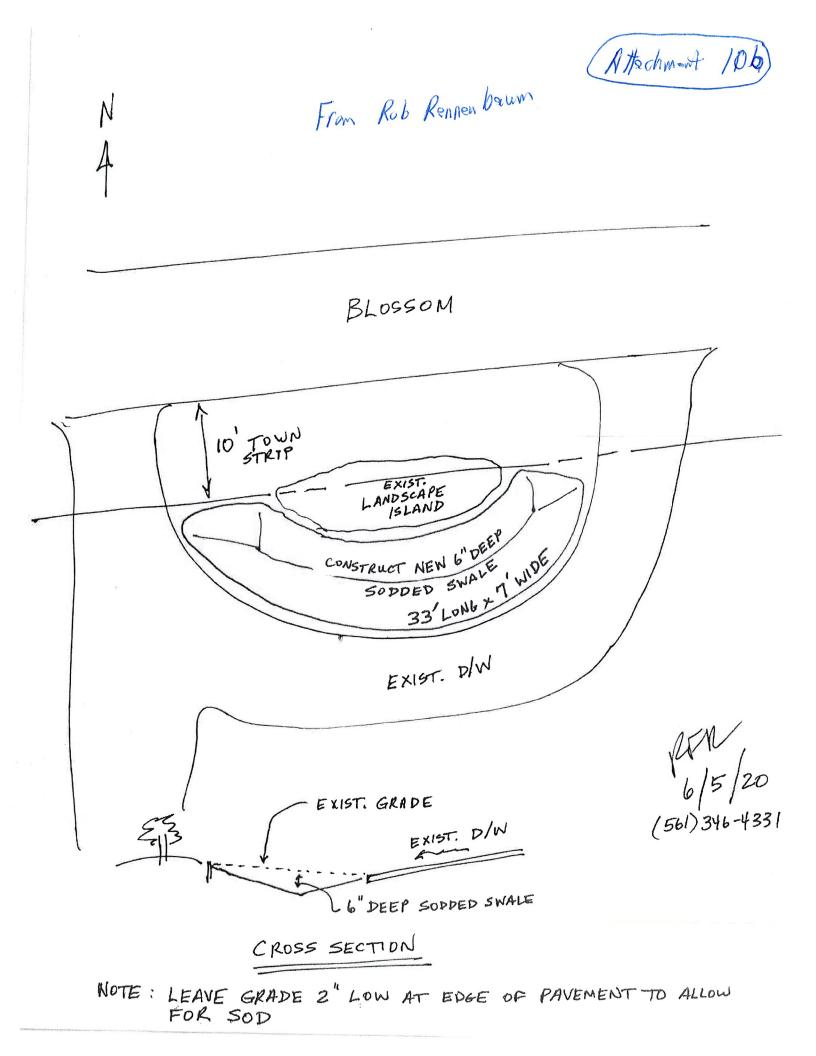
Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

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.

attachment 109 SIMM ENGINEERING I PLANNING I CONSULTING I SINCE 1982 Project: 218 Blossom Job No.: 20-58 Client: PBS Date:_ 6/4/20 Contractor: 6 pm Time: Subcontractor: Weather: rainy Contact: Scott Ackerman (homeowner) I spoke to Scott on the phone to describe retention requirements for his 300 SF 1/2 front patio addition I provided calculations and sample swale cross sections. I met him on-site and we agreed on a design and location. See attached. Scott said he would submit for authousation. By: Kenne baum 5601 Corporate Way, Suite 200, West Palm Beach, Florida 33407 Telephone (561) 478-7848 • Fax (561) 478-3738 www.simmonsandwhite.com

Certificate of Authorization Number 3452



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):

Parking area is not impacted. As indicated on the boundary survey, the patio is extended along the front of the house. 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): 4"+8" tumbled travertine paver patio coordinates with pover drivenst and blends with now house color, palm trees and notice plants in our gorden area. Colorful potted planters with Flowering plants rest on The potio. 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.): special lighting to be USEN. Light Will be provided the existing light Fixture of the Front entrance.

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):

NA No building

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

NIA

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

l.	Original Project Name:
	Original Site Plan Application No.:
	Original Site Plan Approval Date:
	List of all other relevant information on file with original application:
eq	uested Modification(s):
	o.

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)_____

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:

	1
2. Explain how the special conditions and circums	nstances that exist do not result from the actions of the Applicant:
\land	
	provisions of the Zoning Ordinance would deprive the applicant
rights commonly enjoyed by other properties in t and would work unnecessary and undue hardshi	the same zoning district under the terms of the Zoning Cod ip on the Applicant:
	\vee

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.



BOUNDARY SURVEY

218 BLOSSOM LANE, PALM BEACH SHORES, FL 33404

Date Of Field Work - 12/09/2019 Drawn By - E.V. Order #: 1000074415

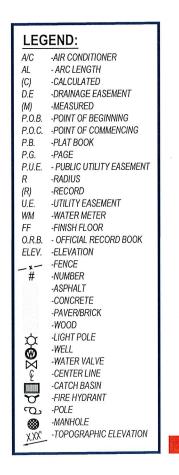
WEST PALM BEACH, FL 33407

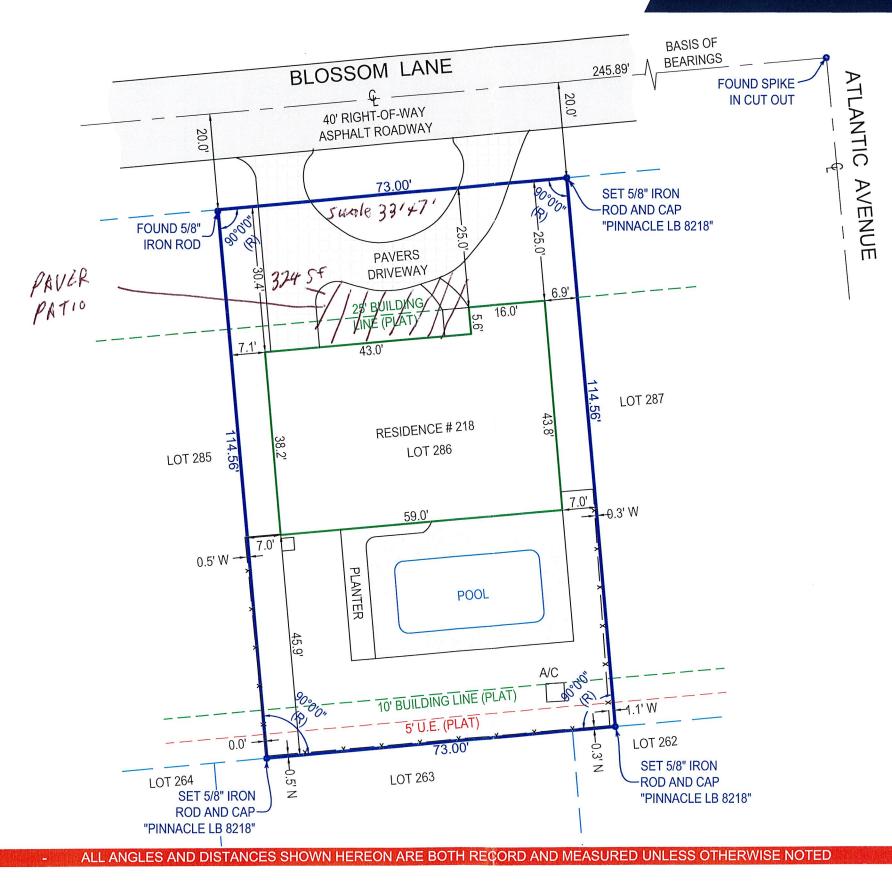
www.PinnacleSurveying.net | LB 8218



AERIAL PHOTOGRAPH (NOT-TO-SCALE)







561.508.5472 5601 CORPORATE WAY | SUITE 103

LEGAL DESCRIPTION:

LOT 286, PALM BEACH SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

SCOTT ACKERMAN

FLOOD ZONE:

12099C0393F ZONE: X EFF: 10/05/2017

SURVEYOR NOTES:

-THERE ARE FENCES NEAR THE SOUTH, EAST AND WEST PROPERTY LINES THAT CROSS INTO EASEMENT ON THE SOUTH SIDE OF THE PROPERTY AS SHOWN. FENCE OWNERSHIP NOT DETERMINED. -DRIVEWAY CROSSES OVER THE NORTH PROPERTY LINE AND INTO THE ROAD RIGHT OF WAY AS SHOWN.

Clyde McNeal PSM 2883 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



Reviewed By:	
Date:	12
Fee Paid:	
Town Receipt No: _	

SUBMITTAL CHECKLIST

All submittals must include ten (10) paper sets ((folded &	sorted into	complete pa	acket sets)	and an e	lectronic c	сору
(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 <u>not</u> 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: ELLEN WALTZ	
PROJECT ADDRESS: 126 TACOMA LANE	

APPLICATION NO.:______ SUBMITTAL DATE:_____

<u>TYPE OF APPROVAL(S) REQUESTED</u> (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:	EUEN WALTZ	
ADDRESS:	126 TACOMA LANE	
PHONE:	1-847-644-5782	
EMAIL:	Juhite 55 ebelsouth.net	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	JAMES WHITE	
ADDRESS:	13928- 82ND LANE NORTH W.P.B. FI 33412	
PHONE:	561-856-2888	2
EMAIL:	Juhite 550 bellsouth.net	

	PLANNER	DEVELOPER
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		· · · · · · · · · · · · · · · · · · ·

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	BRUCE CELENSKI INC	
ADDRESS:	1791 BLOWNT ROAD-SUITE 903 POMPANO BCH, FI 33069	
PHONE:	1-954-917-5781	
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	TARGET SURVEYING, LLC	
ADDRESS:	6250 N. Military TRAIL # 102 W.P.B. FI 33407	
PHONE:	561-640-4800	
EMAIL:		

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	R.E. ENGINEERING CORP	2
ADDRESS:	1641 - NW 115 TETMACE	
	PLANTATION, FI	
PHONE:	1-954-817-6434	
EMAIL:		
		. v

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, redevelopment 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

Printed Name of Owner

6-17-2020 Date

Commission Expires 06/24/2023

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged notarization this 1714 day of JUNE	before me by means of \mathbb{P} physical presence or \Box online 20^{10} ,
by QUEL S. WALTZ	who is personally known to me or has
produced (type of identif	fication) as identification.
JURS M. BEDWN	Alle he Mon
(Name - type, stamp or print clearly)	(Signature)
	v
	Manager and a state of the stat
	LAURA M. BROWN
	Notary Public State of Florida
	Commission No. GG331465

Page 3 of 1

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

<u>6-17-20</u>20 Date

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization this \square day of \square 2020, by \square who is personally known to me or has

by <u><u><u>alb</u></u> produced <u><u>D</u></u></u>

(type of identification) as identification.

