

PLANNING AND ZONING BOARD

REGULAR MEETING

June 23, 2021

6:30 pm

247 Edwards Lane / Palm Beach Shores, FL 33404

Jerald Cohn, Chairman
Tim Blash, Vice Chairman
Kevin Banks, Member
Jason Prince, Member
Steven Smith, Member
Tony Lembo, Alternate
Tom Martin, Alternate

Mitty Barnard, Attorney
Josh Nichols, Zoning Official
Rob Rennebaum, Engineer
Evyonne Browning, Town Clerk

PLEASE NOTE:

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

Meeting number: 132 719 3077

Password: 0623

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=mdb2b7137984b59df32605a35e50b4bd0>

Join by phone: +1-408-418-9388 United States Access code: 132 719 3077

1. CALL TO ORDER:

- a. Roll call.

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

3. CONSENT AGENDA:

- a. Approval of the May 26, 2021, Planning and Zoning Board Meeting Minutes.

4. MISCELLANEOUS BUSINESS

- a. **SPR21-13/AAR-21-14**, Cara Hromada, Owner of 312 Edwards Lane, requests Site Plan Review and Architectural & Aesthetic Review to install an inground swimming pool with spa and with deck.
- b. **VAR21-02 (R)**, Robert Winfield, Owner of 318 Inlet Way, requests Variance review for: 1) a variance from Sec. Pf. 7.8. to construct two proposed single-story detached garages with reduced side yard setbacks of 6.95 feet where Town Code requires 10 feet, in order to be consistent with the existing (non-conforming) principal residential building setback.

5. PUBLIC COMMENT:

6. ADJOURNMENT:

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

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
May 26, 2021**

1. CALL TO ORDER

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

Town Clerk Browning called the roll and present were Chairman Jerald Cohn, Vice Chairman Timothy Blash, Member Kevin Banks, Member Steven Smith, and Alternate Tom Martin who sat in for Member Jason Prince. Town Clerk Browning stated there was a quorum present. Also, present were Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Engineer Rob Rennebaum.

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

MOTION: Member Kevin Banks moved to approve the meeting agenda as written.

SECOND AND VOTE: Vice Chairman Tim Blash seconded the motion, which passed unanimously.

1. CONSENT AGENDA:

- a. Approval of the April 28, 2021, Planning and Zoning Board Reorganization Meeting Minutes.
- b. Approval of the April 28, 2021, Planning and Zoning Board Meeting Minutes *as amended to reflect the motion to approve passed 4-1 with Member Kevin Banks dissenting on development application SPR20-14/AAR20-18.*

MOTION: Member Steven Smith moved to approve the consent agenda as amended.

SECOND AND VOTE: Member Kevin Banks seconded the motion which passed unanimously.

2. ACTION ITEMS:

- a. **SPR21-2/AAR21-02**, Dimitri Nicholas, Owner of 315 Inlet Way, requests Site Plan and Architectural and Aesthetic Review to install an inground swimming pool with paver deck in the rear of the property.

MOTION: Member Kevin Banks moved to SPR21-2/AAR21-02 with the following conditions:

1. The Applicant shall submit a revised Site Plan depicting the relocated pool equipment on the east side of the property for review and approval by the Town Zoning Official;
2. The Applicant shall depict screening for the pool equipment as required by Pf. 12.3 of the Town Code; and
3. The Applicant shall provide a drainage plan specifying 156 cubic feet for review and approval by the Town Engineer.

SECOND AND VOTE: Alternate Member Tom Martin seconded the motion which passed unanimously.

- b. **SPR21-10/AAR-21-11**, Molly Fleming, Owner of 170 Lake Drive, requests Site Plan Review and Architectural Review to install a new sea wall with construction of a new steel sheet pile wall, concrete batter piles, and a concrete seawall cap on the property.

MOTION: Member Kevin Banks moved to SPR21-10/AAR21-11 as presented.

SECOND AND VOTE: Vice Chairman Tim Blash seconded the motion which passed unanimously.

- c. **SPM21-11/AAR21-12**, Doug Owen, Owner of 222 Edwards Lane, requests Site Plan Modification and Architectural Review to revise the previously approved site plan and landscape plan to reflect revisions to the site and landscaping installed on the property.

MOTION: Member Kevin Banks moved to SPR21-11/AAR21-12 with the following condition:

1. The Applicant shall provide a revised Site Plan depicting the modifications to the site for review and approval by the Town Zoning Official.

SECOND AND VOTE: Alternate Member Tom Martin seconded the motion which passed unanimously.

- d. **VAR21-01**, 115 Cascade Lane, LLC, Owner of 115 Cascade Lane, requests Variances from: 1) Sec. Pf. 6.9(b) to allow for required parking spaces to be located in the 10' Town Strip where such parking is not allowed; 2) Sec. Pf. 6.7 to allow for the second story addition to have a rear yard setback of 10.35 feet where the Code requires 15 feet; 3) Sec. Pf. 6.8 to allow for the second story addition to have a 6.5 foot side yard setback (west) and 6.92 foot side yard setback (east) where the Code requires 10 foot setbacks; 4) Sec. Pf. 6.12 to allow the 10' Town Strip to be used for required parking spaces where the Code does not allow parking to be counted in the 10' Town Strip; 5) Sec. 78-72(b) to allow the parking lot to be visible where the Code requires it to be effectively screened from public view and adjacent property; and 6) Sec. 78-73(1) to allow zero feet of landscaping abutting the right-of-way and the off-street parking where the Code requires a strip of land 5 feet in depth between the right-of-way and off-street parking area.

MOTION: Member Kevin Banks moved to VAR21-01, as revised by the Applicant during the public hearing to reduce the number of requested variances from six (6) to four (4), removing the side and rear setback variances originally requested.

SECOND AND VOTE: Member Steven Smith seconded the motion which passed unanimously.

3. DISCUSSION ITEMS:

- a. District "B" properties (continuation from previous meeting) (*Josh Nichols, Zoning Official and Mitty Barnard, Town Attorney*)

Discussion ensued. After discussion, the Board requested this discussion continue a subsequent meeting with the Zoning Official to bring back additional materials for discussion.

- b. Draft ordinance governing air conditioning equipment and emergency generators (continuation from previous meeting) (*Josh Nichols, Zoning Official and Mitty Barnard, Town Attorney*)

Discussion ensued. After discussion, the Board requested this ordinance be brought back as proposed for LPA consideration in June.

4. PUBLIC COMMENT: None

5. ADJOURNMENT:

MOTION AND SECOND: Member Kevin Banks moved to adjourn the meeting with Vice Chairman Tim Blash seconded. The meeting was adjourned at 8:28 pm.

APPROVED this ____ day of _____, 2021.