(Name - type, stamp or print clearly)

(Signature)

LAURA M. BROWN ary Public State of Florida Commission No. GG331465 Commission Expires 06/24/2023

Agent Information:

JAMES WHITE

Printed Name of Agent

Signature of Agent

Name of Firm

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 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	\$200.00
Site Plan Modification Review	\$200.00
Variance Request	\$ 250.00
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, and 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:	126	TACOMA	(WALTZ RES)

126 TACOMALANE, PALMBEACH SHORES, FI PROJECT ADDRESS:

PROJECT LEGAL DESCRIPTION: LOT 164+165 PLATBOOK 23, PAGES 29-32 PBCR

*** 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	SF	
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	RES	
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	DISTRICTA	
FLOOD ZONE CATEGORY:	None	ZONEC	
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	17,759sf	
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)		4082 sf	
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)		59,5% 10,565 sf	
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	ž	ø	
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)		25'-0"	
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)		15'-D" (FOR MAX OF 25' LINEAL FEET) ANDTHEN 25'-D"	
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)		21'-0''	÷

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.);	None	4082 #	
SECOND FLOOR AREA (sq. ft.): Pf. 5.4.2, Zoning Ordinance)		0	
FOTAL FLOOR AREA (sq. ft.): Pf.2.23, Zoning Ordinance)	None	4082 *	
FLOOR AREA RATIO: Pf. 5.4.2, Zoning Ordinance)		.27 2 30%	
DWELLING UNIT DENSITY: Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)		1-5F	
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):		4082 *	
OTHER IMPERVIOUS AREA (sq. ft.): Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)		2392*	360 SF
FOTAL IMPERVIOUS AREA (sq. ft.):		6474 #	6834 SF
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): [Pf. 4.6, Zoning Code)		10.35 NGVD	
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)		6-0	
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	N/A	
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
FOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		12'-0''	
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		12-0" AFF	
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)		612	
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)		Ð	

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): SAND-SET PAUTIS - NEEDED TO ALLOW CAR TO PULL FORWARD ONTO STREET INSTEAD

- OF BACKING OUT BECAUSE OF LIMITED TURN AREA
- 2. PROPOSED GENERATOR HOUED PROPOSED GENERATOR TO SOUTH SIDE OF PROPULTY TO HEET PRECTICES
- 3. ENLARGE EXISTING SPA WE HAVE AN EXISTING SPA, BUT WITH NEW OWNERS EXTENSIVE FAMILY SIZE IT WILL BE GREAT

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: SAND-SET PAVORS (2160.") GENERATOR (8660.")

ENLATUSE SPA (8990,00)

1.

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

EXISTING POOL+SPA, SANDSET PAVER DRIVEWAY AND HOLDECK

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):

NEW OWNERS

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):

PROVIDE HELPANDSAFETY IN TIMES OFNEED. DENERATOR WILL

SAND SET PAUCE EXTENSION MARY HELP PREVENT ACCIDENT BY NOT HAVING TO BACK OUT ONTO ROADWAY.

SPA ENLARGEMENT WILL HELP WITH THE HAPPINESS OF ALL GRANDCHILDREN.

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

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in <u>LESS THAN</u> 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 <u>GREATER</u> <u>THAN</u> 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.
- 1. 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):

ISTING BUILDING IS SITUATED NICELY ON WELL VEGETATED AND ADDS EXAMPLE OF CARE AND THOUGHT THAT WERT INTO BUILDING AND ZOWING REQUIREMENTS

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):

EXTREMELY WELL KEPT HOUSE AND PROPERTY THAT

ADDS TO EXISTING PEOPERTIES.

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.):

CAREFUL CONSIDERATION OF SURROUNDING AREAS

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):

Page 11 of 14

NICE NESIGN

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

REQUEST FOR SITE PLAN MODIFICATION

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1. Previously approved (Original) site plan information:
a. Original Project Name: 126 TACOMA LANE
b. Original Site Plan Application No.:
c. Original Site Plan Approval Date: 2012
d. List of all other relevant information on file with original application:
ella -
2. Requested Modification(s): 1. SAND SET PAVER DRIVEWAY (EXTENSION)
2 PROPOSED NATURAL GAS GENERATOR, 3, EXISTING POOL
SPA TO BE EXLARGED.
Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for he proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.
SEE SITE PLAN AND DETAILS AS NOTED
SAND SET PAVER EXTENSION @ DRIVEWAY
2. NATURAL GAS GENERAL GENERATOR (22KW)@ SOUTHSIDE PROPER
3 EXISTING POOL SPA ENLARGEMENT

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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:

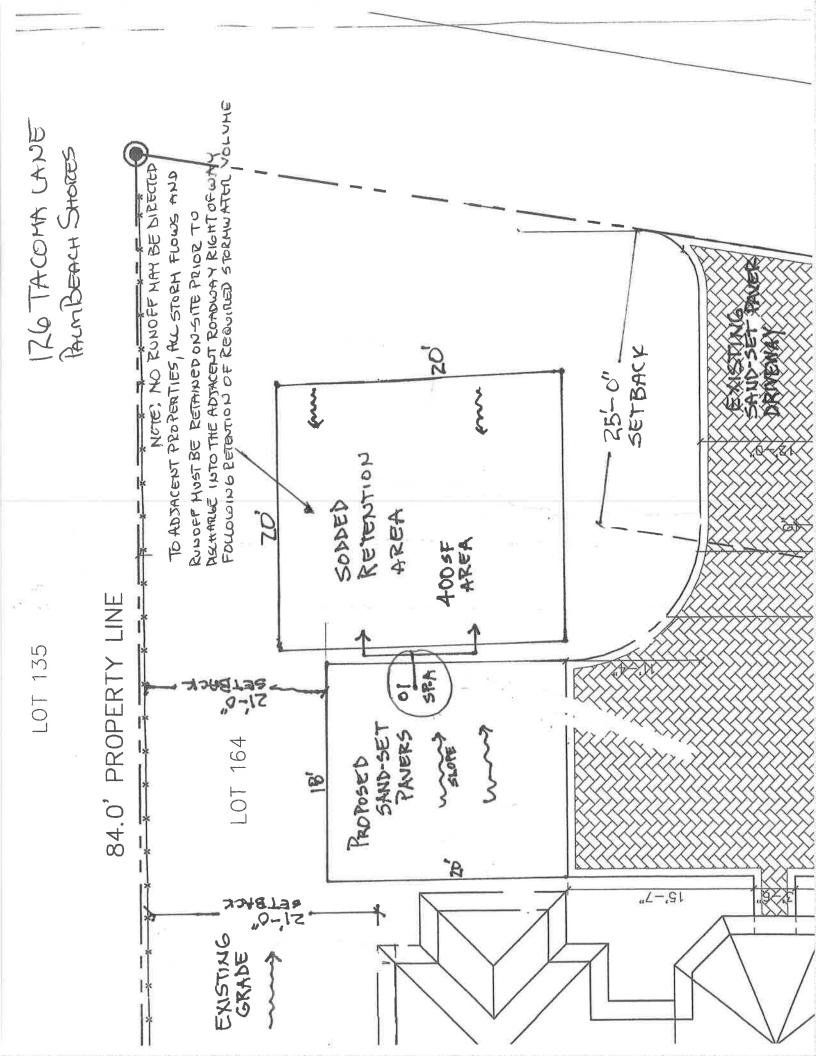
3. Explain whether or not a vehicular parking or traffic problem is created:

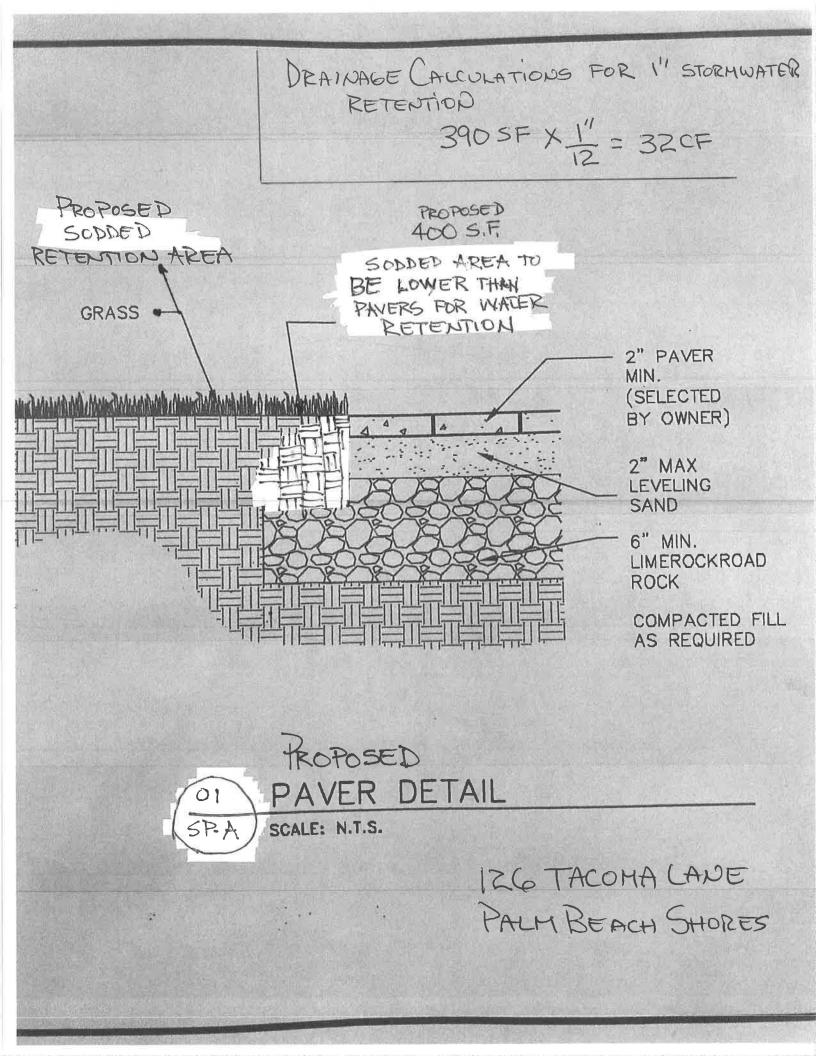
4. Explain where on the site appropriate drives, walkways and buffers will be installed:

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.





LEGAL DESCRIPTION AND CERTIFICATION

LOTS 164 AND 165, PALM BEACH SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Community Number: 125137 Panel: 0393 Suffix: F Flood Zone: X Field Work: 5/7/2020

Certified To: LARRY F. WALTZ AND ELLEN SUE WALTZ; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; JAMES M. STEWART ESQ; GROUP ONE MORTGAGE, INC. ISOA ATIMA

Property Address: 126 TACOMA LANE PALM BEACH SHORES, FL 33404

Survey Number: 414159

Client File Number: 20-043467

ABBREVIATION DESCRIPTION:

PAGE 1 OF 2 PAGES (NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) 2)
- LEGAL DESCRIPTION PROVIDED BY OTHERS THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 3)
- WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. ONLY VISIBLE ENCROACHMENTS LOCATED. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. FENCE OWNERSHIP NOT DETERMINED. 4)

- 5) 6) 7) 8) 9) FENCE OWNERSHIP NOT DETERMINED. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929 IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SERVING FLORIDA 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 PHONE (561) 640-4800 STATEWIDE PHONÉ (800) 226-4807 STATEWIDE FACSIMILE (800) 741-0576 WEBSITE: http://targetsurveying.net

SYMBOL DESCRIPTIONS:

= CENTERLINE ROAD

+ X.XX = EXISTING ELEVATION

---- MISC, FENCE

UTILITY BOX

UTILITY POLE

= WATER METER

= WOOD FENCE

= WELL

= PROPERTY CORNER

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U.B.