ATTEST:

Evyonne Browning, Town Clerk

Jerald Cohn, Chairman

(Seal)



POOL APPLICATION CHECKLIST (See separate checklist for Spas/Hot Tubs) **Town of Palm Beach Shores** **Building Department**

Applicant must submit the following items:

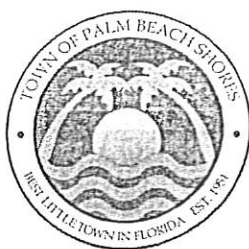
Please indicate items submitted with a checkmark (✓)

Workclass: In Ground (not to exceed six (6) inches above ground level)

1. Permit application (check appropriate trade) completed and signed
 Pool only _____ Pool w/Deck _____ Pool w/Spa _____ Pool w/Deck/Spa X
2. Copy of completed contract signed by both parties X
3. Owner/Builder affidavit; if applicable N/A
4. Acknowledgment of Owner Responsibility - **NOTARIZED** X
5. Completed Drainage Certification Form X
6. Plumbing permit application to be submitted with original permit package X
7. Electrical permit application by certified electrician to be submitted with original permit package X
8. Survey showing location of pool and setbacks X
 - a. Must have printed legal description and flood zone X
 - b. Indicate distance from power lines, septic system and structures X
 - c. Drainage plan/survey including flow arrows representing the proposed site drainage X

	Front		Rear		Side		Side	
Required Setback	Pool	Deck	Pool	Deck	Pool	Deck	Pool	Deck
Proposed Setback								
	14'-2"		11'-2"		10'-11"		7'-6" 21'-1" 8'-6"	

9. Engineer **signed/sealed** plans, include designer name and address
10. Plans must:
 - a. Include water velocity for pressure, suction piping & TDH X
 - b. Show location of proposed pool equipment on property X
 - c. Show the proposed net increase in impervious surface area on property X
11. Pool Heater: _____ Gas X _____ Electric _____ None _____
 (Requires separate gas permit)
12. Provide Load Calculation including proposed pool equipment X
13. Provide pump curve charts from manufacturer X
 - Provide inspector with a final "as-built" drainage plan at final inspection
 - Temporary 4 ft. high fence required during construction!



SPA AND HOT TUB APPLICATION CHECKLIST

Town of Palm Beach Shores
Building Department

Applicant must provide the following items:

Please indicate items submitted with a checkmark (✓)

Workclass: In Ground or Spa –Pre-Assembled

Factory Assembled Unit: (Plugs in outlet, no wiring, no plumbing involved)

1. Permit application (check appropriate trade) completed and signed _____
2. Manufacturer plans and specifications _____
3. Survey with setbacks, power line location, etc... (Indicate setbacks below) _____

Workclass: In Ground or Spa –Pre-Assembled

Assembled Unit Delivered Without Wiring or Plumbing:

(Must be hard wired to breaker and may or may not require plumbing)

1. Permit application (check appropriate trade) completed and signed _____
2. Manufacturer plans and specifications _____
3. Survey with setbacks, power line location, etc... (Indicate setbacks below) _____

✓ Workclass: In Ground or Spa-In Ground

Built and/or Assembled on Site: (Requires hard wiring to breaker and plumbing)

1. Permit application (check appropriate trade) completed and signed X
2. Plans and specifications X
3. Survey with setbacks, power line location, etc... (Indicate setbacks below) X
4. Required fence or screen enclosure shown X
5. Product approval report or engineer's signed/sealed plans X
6. Schematic of electrical wiring X
7. Plumbing riser diagram with pipe sizes X

SAFETY / BARRIER REQUIREMENTS: (6th Edition FBC-R,
Section 4501.17 and 6th Edition FBC Section 454.2.17)

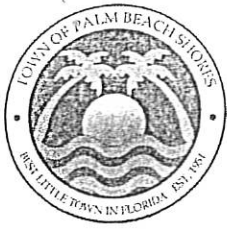
Pool or spa 24" or more in depth shall maintain adequate barriers

SETBACKS:

Swimming pools, spas and hot tubs shall be classified as structures and conform to setbacks required by the Town of Palm Beach Shores

Indicate Setbacks:

Required Setback	F	R	S	S
Proposed Setback	F	R	S	S



OWNER ACKNOWLEDGEMENTS AND CERTIFICATIONS

Town of Palm Beach Shores Building Department

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

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

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

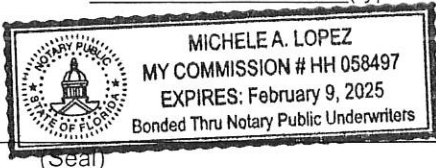
x Cara Bromada
Signature of Owner

5/21/21
Date

x Cara Bromada
Printed Name of Owner

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of MAY 2021, by CARA BROMADA, who is personally known to me or has produced _____ (type of identification) as identification and who did/did not take an oath (circle response).



[Signature]

NOTARY PUBLIC, State of Florida

TOWN OF PALM BEACH SHORES
247 Edwards Lane
Palm Beach Shores, Florida 33404
Phone: (561) 844-3457 Fax: (561) 863-1350

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.

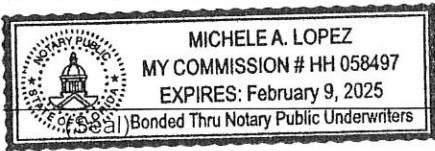
I (We) hereby designate and authorize the below-signed person to act as my (our) agent in regard to this Application and accept financial responsibility for any costs incurred by the agent as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated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

X Cara Thomada
Signature of Owner or Trustee

5/21/21
Date

STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of MAY 20 21, by CARA THOMADA, who is personally known to me or has produced DL (type of identification) as identification and who did/did not take an oath (circle response).



[Signature]
NOTARY PUBLIC, State of Florida

Agent Information:

MINOY VITALE
Printed Name of Agent
[Signature]
Signature of Agent

Paradise Swimming Pools & SPAS, Inc
Name of Firm
5/21/21
Date

ACKNOWLEDGEMENT OF OWNER RESPONSIBILITY FOR POOL SAFETY

Permit No.: _____

Owner: CARA THOMADA Address: 312 EDWARDS LN PBTHERES 33404
(Print name)

When a pool permit is issued, I understand that it is my responsibility as owner of the property to provide safety enclosures and barriers pursuant to Florida Building Code Chapter 454, Florida Statutes 515 and ANSI/NSPI-8.

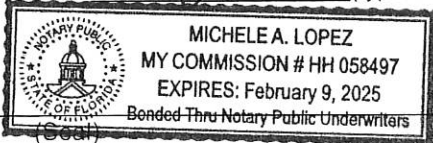
These safety enclosures and barriers will be installed and in working order at time of final pool inspection.

X Cara Thomada
Signature of Owner or Trustee

5/21/21
Date

STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of MAY 20 21, by CARA THOMADA, who is personally known to me or has produced DL (type of identification) as identification and who did/did not take an oath (circle response).



[Signature]
NOTARY PUBLIC, State of Florida



DRAINAGE CERTIFICATION FORM

Town of Palm Beach Shores
Building Department

Permit # _____

(Print Name) I, MINDY VITALE intending to be legally bound, hereby certify the lot drainage will be installed in accordance with the approved site drainage plans and details.

At said property 312 EDWARDS LN PBS, FL 33404 Date: 5/21/21

Signature, Permit Qualifier: Mindy Vitale

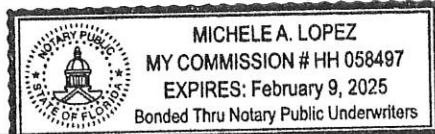
License # CP1458662

STATE OF FLORIDA PALM BEACH COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of MAY, 2021, (Year), by Mindy Vitale, who is
(Name of Person Acknowledging)
personally known to me _____ or who has produced
_____ as identification.

Michele A. Lopez

(Signature of Notary Public – State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)



**ACKNOWLEDGEMENT OF
OWNER RESPONSIBILITY FOR POOL SAFETY**

Town of Palm Beach Shores
Building Department

Permit No. _____

Owner HROMADA, CARA
(Print name)

Address 312 EDWARDS LN PB SHORES, FL 33404

When a pool permit is issued, I understand that it is my responsibility as owner of the property to provide safety enclosures and barriers pursuant to Florida Building Code Chapter 424, Florida Statute 515 and ANSI/NSPI-8.