EI

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E CATCH BASIN

COVERED AREA

= HYDRANT

= MANHOLE

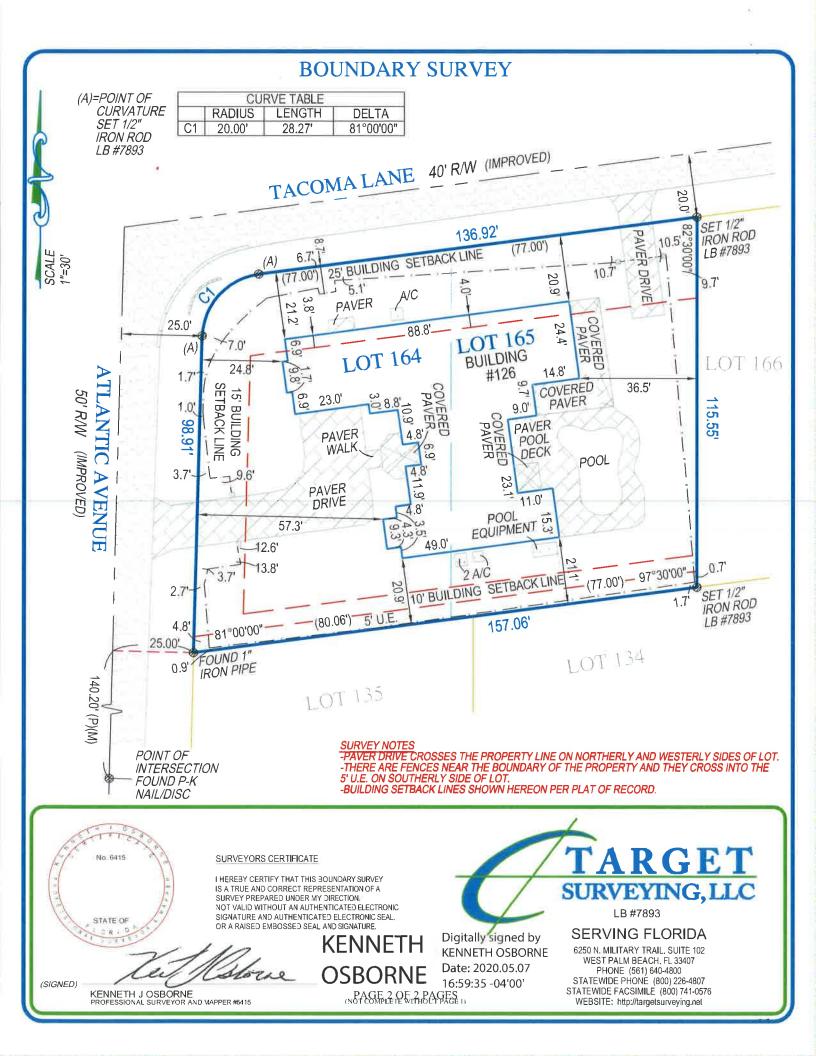
= METAL FENCE

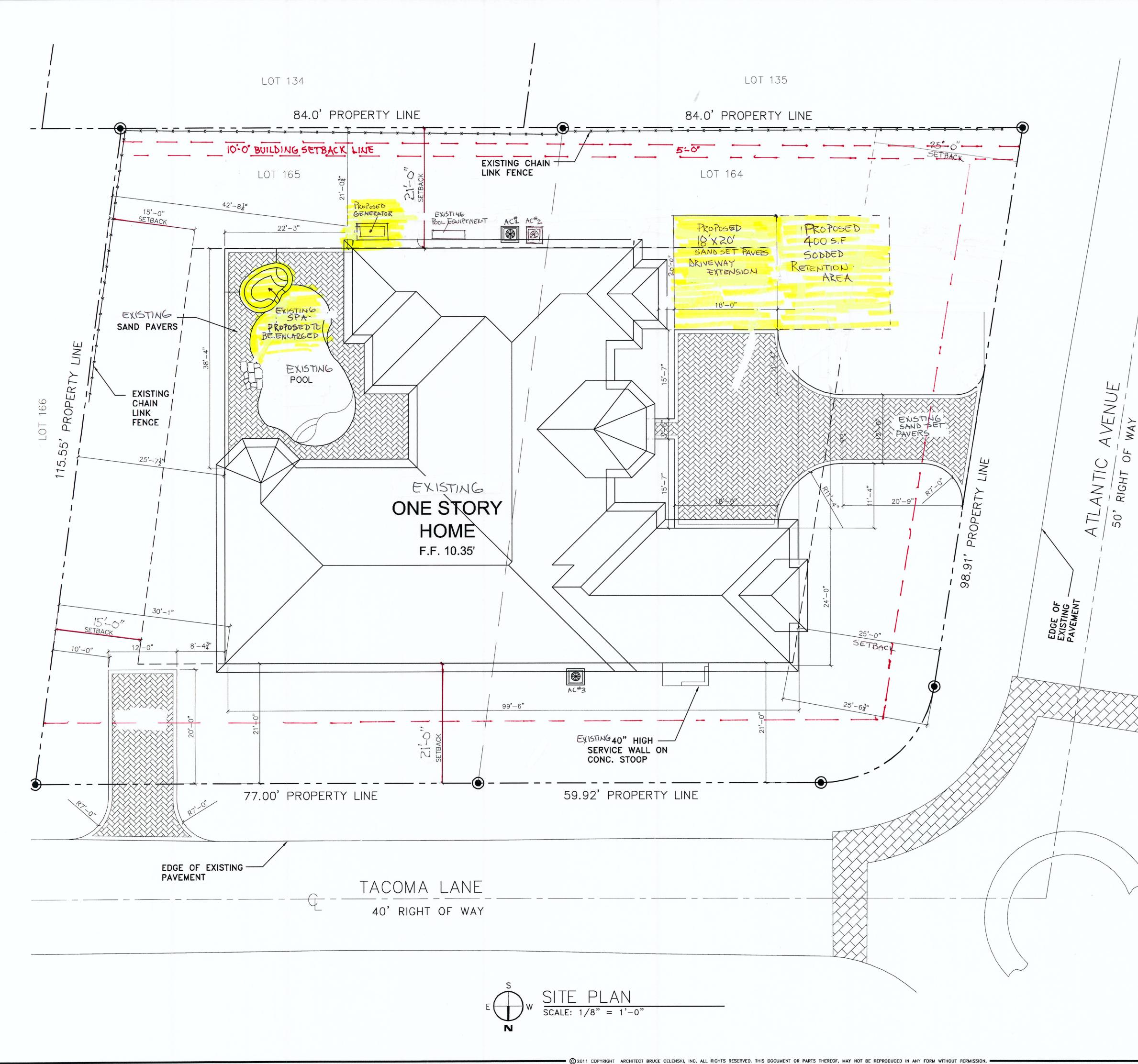
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	SITE DATA:		
		AREA IN SF	% OF SITE
	TOTAL LOT AREA	17,759	100%
ALLOWABLE	MAX. LOT COVERAGE	5,328	30.0%
PROVIDED	LOT COVERAGE	4,802	27%
1	WALKWAY / DRIVEWAYS	1,378	7.8%
	NATURAL & LANDSCAPE	10,565	59.5%
	POOL & POOL DECK	1,014	5.7%

BUILDING SETBACKS:

zoning:	RS 4.4.	
	CITY MINIMUM STANDARD	PROVIDED ON SITE
FRONT	25'-0"	25 [°] -0"
L. SIDE	21'-0"	21'-0"
R. SIDE	21'-0"	21'-3/4"
REAR	15'-0" (for max of 25' lineal feet) and than $25'-0"$	25'-8"
HEIGHT	29 ['] -0"	24'-8"

No: Revisions / submissions:			Date:
Drawing Title:			
СБ	RRY RO	20	
	26 TACOMA LAN EACH SHORES,		
FALM DE	LACH SHUKES,	FLOKIDA	
	СНІТЕ	СТ	
BRIC	Ë CELENSKI,		
Architectu		Planning	
	-	791 Blount Road,	Suite 903
NCARB #62,910 Pompano Beach, Florida 33069			
CA #AA26001234	PH: (954	917-5781 FAX	
Seal: FL#AR93252			: (954) 917-3503
	Designed:	Project no:	
3eur;		10	- (954) 917-3503 036
3eur; - <i>L// 11190202</i>	Designed: Drawn:	Project no: 1() Scale:	
3eur; - <i>L// /// 90202</i>		1 () Scale:	
3eur; - L// 1190202	Drawn:	10	
	Drawn:	10 Scale: Drawing no:	-036
3eur:	Drawn: Checked: Initial drawing release date:	10 Scale: Drawing no:	
BRUCE CELENSKI	Drawn: Checked: Initial drawing	10 Scale: Drawing no:	-036

AVENUE

0F

50'



PROJECT NAME: BYERS R	lesidence
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SUBMITTAL CHECKLIST

Reviewed By:
Date:
Fee Paid:
Town Receipt No:

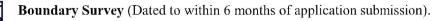
All submittals <u>must</u> include ten (10) paper sets (folded & sorted into complete packet sets) and an electronic copy (on cd or thumb drive) of the following:

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)



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 <u>Site Plan</u>:

- 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:



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- 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 <u>not</u> 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: JAMES BYERS
PROJECT ADDRESS: 200 CASCAde LANE
APPLICATION NO.: SPRED 10/APR 20-1.3 SUBMITTAL DATE:

<u>TYPE OF APPROVAL(S) REOUESTED</u> (Check box(es) ☑)

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

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	James & Julie Byers	
ADDRESS:	200 Cascade Lane	
PHONE:	786-877-3900	
EMAIL:	Jime JJ Byers.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	NLA	
ADDRESS:		
PHONE:		
EMAIL:		

	PLANNER	DEVELOPER
NAME:	NA	
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	AIM	
ADDRESS:		
PHONE:		
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	NA	
ADDRESS:		
PHONE:		
EMAIL:		

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:	NIA	
ADDRESS:		
PHONE:		
EMAIL:		

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, redevelopment 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 an	nd understand the five (5) items listed above.
- ABm	8-10-20
Signature of Owner	Date
TAMES BYERS	

1

Printed Name of Owner

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me be notarization this 1000 day of 1000 day of 2020	y means of \mathbf{F} physical presence or \square online
	,
by JANES BIDL	who is personally known to me or has
produced (type of identification) as iden	tification
(type of identification) as iden	timeation.
	damen hen
(Name-type stamp QAURAM BROWN	(Signature)
	(Signature)
Notary Public, State of Florida	
Commission No. GG331465	
Commission Expires 06/24/2023	
	NOTARY'S SEAL
	NUTANI 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.

Date

Signature of Owner or Trustee

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of \Box physical presence or \Box 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 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	\$200.00
Site Plan Modification Review	\$200.00
Variance Request	\$ 250.00
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 REOUIRED

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, and 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, and 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), and 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).

Generator Byers Residence PROJECT NAME:

CASCAde LANE 200 PROJECT ADDRESS:

PROJECT LEGAL DESCRIPTION OF the pl there OF, AS Recorded in Platbook 23, pgs. 29-32 OF *** All boxes must be completed, use N/A where appropriate ***

*** 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	SF	NIC
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Res	Nle
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	District	NIC
FLOOD ZONE CATEGORY:	None	Zone C	NIC
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	16,527 SF	NIC
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	AM	3,028 SF	NIC
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	NIA	13,499 SF	NIC
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	NIA	X	NIC
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	as	33.1	NIC
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15	15'	NC
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7'	16	NC

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None		
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)			
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None		
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)			
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinanee)			
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	1 -		
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	NIP	T	
TOTAL IMPERVIOUS AREA (sq. ft.):			
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	()	TH	
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	V		
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	2	
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)		1A	
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	\mathcal{N}		
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			A
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)		\mathbb{N}	

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): 11 oncrete Pad ON P N Generac Western side oF NRONER Pe A GENERATOR bolted ONA GAS 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: 13,595.00 Describe the existing improvements located on the subject property (attach additional sheets if needed): Extensive LANdSCADING UDARAdes AL IN AREAS OF 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): 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): itional sh Spe

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

NIF

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in <u>LESS THAN</u> 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 <u>GREATER</u> <u>THAN</u> 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.
- 1. 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):

From the uesteen ed OF the GENERATOR

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):

De COLOR ANC IN RATOR nelae

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.):

Potocarpu NESTERN NOW e generator will be NAVe ereth ocated wood Fence on the western side of the to erect 5 widex 3 high 4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, generator - doors, eaves and paramets are balanced in proportion to crab at the set of the

doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

Agreed to erect A onesided wood Fence MV NP +0 between the generator and the peoperty line. He is Fine with the generator

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

ite PLAN

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.

The Applicant is requesting a variance from the Town Code Section(s)to permi	t the following:
Please be advised that a variance from the terms of the Zoning Code shall not be recommended by Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the	
1. Explain the special conditions and circumstances which exist that are peculiar to the land, struction involved and which are not applicable to other lands, structures, or building in the same zoning distribution of the	
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 depri rights commonly enjoyed by other properties in the same zoning district under the terms of the 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 reasonabl building or structure:	e use of the land,
5. Explain how the granting of the requested variance will not confer on the Applicant any specia denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:	l privilege that is
6. Explain how the grant of the requested variance will be in harmony with the general intent ar Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public we	nd purpose of the elfare:

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:

NA
A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by Town Commission, unless the Applicant is able to demonstrate the following:
. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:
. Explain now an structures will be separated nom adjacent and nearby uses by appropriate servering devices.
NA
2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:
NA
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:
D) 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:
NA
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.