These safety enclosures and barriers will be installed and in working order at time of final pool inspection.

x Cara Hromada
Signature of Owner

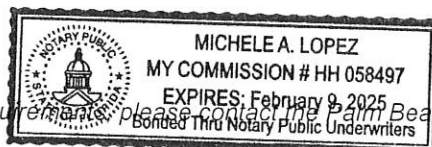
THIS DOCUMENT MUST BE NOTARIZED

STATE OF FLORIDA
PALM BEACH COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of MAY, 2021, (Year), by CARA HROMADA, who is personally known to me or has produced DL as identification and who did or did not take an oath.

Signature [Signature] NOTARY PUBLIC
Printed Michele Lopez
My Commission Expires 2/9/25 Serial # HH058497
(if any)

Official Stamp / Seal:



For information on pool enclosure and barrier requirements, please contact the Palm Beach Shores Building Dept, Monday through Friday, 8:30 AM to 4:30 pm.

TOWN OF PALM BEACH SHORES
247 Edwards Lane,
Palm Beach Shores, Florida 33404
Phone: (561) 844-3457 Fax: (561) 863-1350
Rev: 01/28/2020

TOWN OF PALM BEACH SHORES BUILDING DEPARTMENT

FIELD INSPECTION SERVICES

BONDING OF POOL WATER

Recent industry changes have created an issue concerning equipotential bonding that is having an impact on swimming pool construction and all pool inspections. The issue of concern is the requirement found in the National Electrical Code 680.26(C) dealing with the bonding of pool water. This article says:

“(C) Pool Water. An intentional bond of a minimum conductive surface area of 5800mm² (9 in.²) shall be installed in contact with the pool water. This bond shall be permitted to consist of parts that are required to be bonded in 680.26(B).”

In many pools, this code requirement is met by the installation of a metallic ladder, a metallic handrail or standard wet niche lighting. Each of these is required to be bonded to the equipotential bonding grid since they have parts in direct contact with pool water. In the case of standard wet niche lighting the metal ring surrounding the light provides the direct contact. However, many residential swimming pools being installed do not contain a metallic ladder or handrail and, in recent times, standard wet niche lighting is being replaced with a plastic wet niche or LED lighting which require no bonding. The issue of concern then becomes how to effectively bond the pool water using this type of pool construction thus meeting the requirement as stated in 680.26(C).

Some have felt that since a listed swimming pool pump has pool water flowing through it and is required to be bonded that this will satisfy the code reference in question. However, there is a lack of any language either from any pump manufacturer or from a National Recognized Testing Laboratory (NRTL), such as Underwriters Laboratory (UL), specifically stating that there is the required 9 in.² of conductive surface in direct contact with the pool water. The same holds true for listed pool heaters. Therefore, it is the position of the Town of Palm Beach Shores that neither pumps nor heaters can be used to meet the requirement of NEC 680.26(C) unless that language is available and on site at time of inspection.

In lieu of using conventional means to bond pool water there are listed products available that allow a contractor to satisfy this code requirement a sampling of which can be found at the following websites.

<http://waterbonder.com/>

<http://www.bondsafe680.com/>

<http://permacastonline.com/>

CONCLUSION

The Town of Palm Beach Shores always has been and remains committed to making our community as safe as possible. The use of residential swimming pools is no exception. This is of special concern since we have a large number of swimming pools and the majority is accessible to children. In view of the foregoing, all future inspections will be looking to ensure this type of bonding prior to the introduction of pool water.

SWIMMING POOL CONSTRUCTION CONTRACT



9000 Burma Road, Suite 103
Palm Beach Gardens, FL 33403
Tel: 561-294-8321
Fax: 561-204-2394
Email: Pools@paradisepoolsfl.com
www.paradisepoolsfl.com

This AGREEMENT dated this April day 19 of 20 21, between Paradise Swimming Pools & Spas, Inc. hereinafter called "Seller", and

Cara Hromada

hereinafter called the "Customer"
The Seller agrees to build and the Customer agrees to pay for one swimming pool constructed for the Customer on the premises described as follows:

Address 312 Edwards Lane City P.B. Shores State FL Zip 33404

Home Phone 631-553-9791 Cell Phone marcara@optonline.net

INDICATE WITH "X" IN ALL SPACES ITEMS INCLUDED—IF NOT INCLUDED LEAVE BLANK

SECTION 1. Basic Pool Specifications:

Per Plan
1. Pool Rectangle
Size 14 X 39 Depth to 3.5
Perimeter 106 Surface Area deep.

- | | INCLUDED | NOT INCLUDED |
|--|-------------------------------------|--------------------------|
| 2. Engineered sealed plans..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Building Permits..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Excavation for pool (12 foot access required)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| A) <input checked="" type="checkbox"/> Small machine dig (max. 8 hours) <input type="checkbox"/> Shuttle | | |
| <input type="checkbox"/> Drop Soil on Site <input checked="" type="checkbox"/> Haul away Soil | | |
| B) <input type="checkbox"/> Shoring _____ feet | | |
| 5. Installation of drainage rock in deep end (6 Yards Included)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Installation of reinforcing steel per Engineers design.... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Installation of Gunite..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Installation of three steps to exit pool shallow end..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Swimout in deep end of pool <u>NO SWIMOUT</u> (Size)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Installation of 6" x 6" Basic tile with white grout along waterline | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Installation of Coping: Type: <u>Travertine TBD</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Installation of one (1) skimmer..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Installation of two (2) main drains per VGB ACT..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Installation of two inch (2") dedicated PVC..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vacuum line with safety lock | | |
| 15. Non - Corrosive plumbing..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. PVC Valves..... <u>4 L.E.D.s Total</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. One (1) Light <input checked="" type="checkbox"/> (1) LED Color <input type="checkbox"/> Standard: <u>2 pool</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. One (1) waterproof 24-hour adjustable time. <u>1 mini</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Clock for pool pump | | |
| 19. Filtration tank to remove stain causing..... <u>1 Spa"</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Minerals from initial fill water <u>City/Well water</u> | | |
| 20. Pool water balancing and equipment start up..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Pool school to teach you how to operate and maintain your pool..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Test kit, brush, vacuum, pole, skimmer net and hose..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Baby Barrier <input checked="" type="checkbox"/> ALARMS <input type="checkbox"/> BABY FENCE | | |
| <input checked="" type="checkbox"/> BY OTHERS <input type="checkbox"/> BY PARADISE | | |
| 24. Pool Barrier <input checked="" type="checkbox"/> FENCE <input type="checkbox"/> SCREEN | | |
| <input checked="" type="checkbox"/> BY OTHERS <input type="checkbox"/> BY PARADISE | | |

SECTION 2. POOL EQUIPMENT SPECIFICATIONS

- ☒ Pool Pump Size HAYWARD MAX F10
- ☒ Pool filter Size C-150
- ☐ No Chlorinator ☒ Salt SAH

SECTION 3. POOL FINISH SPECIFICATIONS

- ☒ Quartz (included) Basic
Color DIAMOND Brite

SECTION 4. ELECTRICAL SPECIFICATIONS

- ☒ Basic electric hook-up for one pump, one time clock, one low voltage pool light with switch location at the equipment pad

SECTION 5. Decking Specifications: SqFt is per plan

- Deck Installation ☒ Included in Contract ☐ Excluded from Contract
- Type Travertine Size 6x12 Color TBD
- Footers 12x12 ☐ yes ☒ No Linear feet _____
- Deck Drain ☐ yes ☒ No Linear feet _____
- Raised Deck area ☐ yes ☒ No Raised _____ inches (If Raised Dirt)
- Retaining wall for raised area ☐ Yes ☒ No
- Top existing decking ☐ Yes or ☒ No

SECTION 6. Optional Items (X Constitutes Inclusion. Empty Box Constitutes Exclusion)

- ☐ Remove trees and or stumps
- ☐ Concrete/Pavers Removal - Specifics _____
- ☒ Spa: Size 6x5 Raised 6in. Spillway Size 3 feet long
Glassblock _____ Jets 4 Inside Step _____
Light L.E.D Outside Step _____ Raised Deck _____
Outside (If raised) ☐ Stucco ☐ Tile ☐ Raised Dirt
- ☒ Blower Size _____
- ☒ Automation Type OMNI Logic Remote System
- ☒ Heater Type NATURAL G-AS Size 400,000
- ☐ Handrail Type _____
- ☐ Installation of "2 x 6" tile on steps edges _____
- ☐ Ladder Type _____
- ☐ Sheer Decent Size _____
- ☐ Raised Wall Size _____ appx. linear feet _____
Tile back _____ Stucco back _____ Raised Dirt _____
- ☐ Waterfall Type _____
- ☐ Auto Fill Type _____ Water Hook Up by Others
- ☐ Extra Lights Type _____ Quantity _____
- ☐ Bench Addition Size _____ Tile
- ☒ Sun Shelf or Beach Entry 7x8 SUN-SHELF w/
- ☐ Therapy Jets Quantity _____ Location UMBRELLA hole
- ☒ Owner responsible for underground obstacles. and 1 mini L.E.D.
- ☒ Owner to provide access. (i.e. remove & replace fence and shrubs)
- ☒ Owner to provide adequate electric service for pool equipment. (This includes making any changes to existing electric to meet code.)
- ☒ Owner is responsible for any upgrade to main water supply and hose bibs to meet code.
- ☒ Owners is responsible for pest treatment of deck, if needed.
- ☒ Owner is responsible for any extra fill or bedding sand, if needed.
- ☒ Owner is responsible to verify existing yard enclosure meets the requirements from their respective city as a "pool barrier" and to bring it up to code.
- ☒ If getting gas heater, gas and gas hookup by others.
- ☒ Paradise Swimming Pools is not responsible for any existing structures poured out of level, i.e. patio, driveway, sidewalks, etc. This is the homeowner's responsibility.
- ☒ Homeowner is responsible for any grading necessary for drainage as per their city requirements.

SECTION 7. PAYMENT

- The Total payment by Customer to Seller for construction and installation of Customer's swimming pool as well as the services, equipment and merchandise associated therewith (described above) shall be \$ 51,720, United States Dollars. The payment schedule for said is as follows: 10% TO START
Customer Shall pay \$ 5100 deposit to Seller upon execution of this Agreement.
Customer Shall pay \$ _____ 30% upon excavation installation
Customer shall pay \$ _____ 30% the day of Gunite shell placement
Customer shall pay \$ _____ 20% Plumbing/Tile/Coping Installation
Customer shall pay \$ _____ 15% at equipment installation
Customer shall pay \$ _____ 5% day before arrival of plaster crew

Pool includes "Volley BALL sleeves" for Future Net.
Pool includes ALL L.E.D Lighting (2 L.E.D.s in pool, 1 Mini L.E.D on the SUN-SHELF, and 1 spa L.E.D. Steps 14 feet across pool

By signing below, the parties agree that the terms and conditions of this Agreement, including those terms and conditions set forth on page two herein. No course of prior dealing between the parties and no usage or trade shall be relevant to supplement, explain or vary any terms of this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ Day of _____, 20____.
CUSTOMER ACKNOWLEDGES THAT HE HAS READ AND RECEIVED A COMPLETE COPY OF THIS CONTRACT. THIS CONTRACT IS BASED ON CURRENT PRICES AND CONDITIONS. In the event the Customer shall in any respect fail to perform to the terms or conditions, or prevent the performance of the Contract by the Seller, 25% of the entire amount of this contract shall immediately become due and payable From Customer to Seller whether the pool is completed or not as anticipated profits and liquidated damages. In the event of any litigation, whether the Seller is successful, the Customer agrees to pay reasonable attorney fees and costs.

CUSTOMER UNDERSTANDS PAYMENT SCHEDULE.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, IN WRITING VIA CERTIFIED MAIL.

OFFICER: JENNIFER RAI A

CUSTOMER SIGNATURE: Cara Hromada

SALESMAN: Am R

CUSTOMER PRINT: Cara Hromada

PERMIT NUMBER: _____

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description of the property & street address, if available) TAX FOLIO NO (PCN): 54-43-42-27-04-000-1960

Legal Description PALM BEACH SHORES LT 196 312 EDWARDS LN PALM BEACH SHORES, FL 33404

2. GENERAL DESCRIPTION OF IMPROVEMENT: SWIMMING POOL

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

a. Name and address: HROMADA, CARA

b. Interest in property: OWNER

c. Name and address of fee simple titleholder (if different from Owner listed above): SAME

4. a. CONTRACTOR'S NAME: Paradise Swimming Pools : SAS, INC

Contractor's address: 7000 BURMAN RD #103 PBC, FL 33403 b. Phone number: 561-294-8321

5. SURETY (if applicable, a copy of the payment bond is attached): a. Amount of bond: _____ b. Phone number: _____

c. Name and address: N/A

6. a. LENDER'S NAME: PLA

Lender's address: _____ b. Phone number: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

a. Name and address: _____

b. Phone numbers of designated persons: _____

8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

b. Phone number of person or entity designated by Owner: _____

9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X
(Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager)

X
(Print Name and Provide Signatory's Title/Office)

State of FLA County of PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this _____ day of _____, 20____ by _____,
(name of person)

as _____ for _____,
(name of party on behalf of whom instrument was executed) (type of authority...e.g. officer, trustee, attorney in fact)

Personally Known ☐ or Produced Identification ☐ Type of Identification Produced _____

(Signature of Notary Public)
(Print, Type, or Stamp Commissioned Name of Notary Public)



POOL APPLICATION CHECKLIST (See separate checklist for Spas/Hot Tubs) **Town of Palm Beach Shores** **Building Department**

Applicant must submit the following items:

Please indicate items submitted with a checkmark (✓)

Workclass: In Ground (not to exceed six (6) inches above ground level)

1. Permit application (check appropriate trade) completed and signed
 Pool only _____ Pool w/Deck _____ Pool w/Spa _____ Pool w/Deck/Spa X
2. **Copy of completed contract signed by both parties** X
3. Owner/Builder affidavit; if applicable N/A
4. Acknowledgment of Owner Responsibility - **NOTARIZED** X
5. Completed Drainage Certification Form X
6. Plumbing permit application to be submitted with original permit package X
7. Electrical permit application by certified electrician to be submitted with original permit package X
8. Survey showing location of pool and setbacks X
 - a. Must have printed legal description and flood zone X
 - b. Indicate distance from power lines, septic system and structures X
 - c. **Drainage plan/survey including flow arrows representing the proposed site drainage** _____

	Front		Rear		Side		Side	
Required Setback	Pool	Deck	Pool	Deck	Pool	Deck	Pool	Deck
Proposed Setback								