To: The Town of PB Shores - Development Review

From: James & Julie Byers Address: 200 Cascade lane, PB Shores 33404

The purpose of this application is to request approval of the location of a proposed 22kw Generac gas generator. The generator pad will be located 3' from western boundary of our property (see enclose site plan). The generator will be installed according to all applicable codes and located adjacent to the natural gas meter.

The purpose of this generator is in case of a loss of power, particularly during a storm we could continue to live at our home. We do not have another residence.

The generator will be beige in color and bolted to a 54" long x 32" wide x 4' high concrete pad. The generator is 48" long x 25" wide x 29" high. It is powered by natural gas and other than during a power outage comes on once a week for a self check of about 15 minutes. This generation of Generac generators are extremely quiet and safe.

We have added an additional hedge along the fence line to aid in concealing the generator (see enclosed photos). In addition we will be erecting a 3' high x 5' wide wood fence on the west side of the generator to deflect noise from the house on our west side.

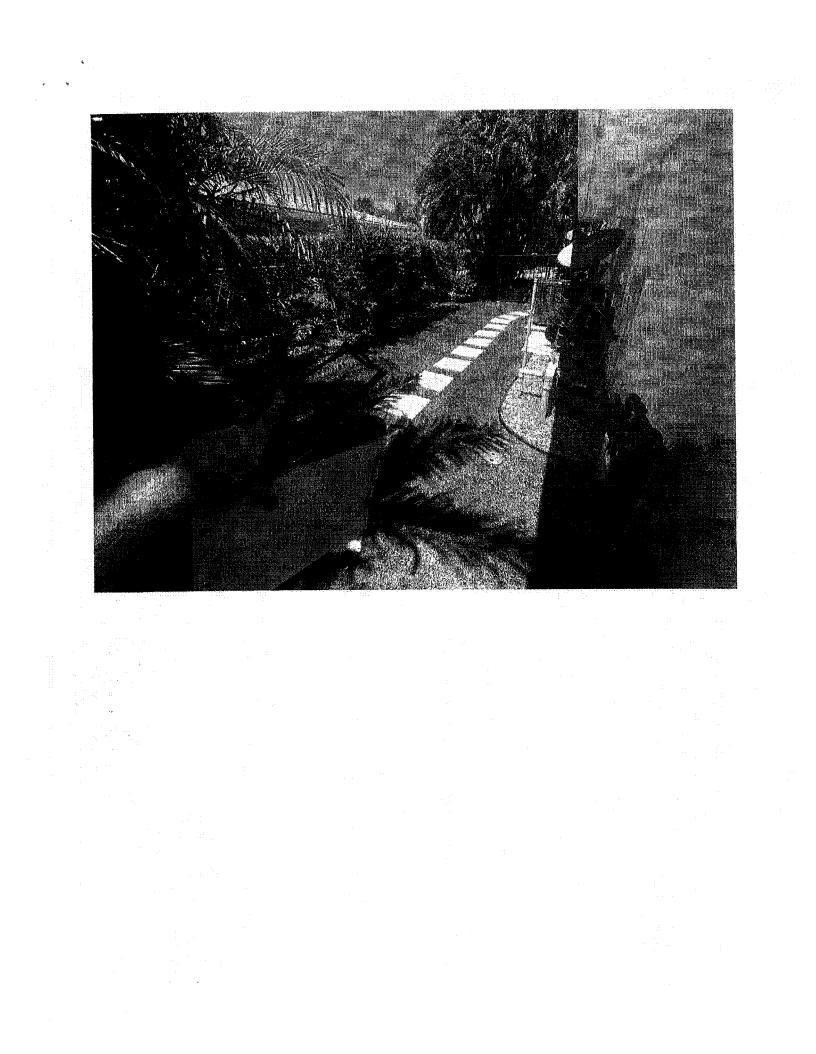
We will adhere to all building codes of Palm Beach County and PB Shores applicable to the installation of the generator.

Thank you for your kind consideration.

James & Julie Byers













Town of Palm Beach Shores Architectural Design Examples

Town of Palm Beach Shores – P&Z Board Meeting 08.26.20







212 Linda Lane

















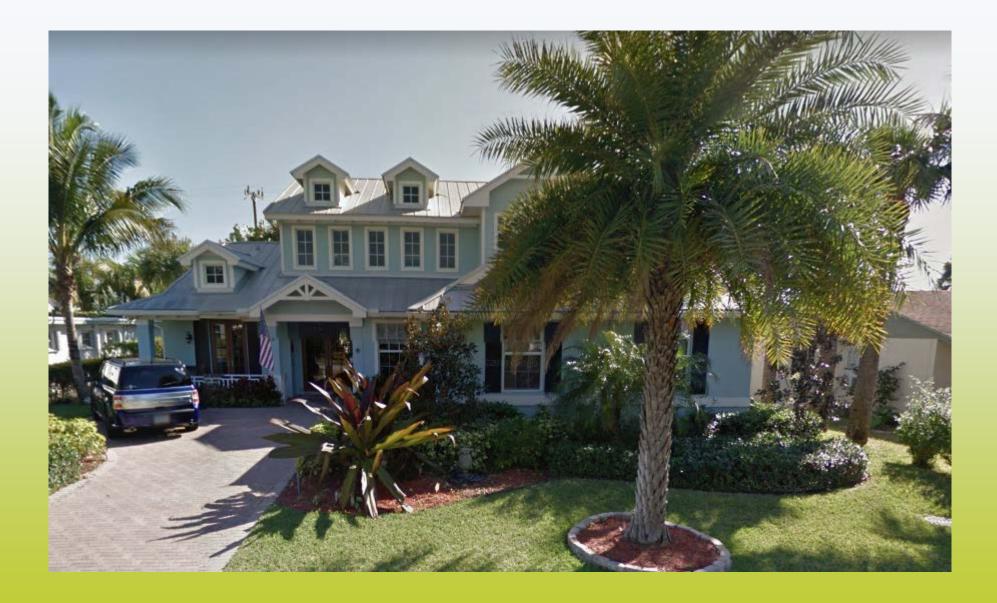




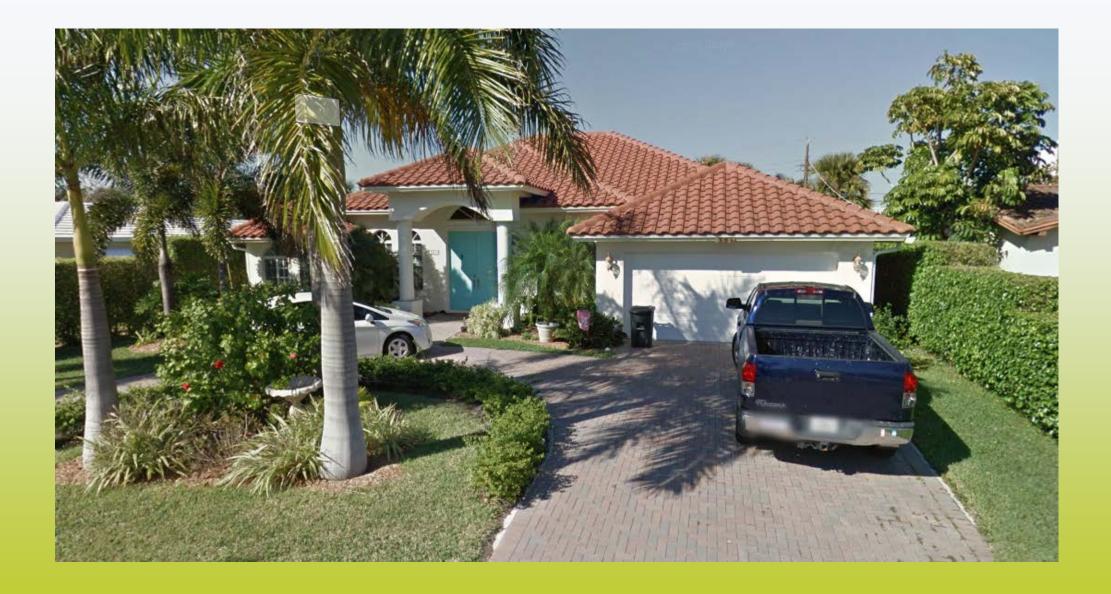




224 Cascade Lane









124 Bravado Lane





241 Bravado Lane

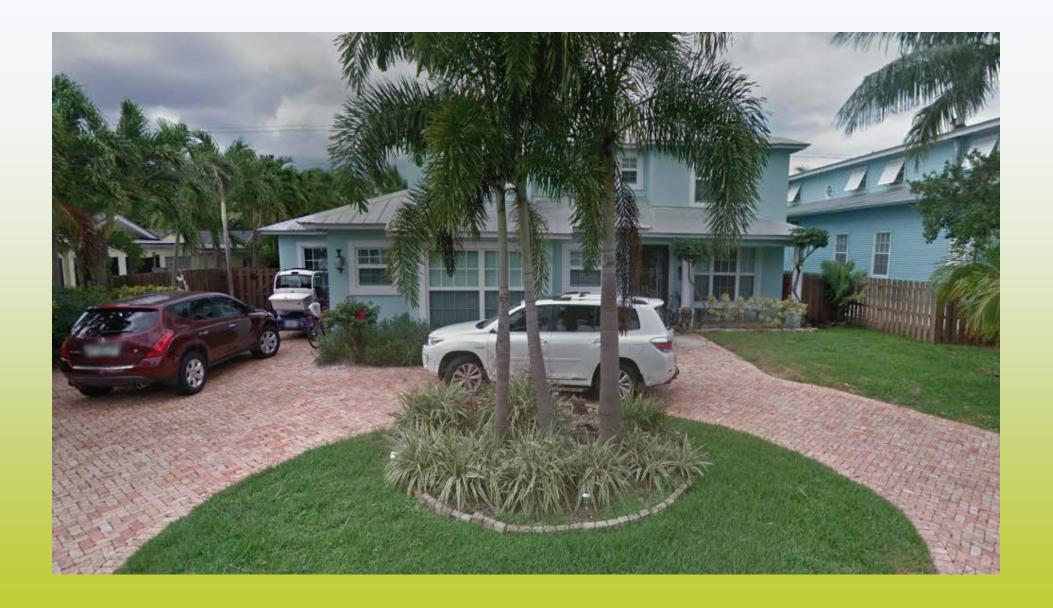








334 Edwards Lane





303 Tacoma Lane





330 Tacoma Lane













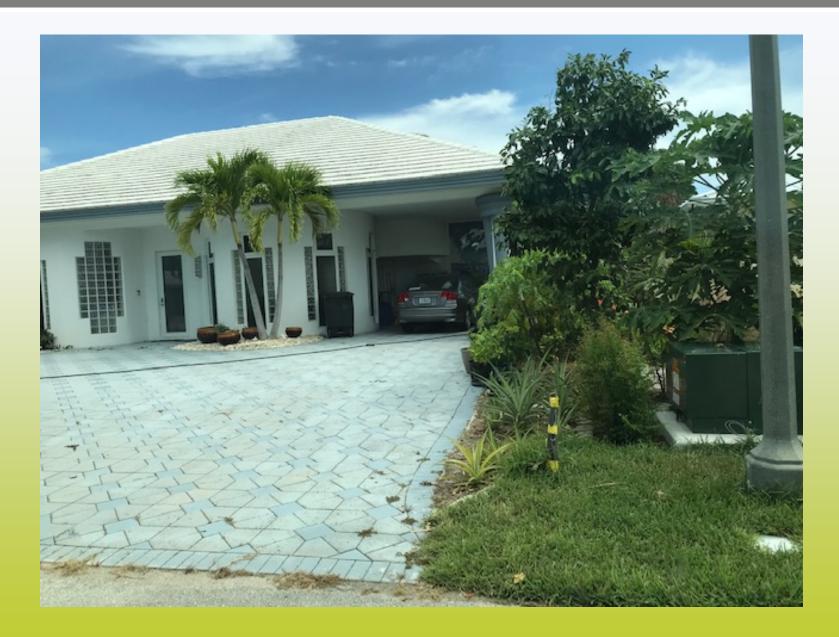




























Question / Comment?