9. Engineer **signed/sealed** plans, include designer name and address
 10. Plans must:
 - a. Include water velocity for pressure, suction piping & TDH _____
 - b. Show location of proposed pool equipment on property _____
 - c. Show the proposed net increase in impervious surface area on property _____
 11. Pool Heater: _____ Gas _____ Electric _____ None _____
 (Requires separate gas permit)
 12. Provide Load Calculation including proposed pool equipment _____
 13. Provide pump curve charts from manufacturer _____
- **Provide inspector with a final "as-built" drainage plan at final inspection**
 - **Temporary 4 ft. high fence required during construction!**

POOL TYPE "0"
NON DIVING

6' X 5' SPA RAISED 6"
W/ 4-JETS, 2-DRAINS, 2 HP BLOWER,
LED LIGHT, 36" SPILLWAY, TILED
COPING AND TILED BACK
SEE DETAIL

NOTE:
MAINTAIN 1:4 SLOPE FOR DRAINAGE

APPROXIMATE
LOCATION OF
OVERHEAD
POWER LINE

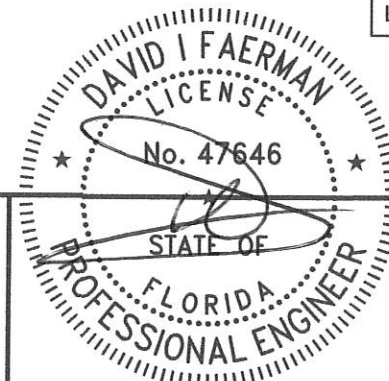
NOTE: (BY OTHERS)
FENCE MUST BE MIN. 48" HIGH
W/ GATES MIN. 48" HIGH W/ SELF
CLOSING, SELF LATCHING DEVICE
AT MIN. 54" HIGH. GATES MUST
OPEN OUTWARD AWAY FROM POOL.

POOL PLAN

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

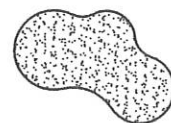
RESIDENCE

ENGINEERS NOTE:
ENGINEER REQUIRES CONTRACTOR BUILDS
FROM PLANS AS APPROVED BY THE LOCAL BUILDING
DEPARTMENT. THE ENGINEER IS NOT RESPONSIBLE FOR
CONSTRUCTION ERRORS RESULTING FROM FAILURE TO
COMPLY WITH THIS RECOMMENDATION.



06/14/2021
DAVID I. FAERMAN, P.E.
P.E. #47646

POOL
PLANS



Paradise
Swimming Pools
& Spas, Inc.

9000 BURMA ROAD SUITE 103
PALM BEACH GARDENS, FLORIDA, 33403

SPECIFICATIONS

POOL SIZE:	39' X 14'	POOL DEPTH:	3.5'
POOL PERIMETER:	106 LF	POOL AREA SQ. FT.:	504 SF
VOLUME: (GALLONS)	13,195	TURNOVER RATE	7.33 HRS
POOL EQUIPMENT		AUXILLIARY POOL EQUIPMENT	
POOL PUMP:	2 HP 2-SPEED	AUX. POOL PERIMETER:	30 SF / 22 LF
POOL FILTER:	C-150	AUXILLIARY PUMP:	N/A
POOL INLETS:	3	AUX. POOL JETS:	4
SKIMMER:	1	AUX. POOL LIGHT:	LED
POOL LIGHT:	2 LED / 1 MINI LED SUNSHELF	AUX. HEATER TYPE:	W/POOL
POOL HEATER:	NATURAL GAS	AUX. HEATER SIZE:	N/A
POOL HEATER SIZE:	400,000 BTU	RAISED:	6"
CLEANING LINE:	VAC	STEP(S):	N/A
CLEANING SYSTEM:	N/A	BLOWER:	1.5 HP
CHLORINATOR:	SALT	TURNOVER RATE:	11.89 MIN.

POOL FINISH ITEMS

COPING:	B/N	HANDHOLDS:	YES
TILE:	6"	INTERIOR FINISH:	FL GEM
SWIMOUT:	N/A	DECK S.F.:	903 SF
LADDER:	N/A	CAPPING S.F.:	N/A
HANDRAIL:	N/A	DECK TYPE:	TRAVERTINE

WATER FEATURES

AUX. POOL SPILLWAY SIZE:	36"	FOUNTAIN FEATURE:	N/A	N/A
LIONS HEAD:	N/A	SHEER DESCENT:	N/A	
SPRITZER/SPRAY HEAD:	N/A	FEATURE PUMP:	N/A	
THERAPY JETS:	N/A	OTHER:	VOLLEYBALL HOLDER SLEEVES	

LIGHT FEATURES

FIBER OPTIC SPOT(S):	N/A	REMOTE:	YES	COLOR WHEEL:	N/A
PERIMETER LIGHTS:	N/A	LIGHT SWITCH:	YES	# OF COLORS:	N/A

ADDITIONAL FEATURES

POOL ENCLOSURE:	FENCE B-O/ALARMS	GLASS BLOCK TYPE:	N/A
FOOTERS L.F.:	N/A	GLASS ROWS HT:	N/A
DECO-O-DRAIN:	N/A	GLASS ROWS WDT:	N/A
PILING POOL:	N/A	# OF GLASS BLOCKS:	N/A

CONSTRUCTION NOTES

- POOL ENCLOSURE (FENCE BY OTHERS/ALARMS) SHALL MEET REQUIREMENTS OF GENERAL NOTE 29.
- POOL PERIMETER INCLUDES 13 LF OF POOL/SPA DAM WALL.

	DATE	DESCRIPTION	BY
A	06/03/2021	RELOCATE EQUIPMENT BEHIND HOUSE	DIF
B			
C			
D			
E			
F			

NAME: HROMADA RESIDENCE
312 EDWARDS LANE
CITY/STATE: PALM BEACH SHORES,
FLORIDA
JOB#: 21R055

LOT: 196
BLOCK:
BOOK: 23
PAGE: 29-32

SUBDIVISION:
PALM BEACH SHORES

COUNTY:
PALM BEACH

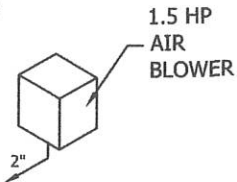
DATE: 04/19/2021

SHEET: 1 OF 4

LEGEND

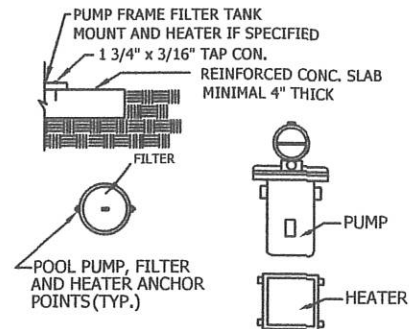
- 2 WAY VALVE
- CHECK VALVE
- 3 WAY VALVE
- BYPASS VALVE

NOTE: IN ACCORDANCE WITH ANSI/APSP/ICC-7 2013 FOR SUCTION ENTRAPMENT AVOIDANCE, THE POOL PIPING HAS BEEN DESIGNED BASED ON HYDRAULIC CALCULATIONS.



VELOCITY CHART PER ANSI/APSP-7 SECTION 4.4

PIPE	FLOW RATE	FLOW VELOCITY
2" INLETS	100 GPM	9.56 FEET PER SECOND
2" SPA JETS	100 GPM	9.56 FEET PER SECOND
2-1/2" MAIN DRAIN	100 GPM	6.70 FEET PER SECOND
2-1/2" M.D. BRANCH	100 GPM	6.70 FEET PER SECOND
2-1/2" SPA DRAIN	100 GPM	6.70 FEET PER SECOND
2-1/2" SPA BRANCH	100 GPM	6.70 FEET PER SECOND



NOTES: ANCHOR BOLTS THROUGH BASE (1 3/4" x 3/16") (TAP CON) FOR POOL PUMP & FILTER HEATER SHOWN AS OPTIONAL (4) 1 1/2" ANGLE BRACKETS (GAS HEATER) (4) 2 1/2" ANGLE BRACKETS (HEAT PUMP) WITH (4) 1 3/4" x 3/16" TAP CON AND (4) 1/2" SELF TAPPING SHEET METAL SCREWS.