We respectfully request your support of the proposed architectural design examples

- Sec. 14-87. Review criteria for architectural and design features.
- (a) Relationship of building to site:
 - (1) The site shall be planned to accomplish a desirable transition with the streetscape. Setbacks should be used on the sides and front of the building to achieve desired transitions and provide architectural interest while avoiding multi-story flat walls. Additionally, the overall balance and proportion of the proposed building will be considered.
 - (2) Parking and service areas shall, where feasible, be located, designed and screened to be obscured from public view.
 - (3) The height and scale of each building shall be compatible with its site and other buildings onsite.
- (b) Relationship of building and site to adjoining area(s):
 - (1) Buildings shall be designed to enhance the surrounding neighborhood and provide architectural interest while avoiding multi-story flat walls.
 - (2) Harmony in architectural style, form, texture, mass and lines, as well as materials, colors, and use of architectural elements shall be provided in the design of all buildings.
 - (3) Landscape transition(s) to adjoining properties shall be provided. Landscaping should be harmonious with landscaping used throughout the neighborhood in terms

of plant material, size and massing, and maintenance techniques. For beachfront properties, the improvement and enhancement of vegetative buffers between on-site light sources and the beach is encouraged.

- (4) Buildings shall be consistent with the established neighborhood character.
- (c) Landscape and site treatment:
 - (1) Landscape treatment shall be provided to enhance architectural features, strengthen vistas and provide shade. Use of native species and the controlled use of exotics for all landscaping is preferred. Xeriscaping techniques and the use of efficient irrigation are encouraged. The use of semi-pervious driveway and sidewalk material is recommended. All landscaping shall comply with chapter 78, vegetation.
 - (2) Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building's architectural style and adjacent areas. Lighting should be shielded and restrained in design. Lens diffusers for the distribution and softening of light are encouraged. Low voltage, solar powered, waterproof non-corrosive and UL rated fixtures are encouraged. For security lighting, motion sensors and "dusk-to-dawn" sensors are encouraged, especially on beachfront properties. For the illumination of steps, paths and docks, directed lighting between 20 and 25 watts is recommended. Excessive brightness and brilliant colors should be avoided; flashing or blinking lights, and lighting that spills onto neighboring property are strictly prohibited. For beachfront properties, non-essential beachfront lighting should be turned off during sea turtle nesting and hatching seasons (March 1 through October 31). Further, all beach illumination should be reduced by shielding, lowering and/or redirecting light sources.
- (d) Building design:
 - (1) Architectural style is not restricted. Evaluation of a project shall be based on quality of its design and relationship to surroundings. However, the following architectural styles are encouraged and recommended: Spanish Mediterranean; Florida-Bermuda; Key West; and Traditional Ranch. Multi-story, completely flat walls with no architectural interest or articulation are prohibited in zoning districts B, C and D.

- (2) Components such as roofs, windows, doors, eaves, and parapets shall have balanced proportions in relationship to one another.
 - a. Recommended roofing styles include hip or gable. Roof design should utilize simple geometry with an emphasis on long horizontal lines. Low to medium pitches, two-foot overhangs, exposed rafter tails, exposed gutters that are incorporated as architectural features and painted to match the roof or walls, and decorative elements which could include cupolas, chimneys, and pipes or flashing painted to match the roof or walls are all encouraged. All roof elements must comply with zoning code height requirements. Solar panels on the street side of any roof are prohibited.
 - b. Window style should reflect the architectural style of the building. Muntins may be used to divide the glass into unified sections where appropriate. Overall window coverage should be between ten percent and 30 percent on the front elevation. Generally, windows are encouraged to be taller than wider, with the exception of picture windows. Windows should be consistent throughout the building with limited shape changes. Shutters should also reflect the architectural style of the building and should be consistent on all facades. Preferred shutter styles include traditional horizontal slat, panel, board and batten, and Bahamas/Bermuda plantation.
 - c. Entry features should correspond to the architectural style of the building. They should utilize sturdy wood, CBS or metal in their construction, and they should typically be limited to one-story in height.
 - d. Garages may be detached where this is consistent with the architectural style of the principal building. Attached garages should be side loading, where this is practical. Multiple single car doors are preferred over one large multi-car door, although a single door for a two-car garage may be appropriate depending on the architectural style. Generally, garage placement should take into consideration the view from neighboring properties.
- (3) Colors shall be harmonious and representative of the architectural style of the building and the character of the neighborhood. The use of three or less different colors on any building is encouraged. Bright or brilliant colors and black paint are discouraged. Fluorescent and metallic color is prohibited.
- (4) Design attention shall be given to mechanical equipment or other utility hardware on roofs, buildings and at grade so as to screen them from view.
- (5) Exterior building materials should be consistent with the specific architectural style being built. Stucco, brick, finished wood (clapboard, tongue and groove, board and batten or shiplap) and cement board siding with proper overlap are all recommended and encouraged. The use of consistent, limited trim features on all facades of the building, the use of rafter tails, and the use of appropriately sized support beams, columns and/or decorative braces are all encouraged.
- (6) Variety of detail, form and siting shall be used to provide visual interest. Setbacks, architectural features and designs with articulation should be used in sufficient quantities for the size of the building in order to create aesthetic interest, and to avoid multi-story flat walls, which are prohibited in zoning districts B, C and D.
- (7) Buildings shall be of a size as to be in harmony with permanent neighboring development.
- (8) Use of any/all of the above preferred design elements in conjunction with the renovation or addition to existing homes is encouraged, along with the removal of any existing elements that are not preferred.

(Ord. No. O-11-99, § 2, 10-18-99; Ord. No. O-23-07, § 1, 11-19-07; Ord. No. O-7-10, § 2, 8-16-10)

Juno Beach

CH. 34 - ZONING

ART. II ('ADMINISTRATION AND ENFORCEMENT')

DIVISION 4. - SITE PLAN AND APPEARANCE REVIEW

Sec. 34-115. - Intent and purpose.

The intent of site plan and appearance review is:

- (1) To ensure the best use and the most appropriate development and improvement of each lot in the town;
- (2) To protect the owners of lots to ensure that the use of surrounding lots will maintain or improve property values;
- (3) To ensure the erection thereon of well-designed and proportioned structures built of appropriate materials;
- (4) To preserve, as far as practicable the natural features and beauty of said property;
- (5) To obtain harmonious architectural themes; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof on lots;
- (6) To secure and maintain proper setbacks from streets and adequate open spaces between structures; and
- (7) In general, to provide adequately for a high type and quality of improvement in said property, and thereby enhance the property values and the quality of life in the town.

(Ord. No. 207, § 11.10, 8-8-1979)

Sec. 34-116. - Required; criteria.

No construction or clearing of land may begin in any district prior to review and approval of the site plan and appearance. The review shall consist of:

- (1) Consideration of the application by the development review committee (DRC), which may recommend approval, denial, or approval with modifications and/or conditions;
- (2) Consideration of the application by the town planning and zoning board, which may recommend approval, denial, or approval with modifications and/or conditions; and
- (3) Final review and approval or denial, or approval with modifications by the town council. Singlefamily detached dwellings shall be subject to review and approval only by the town planning and zoning department. The criteria to be used in this review shall be to ascertain that the proposed site plan for new development meets the following criteria:
 - a. Site plan criteria.
 - 1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;
 - 2. Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;
 - 3. Has adequate provision for public services, including but not limited to access for police, fire and solid waste collection;

- 4. Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;
- 5. Is planned in accordance with natural characteristics of the land, including but not limited to slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;
- 6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;
- 7. Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;
- 8. Complies with all sections of this chapter.

b. Appearance review criteria.

- 1. Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light though large and expansive windows;
- 2. Is of a design and proportion which enhances and is in harmony with the area;
- 3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;
- 4. Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;
- 5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;
- 6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
- 7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

(Ord. No. 207, § 11.20, 8-8-1979; Ord. No. 517, 12-1-1999; Ord. No. 678, § 2, 12-10-2014; Ord. No. 689, § 4, 1-25-2017)

Sec. 34-117. - Submission requirements.

Each site plan and appearance approval request shall include the items stated in the town's site plan and appearance approval checklist which is part of the town's development application form, as it may be amended by the director from time to time. The development application form is available at the office of the planning and zoning department. When applicable, all plans submitted pursuant to this division shall require a state registered/licensed architect, engineer, and/or landscape architect seal with signature.

(Ord. No. 207, § 11.30, 8-8-1979; Ord. No. <u>689</u>, § 4, 1-25-2017)

Sec. 34-118. - Minor amendment to a previously approved site plan and appearance approval.

A minor amendment to a previously approved site plan and appearance approval may be approved by the director. The director shall make a written determination as to the approval, denial, or approval with modifications and/or conditions within 30 calendar days after the director has determined that the application and required supporting materials have been filed and are complete. A minor amendment shall be approved only if it meets the following requirements:

- (1) Any increase in the total floor area of any principal structure does not exceed ten percent, and there is no increase in the number of principal structures or in the number of residential dwelling units as specified by the previously approved site plan. However, a decrease in the total floor area of any building, or reduction of the number of principal structures, stories, or units as specified by the approved site plan may be approved as a minor amendment.
- (2) There is no change in the boundary of the approved plan.
- (3) Rearrangement of uses or locations on a property may be permitted unless they conflict with a specific provision herein or condition of the approved site plan.
- (4) There is a relocation of no more than ten percent of the total building footprint on a site. For example, if there are two buildings on a site and each has 5,000 square feet of building footprint, then the total building footprint for the site is 10,000 square feet.

If one building relocates 500 square feet and the other building relocates 1,000 square feet, then the total relocation is 1,500 square feet out of 10,000 square feet. This is a relocation of 15 percent of the total building footprint and would qualify as a major amendment under this provision.

- (5) Any increase in traffic generation shall be by no more than ten percent above that established by the site plan previously approved by town council. However, the county's traffic performance standards as specified in section 7.9 of the county Unified Land Development Code must be adhered to.
- (6) There is no increase in negative impacts on adjacent properties.
- (7) There is no major alteration in the architectural design. Major alteration in design shall mean any change in the character of the structure. However, an amendment to a previously approved site plan that was not reviewed under the current appearance criteria in section 34-116(2)b may be amended in architectural design to conform with the current appearance standards and not be considered a major alteration.

(Ord. No. 207, § 11.40, 8-8-1979; Ord. No. 434, 12-16-1992)

Sec. 34-119. - Expiration of approval.

(a) A site plan and appearance approval shall be valid for two years from the date of such approval. If commencement of development has not begun prior to the date of two years following the approval date, said site plan and appearance approval shall become null and void. Commencement of development shall consist of receipt of a validly issued building permit and the first building inspection approval for a minimum of one principal structure or completion of 25 percent of the total

cost of the infrastructure (water, sewer, roads, and drainage) on the site. Infrastructure costs for the project shall be reviewed and approved by the town engineer prior to final engineering plan approval.

(b) Prior to the expiration of the two-year period, a one-year extension to commence development may be applied for with the town council. An extension may be granted upon a determination by the town council that the applicant has made a good faith effort to commence construction but has been prevented from doing so for reasons beyond the control of the applicant. The town council may, at the request of the applicant and in the exercise of its discretion, grant additional extension(s) pursuant to this paragraph when warranted by the totality of the circumstances.

(Ord. No. 207, § 11.50, 8-8-1979; Ord. No. 623, § 2, 8-26-2009)

Secs. 34-120-34-136. - Reserved.

Lauderdale-by-the-Sea

Chapter 30 - UNIFIED LAND DEVELOPMENT REGULATIONS

ARTICLE II. - DEVELOPMENT REVIEW

DIVISION 1. - ARCHITECTURAL REVIEW REQUIREMENTS

Sec. 30-51. - Architectural review standards.

- (a) Purpose and intent. The purpose of this section and the Town's Architectural Design Standards (sometimes referred to as the "Town ADS") is to encourage the local adaptation of the Mid-Century Modern architectural style as the preferred architectural style of the Town, in that such architectural style is compatible with the essential character of the Town, supportive of efficient development, is architecturally and visually appealing, and fosters a sense of place in the preservation of the architectural and design characteristics of the Town's existing built environment.
- (b) Incorporation by reference of Town Architectural Design Standards. The Town Architectural Design Standards manual (also known as the Town ADS manual), as adopted by resolution of the Town Commission and as may be amended from time to time, is hereby incorporated into this article II, division 1. Architectural Review Requirements. All provisions of this section shall be interpreted in conformance with the Town ADS. In the event of conflict between the ADS and the Code, the Code governs.
- (c) Applicability.
 - (1) The following shall be reviewed for compliance with the architectural standards and architectural review requirements provided by this section and the Town ADS:
 - a. All development, including new construction, reconstruction, alterations and additions within the B-1-A, B-1, RM-25, and RM-50 Town zoning districts;
 - b. The exterior renovation, rebuilding, or restoration of a duplex unit, consistent with the requirements of section 30-137(d) for consistency in form and style with the remaining duplex unit to which the reconstructed duplex unit will be attached;
 - c. An application for a COA for any exterior construction or alteration, relocation or demolition of a designated historic structure or site, or a contributing structure in a historic district.
 - (2) Alterations and additions to existing buildings with design elements that are associated with the Mid-Century Modern style of architecture shall conform to that architectural style.
 - (3) Alterations and additions to existing buildings with design elements that are not associated with the Mid-Century Modern style of architecture shall conform to the architectural style of the existing building.
 - (4) The Town ADS further defines the requirements of the Mid-Century Modern style and alternative architectural styles, and the various elements of design that are encouraged and discouraged in the Town.

(d) Architectural styles.

- (1) Mid-Century Modern. The preferred architectural style of the Town shall be in accordance with the Mid-Century Modern or similar harmonious architecture, except that any buildings the Town Commission has designated as a "historical landmark" shall conform to the architecture of the existing building.
- (2) Alternative architectural styles.
 - a. While the Mid-Century Modern architectural style is the Town's preferred architectural style, it is not intended to be the exclusive architectural style of the Town. Alternative architectural styles and design concepts may be considered during the development review process. However, it shall be the applicant's burden to show that the proposed

alternative architectural style and design concepts, to the maximum extent practical, are compatible with the architectural style of adjacent existing or approved development on the same or adjacent properties and street frontages.

- b. Alternative architectural styles may be considered appropriate if it is found that:
 - 1. The proposed alternative style is compatible with the architectural style of adjacent existing or approved development on the same or adjacent property; and
 - 2. The architectural style of proposed development incorporates a scale, massing, and sufficient number of the same or similar design elements (e.g., horizontal or vertical building facade articulation, building facade articulation elements, facade materials, roof design, use and design of balconies, window design, door design, use and design of window or door shading devices, railing design, etc.) to create a clear and affirmative relationship or transition between the architectural styles of existing buildings or of approved development on the same or adjacent properties and street frontages.
- c. "Adjacent," when used herein, shall mean a lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land, or a lot or parcel of land that is separated from another lot or parcel of land by a right-of-way or park.
- (e) Review of architectural design.
 - (1) To ensure that any application for a development approval or permit, as required by this chapter, complies with architectural design review provisions, the Town Manager shall:
 - a. Designate staff with appropriate levels of education or expertise; and/or
 - b. Retain the services of a consultant with appropriate levels of education or expertise.
 - (2) If the Town Manager retains the services of a consultant to conduct the architectural design review, then the Town shall recover the costs for such services in accordance with the provisions of this chapter.
 - (3) The primary purpose of the architectural design review shall be:
 - a. To determine whether or not the plans submitted comply with the architectural design features and materials typical of the Mid-Century Modern architectural style. Alternatively, if the plans submitted are of an alternative architectural style that complies with the requirements of the Town ADS, to determine whether those plans comply with the architectural design features and materials typical of that style; and
 - b. To suggest to the applicant such changes as may be necessary to bring the plans into conformity with the relevant architectural style.
- (f) Compliance with all other applicable code provisions.
 - (1) The plans and specifications required to be submitted for the proposed development approval or permit shall be designed in accordance with all other applicable code provisions.
 - (2) In the architectural design review, compliance with all applicable building and life-safety codes shall prevail over any conflicting provisions of other applicable codes or standards.
- (g) *Application for architectural design review.* An application for architectural design review shall be submitted to the Department on a form provided by the Town with such exhibits as may be required by the Town, accompanied by a fee to be provided by resolution.
- (h) Approval of architectural design. The Town shall determine whether the plans submitted substantially conform to the provisions of this section and the Town ADS in preserving the traditional aesthetic treatment of the community, and shall include such findings as part of the documentation required for development review and approval.

- (i) *Revisions to approved plans.* Modification to the approved plans shall be subject to the provisions for modifications to approved site plans as provided in section 30-123.
- (j) *Appeals.* The applicant may appeal the administrative determination regarding the compliance of plans submitted for a development permit with the provisions of this section and the Town ADS, as follows:
 - (1) *Process for review and hearing of appeals.* Appeals shall be submitted to the Town Commission on a form provided by the Town accompanied by a fee to be provided by resolution.
 - (2) *Timing and components of appeal.* All appeals shall be filed within 30 days of the administrative determination of compliance or non-compliance. The appeal shall be based on the application file and plans submitted up to the date of the determination being appealed, including the Architectural Design Review Report and any relevant documents, and the applicant's appeal form and the staff's response thereto.
 - (3) Appeal hearings. The Town Commission shall consider the appeal on the record at a regularly scheduled public meeting held within 55 calendar days of the filing date of the appeal. Arguments may be made to the Town Commission supporting or opposing the appeal, but no additional written information or testimony, beyond a procedural history provided by staff, shall be submitted at the hearing by the applicant or the Town staff/consultant.
 - (4) *Decisions on appeals.* The Town Commission may approve, approve with modifications or conditions, or deny the application. Approval with modifications or conditions shall be subject to further Town review of revised plans for compliance with the modifications or conditions imposed by the Town Commission. For the purpose of appeal, the Town Commission's decision shall be considered a final development order.

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2016-03, § 3, 7-26-2016)

Secs. 30-52—30-70. - Reserved.

ARTICLE I. - ENVIRONMENTAL IMPACT AND ARCHITECTURAL GUIDELINES

Sec. 8-1. - Purpose and intent.

To ensure quality development and to maintain and enhance an attractive physical environment within the city, compliance with architectural design criteria for certain development as stated herein is desirable. Pertinent to an attractive physical environment for the public is the design of the site, use of colors and materials, signage, building orientation, architectural style and compatibility with surrounding structures.

The intent of these guidelines is to provide a detailed review of certain uses, buildings and/or structures that will have a substantial impact upon the character of the city of Daytona Beach Shores and upon traffic, utilities and property values therein, thereby affecting the public health, safety and general welfare of the community. Spanish and/or Bahamian-style architecture is considered to be the most appropriate for the city, and is to be encouraged for all new low-rise development.

These guidelines are not mandatory requirements but reflect the intent of the city's comprehensive plan. Requirements in other chapters that are more restrictive than these guidelines shall apply to all development.

Sec. 8-2. - Applicability.

All new buildings or structures either six (6) stories or sixty-five (65) feet or less in height; exterior alterations or changes to the front or side facades of a building or structure that is either six (6) stories or sixty-five (65) feet or less in height and that requires a building permit; and/or any exterior additions to an existing building or structure shall be subject to these guidelines.

Sec. 8-3. - Procedure.

Applications for uses, buildings or structures that are subject to the environmental impact and architectural guidelines shall be submitted to the Building Department of the city for review, forwarded to the planning and zoning board, which shall be appointed as the city's architectural review board, for their recommendation, and thence to the city council for their review. In reviewing applications under this section, the planning and zoning board may request modifications and/or safeguards reasonably related to the environmental impact and design standards set forth herein.

To aid the planning and zoning board and city council in making the findings required, the applicant should submit the following materials in addition to those normally required for site development plan approval at the time of application:

- 1. *Drawings of Proposed Activity.* A drawing or series of drawings in sufficient detail that indicates the color and type of surface materials proposed to be used on the structure. Front and rear elevations are to be shown, as are side elevation where there are no adjoining buildings.
- 2. *Photographs.* Photographs showing the proposed building site and surrounding properties should be included with the application to show the relationship between the proposed development or redevelopment and existing conditions in the area.

The next report of the planning and zoning board to the city council should contain a specific evaluation of the application in relation to each of the standards listed in section 8-4 of this chapter. The city council should comment on any application that it finds that departs from the standards listed in section 8-4 of this chapter to such an extent as to produce a serious adverse impact.

Sec. 8-4. - Environmental impact and design guidelines.

The following guidelines shall be used by the planning and zoning board and city council in reviewing all site and building plans that fall within the realm of this chapter. These guidelines are intended to provide a frame of reference for the applicant in developing of site and building plans, as well as a method of review for the planning and zoning board and city council. These guidelines should not be

regarded as inflexible requirements. They are not intended to discourage creativity, invention, and innovation. The standards of review outlined in the following paragraphs should also apply to all accessory buildings and structures and other site features, however related to the principal buildings and/or structures.

8-4.1. Relation of Buildings to the Environment.

Proposed development should relate harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity of the site that have functional and/or visual relationships to the proposed buildings. To that end, the theme [that] has been evolving with development constructed during the decade of the 1980's of Spanish or Bahamian-style architecture with pastel-colored facades is to be encouraged. The planning and zoning board and/or city council may request a modification in building massing so as to reduce the effect of shadows on abutting property.

8-4.2. Approval for Change of Exterior Design Requested.

Any exterior change of any structure originally required to comply with this chapter shall be reviewed by the planning and zoning board and the city council. Such changes should include, but not be limited to, colors, materials, roof finishes and signage. Routine maintenance and replacement of materials which does not affect the approved exterior design shall be exempt from this paragraph.

8-4.3. Recognized Architectural Style.

A recognized architectural style of the Bahamian or Spanish-style should be one which is recognized by design professionals as having a basis in classical, historical or academic architectural design philosophies. The use of features deemed by this chapter to be "integral features of a recognized architectural style" shall have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures. The following should not be considered recognized architectural styles:

- 1. Corporate signature or commercial phototype architecture, unless such is consistent with other requirements of this chapter.
- 2. Any architecture having historical reference which is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, tepees, medieval castles, caves and the like.
- 3. Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.
- 4. Flat roofs and solid glass facades should be discouraged.

8-4.4. Multi-Family Uses.

Structures in multi-family developments shall comply with the following:

- 1. Outdoor patio areas of individual living units and community facilities should be designed to provide maximum visual privacy. Such areas should be enclosed with screen, or screened by opaque fence or walls or with landscaping and/or berms with landscaping.
- 2. Full architectural treatment should be provided on all sides of any multi-family structure. Such treatment should include, but not be limited to, building finishes, roof design and materials, window and door styles, architectural details and colors.

8-4.5. Shopping Centers and Outparcels.

The appearance of shopping centers and structures developed on shopping center outparcels should be consistent and compatible with each other as determined by which structures are developed first. Such coordination of appearance should apply to roof design and materials, wall finishes and colors, freestanding and wall signage, and other significant architectural details and appurtenances.