POOL EQUIPMENT ANCHORING

NOTE: N.T.S. POOL EQUIPMENT ANCHORING HAS BEEN DESIGNED PER (FLORIDA BUILDING CODE 7th EDITION 2020) ULTIMATE WIND SPEED= 170 MPH NOMINAL WIND SPEED= 132 MPH (EXPOSURE-D)

EVALUATION FOR COMPLIANCE WITH APSP-15 - ENERGY EFFICIENCY

VOLUME OF POOL = 13,195 GALLONS
PUMP DESIGN FLOW RATE AT LOW SPEED: 30 GPM
TURNOVER RATE AT LOW SPEED: 7.33 HOURS
THUS, PUMP SPECIFIED COMPLIES WITH APSP-15

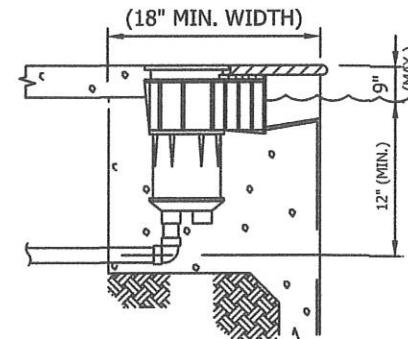
HYDRAULIC CALCULATIONS :

1. A CLEAN HAYWARD C-150 CARTRIDGE FILTER HAS 12' FEET OF HEAD LOSS @ 100 GPM.
2. THE SUCTION LINE HAS A MINIMUM OF 70' OF STRAIGHT PIPE A BRANCH TEE AND (7) 90° BENDS FOR A MINIMUM EQUIVALENT PIPE LENGTH OF 122 FEET. AT 100 GPM THE SUCTION PIPING HAS A MINIMUM HEAD LOSS OF 12.4 FEET.
3. THE RETURN LINE HAS A MINIMUM 50' OF STRAIGHT PIPE A BRANCH TEE AND (4) 90° BENDS FOR A MINIMUM EQUIVALENT PIPE LENGTH OF 85 FEET. AT 100 GPM THE RETURN PIPING HAS A MINIMUM HEAD LOSS OF 8.6 FEET.

THUS THE MINIMUM HEAD LOSS AT 100 GPM IS 33.0'

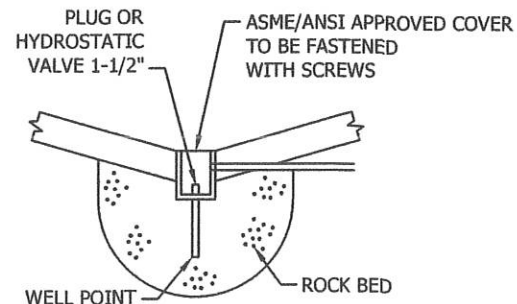
BASED ON THE PUMP CURVE FOR A HAYWARD MAX FLO XL 2 HP
THE MAXIMUM FLOW RATE AT 33.0 FEET OF HEAD IS 100 GPM.

NOTE: SKIMMER TO HAVE VENT HOLES IN LID



SKIMMER DETAIL

N.T.S.



WELL POINT DETAIL

N.T.S.

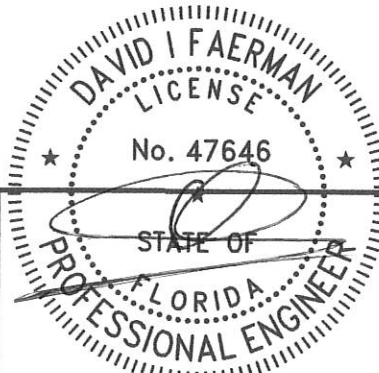
PIPING SCHEMATIC

N.T.S.

LIMITATION OF LIABILITY:

BY ACCEPTANCE OF THESE PLANS FOR PERMITTING, THE CONTRACTOR AND HOMEOWNER ACKNOWLEDGE AND ACCEPT THE FOLLOWING:

- 1) THE ENGINEER DOES NOT REVIEW THE DRAWINGS FOR COMPLIANCE WITH THE CONTRACTOR'S REQUIREMENTS OR HOMEOWNERS' REQUIREMENTS RELATED TO THE POOL AND/OR SPA.
- 2) THE CONTRACTOR MUST VERIFY COMPLIANCE WITH SETBACKS.
- 3) ENGINEER IS NOT RESPONSIBLE FOR AND HAS NO LIABILITY FOR CONSTRUCTION IN SETBACKS, CONTRACTOR SPECIFIC REQUIREMENTS, OR HOMEOWNER REQUIREMENTS NOT SHOWN ON THE PLANS.
- 4) THE ENGINEER REVIEWS THE PLANS FOR CODE COMPLIANCE TO THE BEST OF HIS KNOWLEDGE.
- 5) REGARDLESS OF THE CAUSE, THE ENGINEER'S LIABILITY IN RELATION TO THESE PLANS IS LIMITED TO THE LESSOR OF \$500 OR THE FEE CHARGED FOR THE PLANS.



06/14/2021
DAVID I. FAERMAN, P.E.
P.E. #47646

Paradise
Swimming Pools
& Spas, Inc.