8-4.6. Roofs.

- 1. The design of visible roof structures should be shed, hip, mansard and gable styles, and of such height, bulk and mass so as to appear structural even when the design is non-structural. The minimum permitted slope should be 4:12. Flat roofs may be desirable if determined to be an integral feature of a recognized architectural style, or when otherwise meeting the requirements of paragraph 4. below.
- 2. Materials utilized on visible roof structures should consist of wood or fiberglass shingles, barrel tile, clay tile or similar finished material having a natural appearance. Metal roofs may be permitted if determined to be an integral feature of a recognized architectural style. Flat roofing systems may only be permitted in accordance with paragraph 4. below.
- 3. Roof-like architectural appurtenances such as false roof, parapets, lean-to roofs, and other similar features may be useful if determined to be an integral feature of a recognized architectural style. Such features shall be placed on all sides of the structure, as design permits. "Stuck-on" mansards should not be permitted.
- 4. Flat-roofing systems shall only be permitted for those nonvisible areas described below:
 - a. Roof areas incorporated with the design of a shed, hip, mansard or gable roof system, which, when viewed from the street perspective, are not visible, or apparent and do not detract from the "structural" appearance of the visible roof design. Such roof areas should primarily be used to support roof-mounted equipment.
 - b. Roof areas where use of a flat roof has been determined to be an integral feature of a recognized Bahamian or Spanish-style.

8-4.7. Exterior Walls.

Exterior walls should be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material on all sides. Exposed smooth concrete block or metal finishes should be discouraged, except where determined to be an integral feature of a recognized architectural style.

8-4.8. Windows and Doors.

The pattern and placement, proportions and materials of windows and doors should be harmonious with surrounding structures. The ratio of wall surface to openings and the ratio of the width and height of windows and doors should also be consistent and compatible with surrounding structures. This guideline may be invalid where the established appearance and purpose of specific uses within the city would indicate that a change in the pattern of placement, proportions and materials would be consistent with the intent of this chapter.

8-4.9. Colors.

Preferred colors are earth-tones and pastels. The selection of pastels should be limited to those colors having a minimum white content of ninety (90) percent. Other colors, excluding fluorescents, may be acceptable as accent colors, not to exceed ten (10) percent of the surface area of any one elevation.

Daytona Beach Shores

The requirement for earth-tones and pastels will not apply to colors commonly found in natural materials such as brick or stone, unless such material has been artificially colored in a manner which would be contrary to the intent of these guidelines.

A color or color scheme which is directly inherent to a unique recognized architectural style, but not otherwise in compliance with this section may be acceptable through the development plan approval process.

8-4.10. Signage.

Freestanding and wall signs, as permitted by Chapter 6, shall be designed to be compatible and integral with the structure to be identified. Sign boards, canopies, fascias and other architectural features shall be designed to incorporate signage or a uniform sign program as applicable. The base treatment of all freestanding signs shall be compatible with the principal structure with regards to style, color, and finish. Sign base or sign face should use any color not acceptable by this chapter.

8-4.11. Orientation and Design.

Structures which are situated on corner lots, through lots, or by the nature of the site layout are clearly visible from rights-of-way and public areas of adjoining properties should be designed with full architectural treatment on all visible sides. Such treatment should include roof design, wall materials, and door and window openings as applicable.

8-4.12. Service Areas.

All service areas and mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, dumpsters, heating units, electric meters, satellite dishes and irrigation pumps should be screened using architectural features consistent with the structure, or landscaping of sufficient density and maturity at planting to provide opaque screening.

8-4.13. Fences and Walls.

Any fence or wall which is visible from any public right-of-way should be designed as an integral feature of the architectural design of the principal structure. Such design should include the use of similar materials, colors and finishes as the principal structure and, to the greatest extent possible, avoid extensive, monotonous sections by having breaks and bends and incorporating landscaping and other natural features.

8-4.14. Open Space.

All open space should be designed as to add to the visual amenities of the vicinity of the site by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space should be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

8-4.15. Circulation.

With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives and parking, special attention should be given to the location and number of access points to the public streets (as specified in Chapters 12 and 14 of this Code), width of interior drives, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

8-4.16. Utility Service.

Electric, telephone, cable television and other such lines and equipment should be underground installations.

8-4.17. Safety.

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment.

8-4.18. Microclimate.

With respect to localized climatic characteristics, any development which proposes new structures, new hard-surfaced ground coverage, or the installation of machinery which emits heat, vapor or fumes, shall endeavor to minimize any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

Sec. 8-5. - Landscape provisions.

8-5.1. General.

These requirements augment the landscaping requirements in Chapter 14, section 14-46 of the Zoning Regulations. Natural vegetation in urban places has been shown to be a means of achieving higher levels of air and water quality and, to the extent that this can be accomplished through these Regulations, the health and general welfare of the citizenry and visitors to the city will be improved. This chapter establishes guidelines for the provisions of canopy trees and buffer yards in the city.

- 1. The shade cast by the crown of mature trees during Florida's long, hot summers has a dramatic effect on the micro-climate; preserves private property; and protects the life and safety of children and animals in cars. For these reasons, the city finds it to be in the interest of the public to recommend the provision of canopy in the form of trees over impervious surfaces.
- 2. Buffer yards block the glare of lights, signs and visual nuisances; they block and reduce the level of noise; they can shield the source of the noise from view; they serve as a protective barrier by denying access; and heavily planted buffer yards reduce air pollution, dirt, dust and litter. For these reasons, the city finds it in the interest of the public to encourage the provision of buffer yards.

8-5.2. Canopy Requirements.

- 1. The standard for the provision of canopy should be fifty (50) percent coverage of all off-street parking areas requested by these guidelines. To satisfy the canopy standard, trees should be interspersed throughout all parking areas, rather than restricting them to only one (1) portion of a parking lot.
- 2. Single-family detached and duplex residential units are excluded from these canopy guidelines.
- 3. In determining that the canopy standard will be met, each existing canopy tree that is greater than thirty (30) feet in height will be considered to be mature. Each canopy tree that is planted to comply with these requirements should be calculated at its mature canopy.

8-5.3. Buffer Yard Requirements.

- 1. The four variables in establishing buffer yards are the density of plant materials, the width of the buffer yards, landscape structures, and land form. A combination of these variables has been used in developing the buffer yard guidelines of this chapter.
- 2. All land uses permitted by these Regulations have been assigned a use classification. This classification system is described in this section and is intended to separate uses on the basis of the type and degree of negative impacts that use could inflict on abutting properties. To minimize these negative impacts, this section proposes that buffer yards be provided between uses.

Class	Land Use
Ι	Single-family detached and duplex residential units
11	Multi-family residential developments of up to 15 dwelling units per acre and/or up to 3 stories in height; outdoor recreation facilities; low-rise (up to 3 stories) office development; governmental offices.
III	General commercial facilities, including shopping centers; restaurants and bars not physically attached to a hotel/motel.
IV	All other multi-family residential development at densities greater than 15 units per acre and more than 3 stories in height; all other office developments more than 3 stories in height; mixed use developments.
v	Hotels and motels; restaurants, bars and nightclubs that are physically attached to any hotel or motel; warehousing and storage facilities.

LAND USE CLASSIFICATIONS TABLE

SIDE YARD BUFFERING GUIDELINES TABLE

Buffer Type	Guidelines (per 100 linear feet)
A	One canopy tree, two understory trees, three shrubs
В	Two canopy trees, four understory trees, six shrubs
С	Two canopy trees, six understory trees, ten shrubs
D	Two canopy trees, eight understory trees, fifteen shrubs

3. The following chart indicates the buffering desired for all new developments. Depending upon the activity that is proposed to occur on the site and the uses that exist on abutting properties, the recommendation will vary accordingly. See the Land Use Classifications Table and the Side Yard Buffering Guidelines Table contained in this section for an explanation of the land use and buffering designations.

	Existing Abutting Uses				
Proposed Land Use	I	II	III	IV	V
l	X	В	С	С	D
II	В	А	А	A	D
III	С	A	A	В	В
IV	С	A	В	В	D
V	D	D	В	D	С

Cross reference— Landscaping, app. G, ch. 7; tree protection, app. G, § 11-3 et seq.; water conservation, app. G, § 11-10 et seq.

Sec. 8-6. - Parking standards.

These guidelines augment the parking standards in Chapter 14, Section 14-48 of the Zoning Regulations.

8-6.1. Access.

- 1. Spacing and Design of Driveways. All driveways constructed, altered or removed within the city limits should be constructed, altered or removed as provided for in this chapter. No person shall make any curb cut for a driveway, walkway or any other purpose without first obtaining a permit from the Building Department. Additional permits may be required from Volusia County or the Florida Department of Transportation for roads in the city under their jurisdiction.
- 2. Required Submittals.
 - a. No driveway permit shall be issued unless there is filed with the Building Department an application and two (2) copies of plans showing the location and dimensions of all proposed accessway improvements. Plans shall not be required for individual single-family detached residential units.
 - b. The information required to be shown on all plans should include, as a minimum:

- (1) A complete plot plan showing all existing and/or proposed buildings and parking layouts, and should include a north arrow and scale.
- (2) Existing and proposed driveway locations with their dimensions to serve the site, as well as all existing driveways within one hundred and fifty (150) feet of the site.
- (3) Distances to nearest pedestrian refuges on State Route A1A (South Atlantic Avenue), if applicable.
- (4) Street pavement types and widths, curb types and right-of-way widths.
- (5) Proposed off-street loading and unloading facilities (if any), interior parking arrangements and interior traffic circulation arrangements.
- (6) Drainage facilities, utility poles, trees and other physical features that would affect any driveway location.
- c. Separate plans for driveways/accessways should not be required when all of the above mandatory information is included on a site plan submittal.
- 3. Required Submittals.
 - a. The choice of the proper location of driveways must involve a consideration of the amount of conflict that can be expected to occur both within the off-street parking area and on the abutting streets. The basic consideration shall be to reduce the number of driveways to a practical minimum and to promote consolidated driveway usage wherever possible, thus providing fewer locations where conflicts could occur.
 - b. The area to which the driveway provides access shall be of sufficient size and design to allow all necessary functions for loading, unloading, parking and standing to be carried out on private property and completely off of the street right-of-way.
 - (1) Parking areas shall be so designed and marked to provide for the orderly and safe movement and storage of vehicles.
 - (2) No design shall be permitted which requires any vehicles to back out on to a public street, except for single-family detached residential units.
 - (3) All commercial facilities with drive-in windows must be so designed that waiting vehicles do not extend into the public right-of-way.

8-6.2. Joint-Use Driveways.

- 1. *General.* To provide ease and convenience for ingress and egress, it is important to create a minimum number of conflict points with the moving traffic on public streets classified as collectors or arterials. The number and location of driveways shall be regulated relative to the intensity of the property being served and the amount of frontage that the subject property has.
- 2. Arterial Streets. Properties fronting on arterial streets with less than one hundred and fifty (150) linear feet of frontage should have indirect access to the arterial by means of either joint-use driveways or, in the case of corner parcels, by access to the side street that intersects the arterial. The following conditions should apply: When the planned use of the subject parcel is incompatible with existing uses of abutting properties (e.g., single-family residential), making a joint-use driveway undesirable, a temporary driveway with direct access from the subject parcel to the arterial will be allowed, provided that:
 - a. Access rights to the subject parcel are dedicated to the city; and
 - b. If and when the use of an abutting property changes to a compatible use, a joint-use driveway should be provided by the owner of the subject property jointly with the abutting property owner, at a location to be determined by the Building Department, and the temporary driveway should be discontinued.

- 3. *Collector Streets.* Properties fronting on collector streets with less than seventy-five (75) feet of linear frontage should have indirect access by means of joint-use driveways or, in the case of corner parcels, by access to the street (not an arterial) that intersects the collector. The following conditions should apply: Where a property is located next to parcels where the existing uses are incompatible (e.g., single-family residential), making a joint-use driveway undesirable, a temporary driveway will be allowed, provided that:
 - a. Access rights to the property are dedicated to the city;
 - b. The necessary cross-access easement shall be conveyed to the city, to provide for conditions in sub-paragraph d. below;
 - c. When the use of the abutting property changes to a compatible use, a joint-use driveway should be provided by the owner of the subject property jointly with the abutting property owner, at a location to be determined by the Building Department, and the temporary driveway should be discontinued.
 - d. Joint-use driveways with required cross-access agreements should serve as many adjoining properties as necessary to maintain the minimum spacing of driveways as listed in section 14-33.3 for city streets and as required by FDOT and Volusia County on state and county highways.
- [4. Reserved.]
- 5. *Properties with More Than 150 Feet of Linear Frontage.* Properties fronting on arterials or collectors with more than one hundred and fifty (150) feet of linear frontage should have the spacing of driveways regulated as called for in section 14-33.4 for city streets and as required by FDOT and Volusia County on state and county highways.

8-6.3. Commercial Driveways and Internal Circulation.

Commercial driveways, because of their frequency and intensity of use, require additional standards and structural requirements beyond those of other driveway types, All requests for commercial driveways shall include acceptable plans illustrating that proper consideration has been given to the surrounding street plan, traffic volumes, vehicular street capacities, pedestrian movements and safety. In this regard, no driveway should intersect the radius return of an existing street intersection. All vehicular circulation must be completely contained within the property. Vehicles parked in one (1) portion of the property must have access to all other portions without using the adjacent street system (except for off-street loading areas, which must be separate from customer parking).

8-6.4. Permits.

The following permits are required prior to initiating driveway construction:

- 1. A Florida Department of Transportation curb cut permit is required for all proposed driveways that would access State Route A1A (South Atlantic Avenue and Dunlawton Boulevard).
- 2. A permit is required from Volusia County for all proposed driveways that would access South Atlantic Avenue, south of its intersection with Dunlawton Boulevard.
- 3. A permit is required from the City of Daytona Beach Shores for all proposed driveways that would access any road in the city.

8-6.5. Existing Driveways and Access Points.

1. Existing driveways shall not be relocated, altered or reconstructed without a permit from the appropriate authorizing agency approving this work, and such driveway should be subject to all provisions of this chapter.

- 2. When the use of any driveway is discontinued, the owner of the subject property shall, at his own expense, remove the driveway and install all necessary curbs, gutters, sidewalks, swales and grass areas.
- 3. When the use or owner of any driveway is changed, the owner of the subject property shall reconstruct the driveway, at his expense, in conformance with these specifications.
- 4. Any owner of property on which there is a roadway access point lawfully in existence as of the effective date of these Regulations, but which is determined by the city to present a hazard to the public safety and welfare due to the location of curb cuts or other matters regulated within Chapter and which does not comply with these Regulations, shall be required to reconstruct or alter such hazardous situations within two (2) years from written notification from the city.

ARTICLE VII. - INDIANTOWN ROAD OVERLAY ZONING DISTRICT (IOZ)

Sec. 27-1520. - Intent.

The purpose and intent of the specialized Indiantown Road Overlay Zoning District (IOZ) is to encourage and provide for enhanced property development within the Indiantown Road commercial corridor. Objectives to be attained through the establishment of this district include protection of adjacent residential land uses; enhancement of the commercial status of the corridor; reduction of visual distraction through uniform sign criteria; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary uses throughout various locations within the corridor; provision of architectural design guidelines within specific locations along the corridor; encourage the construction of pedestrian oriented facilities in both public and private structures; installation of special landscape and architectural features at major intersections; and establish development incentives to accomplish these objectives.

Sec. 27-1521. - Applicability.

Alterations, expansions, renovations and similar improvements to existing structures shall, to the extent feasible, conform to the requirements of this article.

Sec. 27-1522. - Established.

- (a) The Indiantown Road Overlay Zoning District (IOZ) shall consist of that portion of the town as indicated in the official zoning map.
- (b) Within the Indiantown Road Overlay Zoning District (IOZ), the following location-specific districts are created:
 - (1) Central Boulevard District.
 - (2) Center Street/Maplewood Drive District.
 - (3) Civic Center District.
 - (4) Pine Gardens District.
 - (5) Alternate A1A District.
 - (6) U.S. Highway One District.
 - (7) Parkway Districts.
- (c) Landmark opportunity areas are indicated in Map 2, and generally are described within the Indiantown Road Corridor Study:
 - (1) Area 1. C-18 Canal.
 - (2) Area 2. Center Street/Indiantown Road intersection.
 - (3) Area 3. Maplewood Drive/Indiantown Road.
 - (4) Area 4. Military Trail/Indiantown Road intersection.
 - (5) Area 5. Intracoastal Waterway/Indiantown Road Bridge intersection.
 - (6) Area 6. Burt Reynolds Dinner Theater site.
 - (7) Area 7. Carlin Park/A1A site.

(Code 1992, § 27-863; Ord. No. 14-90, § 1(517.2), 3-6-1990; Ord. No. 6-93, §§ 1—7, 2-16-1993; Ord. No. 45-14, § 2, 2-17-2015)

Sec. 27-1523. - Effect of existing comprehensive land use plan and official zoning map designations.

- (a) The establishment of the Indiantown Road Overlay Zoning District (IOZ) is hereby declared consistent with the town comprehensive plan.
- (b) Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations (Commercial, General (C-2), Commercial, Office (C-3), Industrial, General (I-2), etc.) affecting individual properties shall control use and development.
- (c) The provisions of this article shall not apply to any site plan approved by the town council or department of planning and zoning pursuant to an application for development approval (planned unit development, special exception, rezoning, variance, subdivision or special permit) granted prior to March 1, 1988. However, in the event of a request for amendment of a site plan or development approval granted prior to the effective date of the ordinance from which this article is derived, then the provisions of this section shall be applicable to the extent those provisions can be incorporated within the site plan or development approval.

Sec. 27-1530. - Design guidelines.

- (a) For the purposes of this section, architectural design guidelines are established for the following: the Center Street/Maplewood Drive District and the Civic District. The architectural design guidelines applicable to the Center Street Landmark and Maplewood Drive Districts are indicated in subsection (d), below. The design guidelines for the civic district are indicated in subsection (e), below.
- (b) Buildings or structures constructed within each district shall conform with the overall guidelines. Alterations, additions, and similar improvements to existing structures within each district shall, to the extent possible, conform with the design guidelines.
- (c) The provisions of this section shall be waived for any commercial or industrial structures that are to be located within a development of regional impact, approved pursuant to F.S. § 380.06, provided such approval has been granted prior to the effective date of the ordinance from which this section was derived.

(d) Center Street/Maplewood Drive District design guidelines.

(1) Scale. New structures shall relate harmoniously to the form and scale of architecture in the vicinity. Buildings taller than three stories shall be closely evaluated on a case-by-case basis as to their compatibility.

(2) Compatible exterior materials and architectural elements:

- a Weathered, lightly stained/painted or natural wood.
- b. Metal/batten standing seam roof, wood shingle roof, exposed rafter tails.
- c. Wood trim around doors and windows painted a contrasting color.
- d. Lattice work, decorative moldings.
- e. Horizontal siding.
- f. Wood-clad walls, aluminum siding (that resembles painted wood-cladding), facing brick, stucco (though stucco should not be used without decorative wood detailing such as lattice, moldings or railings).
- g. Canopies, awnings, roof overhangs.
- h. Covered porches slightly above grade (eight inches) with columns and railings.
- i. Pitched roof (especially gable or hip roof end facing the street).
- j. Predominantly vertical, rectangular sash windows with single- or multi-panel glass.
- k. Clear glass windows (88 percent light transmission or more).
- I. Light building colors: grays, pale yellow, white, eggshell, beige, dusty red, mint/pale greens, pale pink, pale blues.

m. Arbors, trellises, gazebos, picket fences.

(3) Incompatible exterior materials and architectural elements:

- a. Dark stained wood, pecky cedars, distressed wood, plywood.
- b. Blue barrel tile roof.
- c. Unfinished aluminum window and door casings.
- d. Unarticulated facades.
- e. Overly-articulated facades. Mediterranean stucco detailing, ornate New Orleans style grill work.
- f. Tile, stainless steel (and other glare producing materials used in large areas), exposed concrete block, poured concrete walls.
- g. Flat, blank facades.
- h. Gambrel roof, flat roof without pediment, partial mansard roof, square or horizontal band windows.
- i. Mirror glass, glass with less than 88 percent light transmission.
- j. Window air-conditioning units, indoor/outdoor carpeting, chainlink fences, residential-looking doors on commercial buildings.
- k. Log cabin look.
- (4) Roof prohibition. Vertical roofs and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited. Mansard roofs shall wrap around the entire building perimeter.
- (5) Large, unarticulated roofs. The roofline at the top of the structure shall not run in continuous place for more than 100 feet without offsetting or jogging the roof plane.
- (6) Use related colors. Colors shall be related to coastal vernacular (grays, pale yellow, white, eggshell, beige, dusty red, mint/pale greens, pale pink, pale blue). The use of accent colors for trim areas is encouraged for these buildings.
- (7) Screen mechanical equipment. All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian view.
- (8) Use consistent textures and colors. All storefronts within a strip development shall utilize a consistent palette of materials and textures. While generally this will mean a continuous treatment of the entire strip frontage, it is acceptable to vary individual storefronts within a given palette of materials. For example: brick bulkheads under shop windows could alternate with lattice treatments where there is a variation in the plane of the facade which correlates to such changes in material.
- (9) Maintain similar proportions. The proportion of the major elements of a development shall be consistent throughout the strip development. These elements include windows, doors and storefront design. For example: multipaned glazing is rarely used in most existing developments; however, if it is used, the entire strip development must use it.

(e) Civic District design guidelines.

- (1) Scale. New structures will be of distinct form and scale compared to nearby architecture along Indiantown Road in keeping with existing institutional architecture in the district. This will also distinguish the relatively short frontage of the civic district along Indiantown Road.
- (2) Compatible exterior materials and architectural elements:
 - a. Tall buildings or portions of buildings (i.e., bell tower, clock tower, etc.).
 - b. Concrete, stucco, brick, or finished cut stone (i.e., granite, limestone, travertine).
 - c. Flat or custom roofs.
 - d. Metal trim around doors and windows.

- e. Decorative architectural elements, when used, of stone, concrete, or similar permanent materials.
- f. Reflective or clear glass.
- g. Light and neutral building colors: white, off-white, cream, tan and gray.
- h. Pedestrian plaza with public amenities such as flagpoles, fountains, sculpture, benches, lighting, trash receptacles, mail boxes, and newspaper vending in well designed gang/distributor cabinets.
- (3) Incompatible exterior materials and architectural elements:
 - a. Dark stained wood, pecky cedars, plywood, exposed roof, trusses and beams.
 - b. Wood siding, painted or weathered.
 - c. Wood trim, painted or contrasting colors.
 - d. Mansard roofs.
 - e. Window air-conditioning units, residential looking doors or windows.
 - f. Log cabin or other rustic look.
- (4) Roof prohibition. Vertical roofs and mansard roofs are prohibited.
- (5) Screen mechanical equipment. All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian view.
- (6) Use consistent textures and colors. All storefronts within a strip development shall utilize a consistent palette of materials and textures. While generally this will mean a continuous treatment of the entire strip frontage, it is acceptable to vary individual storefronts within a given palette of materials. For example, brick bulkheads under shop windows could alternate with lattice treatments where there is a variation in the plane of the facade which correlates to such changes in material.
- (7) Maintain similar proportions. The proportion of the major elements of a development shall be consistent throughout the strip development. These elements include windows, doors, and storefront design. For example, multi-paned glazing is rarely used in most existing developments; however, if it is ever used, the entire strip development must use it.

(Code 1992, § 27-872; Ord. No. 14-90, § 1(517.11), 3-6-1990)