9000 BURMA ROAD SUITE 103
PALM BEACH GARDENS, FLORIDA, 33403

NAME: HROMADA RESIDENCE
312 EDWARDS LANE
CITY/STATE: PALM BEACH SHORES,
FLORIDA
JOB#: 21R055

DATE: 04/19/2021

LOT: 196
BLOCK:
BOOK: 23
PAGE: 29-32

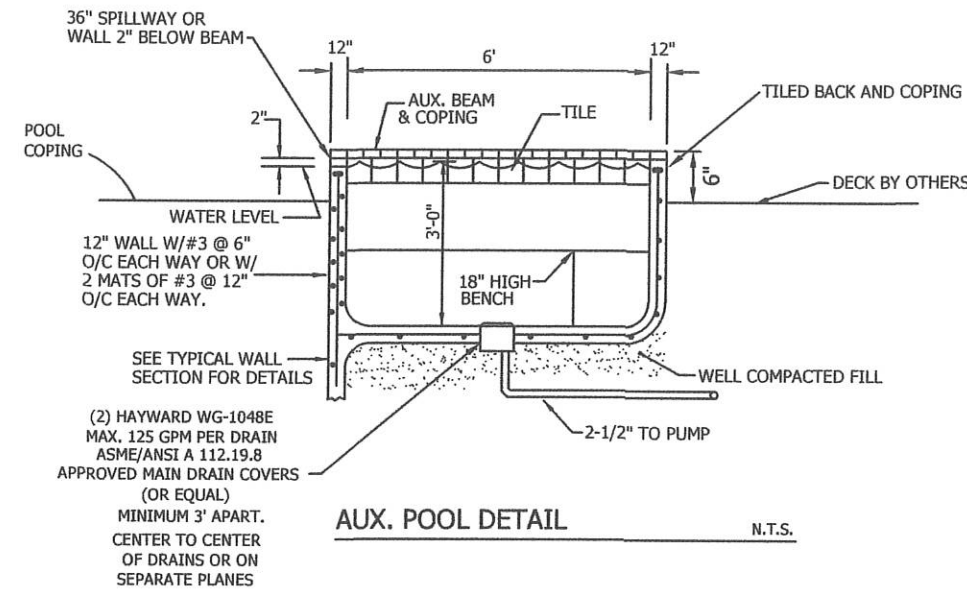
SUBDIVISION:
PALM BEACH SHORES

COUNTY:
PALM BEACH

SHEET: 2 OF 4

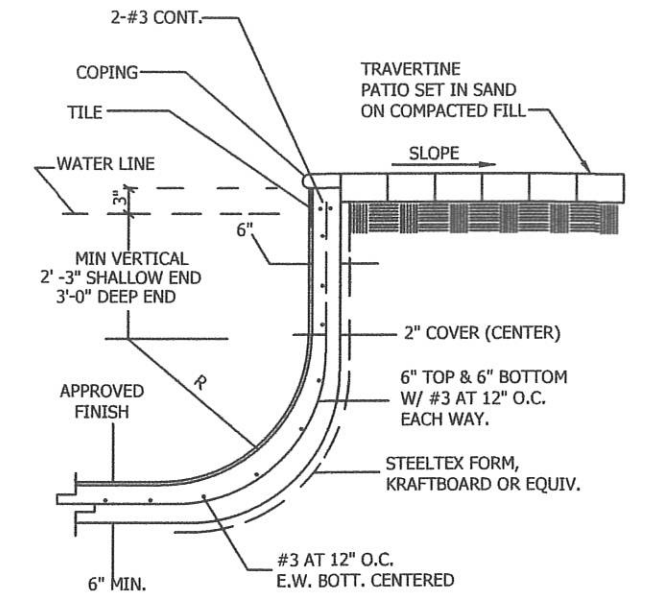
	DATE	DESCRIPTION	BY
A			
B			
C			
D			
E			
F			

POOL
PLANS



DECK BONDING NOTE

- (1) ATTACH TO THE POOL REINFORCING STEEL (SINGLE #8 AWG WIRE)
- (2) BURIED TO A MIN. DEPTH OF 4" TO 6" BELOW GRADE.
- (3) MIN. OF 4 POINTS UNIFORMLY SPACED AROUND PERIMETER OF POOL AND SPA.
FOR NONCONDUCTIVE POOL SHELLS (FIBERGLASS, ECT.) BONDING AT FOUR POINTS SHALL NOT BE REQUIRED.
- (4) CONNECTED W/ SINGLE #8 AWG WIRE WITH A SOLID COPPER BARE CONDUCTOR NOT SMALLER THAN #8 AWG.
- (5) CONNECTION SHALL BE MADE EXOTHERMIC WELDING OR BY LISTED PRESSURE CONNECTORS OR CLAMPS THAT ARE LABELED AS BEING SUITABLE FOR THE PURPOSE AND ARE OF STAINLESS STEEL, BRASS, COPPER, OR COPPER ALLOY.
- (6) THE #8 AWG WIRE SHALL EXTEND UNDER PAVED AND UNPAVED WALKING SURFACES BETWEEN 18" TO 24" HORIZONTALLY BEYOND THE INSIDE WALL OF POOL OR SPA.
(PER N.E.C. 2017 680.26 EQUIPOTENTIAL BONDING)

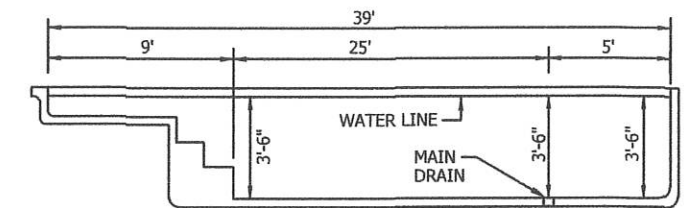


TYPICAL WALL SECTION

N.T.S.

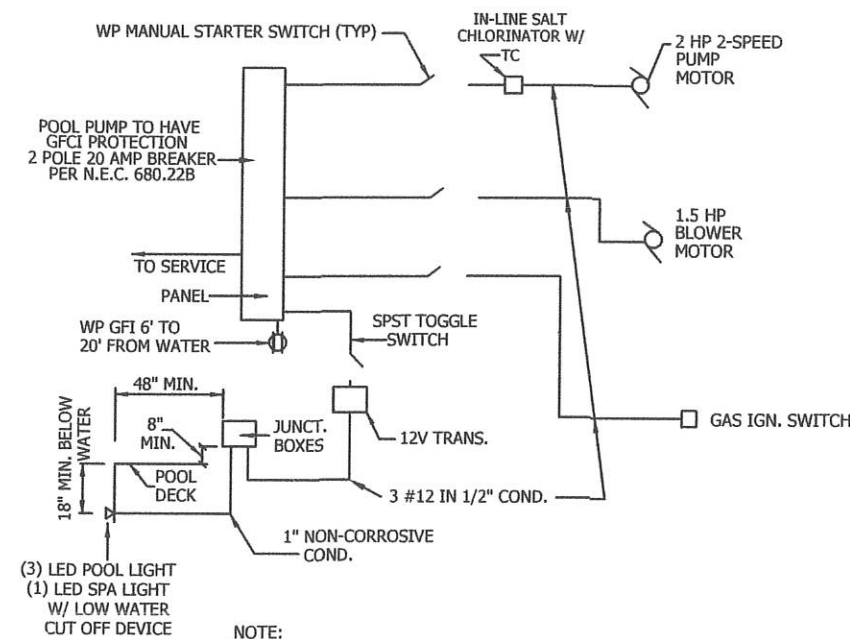
IMPORTANT NOTE:

NO DIVING BOARD AND NO DIVING IS ALLOWED ON ANY POOL LESS THAN 8'-0" DEEP AND SPECIFICALLY DESIGNED FOR DIVING. THIS POOL IS NOT DESIGNED FOR DIVING.



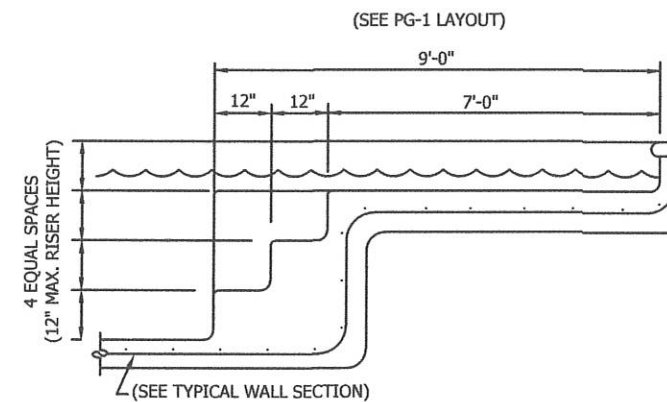
LONGITUDINAL POOL SECTION

N.T.S.



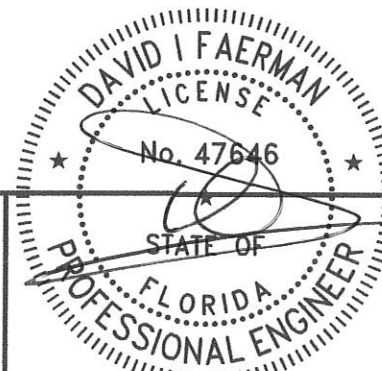
NOTE:

1. BOND ALL BOXES, RAILS, LIGHTS, STEEL ET. W/ #8 WIRE IN POOL AREA.
2. POOL LOCATION MUST COMPLY WITH NEC CODE 2017, ESPECIALLY NEC 680.
3. LIGHT NICHE SHALL BE STAINLESS STEEL WITH INTERNAL GROUND LUG AND BE BONDED PER 2017 NEC 680.26 (B) (5) FOR POOL WATER BONDING.



POOL STEP DETAIL

N.T.S.



06/14/2021
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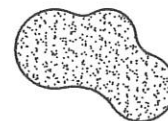
SUBDIVISION:
PALM BEACH SHORES

COUNTY:
PALM BEACH

SHEET: 3 OF 4

	DATE	DESCRIPTION	BY
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B			
C			
D			
E			
F			

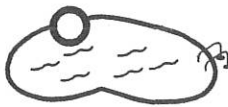
POOL
PLANS



GENERAL NOTES:

- 1. CODE REQUIREMENTS: PRIVATE SWIMMING POOL AND SPAS MUST COMPLY WITH CHAPTER 454 & R45/R42 FLORIDA BUILDING CODE, 7th EDITION 2020.
- 2. MECHANICAL REQUIREMENTS: ALL PIPING, EQUIPMENT AND MATERIALS USED IN THE PLUMBING SYSTEM OF SWIMMING POOLS (SPAS) THAT ARE BUILT IN PLACE SHALL CONFORM TO THE FLORIDA BUILDING CODE, PLUMBING. ALL PIPING MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION STANDARDS.
- 3. COMPLIANCE: ALL MATERIALS, PIPING, VALVES, EQUIPMENT OR APPLIANCES ENTERING INTO THE CONSTRUCTION OF SWIMMING POOLS (SPAS) OR PORTIONS THEREOF SHALL BE OF A TYPE COMPLYING WITH THE CODE OR OF A TYPE RECOMMENDED AND APPROVED BY A NATIONALLY RECOGNIZED TESTING AGENCY OR CONFORMING TO OTHER RECOGNIZED STANDARDS ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY.
- 4. ENGINEERING DESIGN: DESIGN, CONSTRUCTION AND WORKMANSHIP SHALL BE IN CONFORMITY WITH ANSI / NSPI 3, 4, 5, 6, AND 7 2013 PUBLISHED BY THE INTERNATIONAL AQUATICS FOUNDATION, OR OTHER ACCEPTED ENGINEERING PRACTICES.
- 5. ENTRAPMENT TESTING AND CERTIFICATION: ALL POOL AND SPA SUCTION INLETS SHALL BE PROVIDED WITH A COVER THAT HAS BEEN TESTED AND ACCEPTED BY A RECOGNIZED TESTING FACILITY AND COMPLY WITH ANSI/ASME A112.19.8, "SUCTION FITTINGS FOR USE IN SWIMMING POOLS, SPAS, HOT TUBS, AND WHIRLPOOL BATHTUB APPLIANCES." EXCEPTION: SURFACE SKIMMERS.
- 6. SAFETY NOTE: DO NOT USE OR OPERATE POOL OR SPA IF THE SUCTION INLET FITTING IS MISSING, BROKEN, OR LOOSE.
- 7. SUCTION OUTLETS PER PUMP: PER FBC R454.2.6.6 SHALL MEET REQUIREMENTS OF ANSI/APSP 7 FOR SUCTION OUTLETS, SEPARATED BY A MINIMUM OF 3 FEET OR LOCATED ON TWO DIFFERENT PLANES. I.E., ONE ON THE BOTTOM AND ONE ON THE VERTICAL WALL, OR ONE ON EACH OF TWO SEPARATE VERTICAL WALLS. THESE SUCTION INLETS SHALL BE PLUMBED SUCH THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A COMMON LINE TO THE PUMP PER (VGBA) POOL AND SPA SAFETY ACT.
- 8. CLEANER FITTINGS: WHERE PROVIDED, THE VACUUM OR PRESSURE CLEANER FITTING(S) SHALL BE LOCATED IN AN ACCESSIBLE POSITION AT LEAST 6 INCHES AND NOT GREATER THAN 18 INCHES BELOW THE MINIMUM OPERATING WATERLEVEL OR AS AN ATTACHMENT TO THE SKIMMER(S). ALL CLEANER SUCTION INLETS SHALL BE PROTECTED BY AN APPROVED, PERMANENTLY INSTALLED, SELF-CLOSING SELF LATCHING FLAPPER ASSEMBLY COMPLIANT WITH APMO SPS 4.
- 9. VALVES SHALL BE MADE OF MATERIALS THAT ARE APPROVED IN THE FLORIDA BUILDING CODE 2020, PLUMBING. VALVES LOCATED UNDER CONCRETE SLABS SHALL BE SET IN A PIT HAVING A LEAST DIMENSION OF FIVE PIPE DIAMETERS, MINIMUM 10 INCHES, FITTED WITH A SUITABLE COVER.
- 10. WASTE WATER DISPOSAL: DIRECT OR INDIRECT CONNECTIONS CANNOT BE MADE TO EXISTING FACILITIES WITHOUT THE PRIOR APPROVAL OF THE ADMINISTRATIVE AUTHORITY.
- 11. WATER SERVICE: BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL POTABLE WATER SERVICE.
- 12. TESTS: ALL POOL PIPING SHALL BE INSPECTED AND APPROVED BEFORE COVER OR CONCEALMENT. IT SHALL BE TESTED AND PROVED TIGHT UNDER A STATIC WATER OR AIR PRESSURE TEST OF NOT LESS THAN 35 PSI FOR 15 MINUTES. PER MANUFACTURER'S RECOMMENDATIONS, NO AIR TEST SHALL BE APPROVED FOR PVC PIPE AND FITTINGS.
- 13. WATER HEATING EQUIPMENT: SWIMMING POOL WATER HEATING EQUIPMENT SHALL CONFORM TO THE DESIGN CONSTRUCTION AND INSTALLATION REQUIREMENTS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, SHALL BEAR THE LABEL OF A RECOGNIZED TESTING AGENCY AND SHALL INCLUDE A CONSIDERATION OF COMBUSTION AIR, VENTING AND GAS SUPPLY REQUIREMENTS FOR WATER HEATERS. IT MUST CONTAIN A THERMOSTATIC OR HIGH-PRESSURE CONTROL SWITCH SO THE POOL WATER DOES NOT EXCEED 104 DEGREES F. WATER HEATING EQUIPMENT SHALL BE INSTALLED WITH FLANGES OR UNION CONNECTIONS ADJACENT TO THE HEATER. ALL HEATERS MUST HAVE AN INTERNAL CHECK VALVE.
- 14. GAS PIPING: GAS PIPING SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, FUEL GAS SECTION.
- 15. ELECTRICAL: POOL LOCATION AND ELECTRICAL WIRING AND EQUIPMENT SHALL COMPLY WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, SECTION 680.
- 16. LADDERS AND STEPS: ALL POOLS SHALL BE PROVIDED WITH A LADDER OR STEPS IN THE SHALLOW END WHERE THE WATER EXCEEDS 24 INCHES. WHERE WATER DEPTH EXCEEDS 5 FEET, THERE SHALL BE LADDERS, STAIRS OR UNDERWATER BENCHES / SWIMOUTS IN THE DEEP END.
- 17. FILTERS: THE ENTIRE DESIGN OF MATCHED COMPONENTS SHALL HAVE SUFFICIENT CAPACITY TO PROVIDE A COMPLETE TURNOVER OF POOL WATER IN 12 HOURS OR LESS.

- 18. POOL FITTINGS: POOL FITTINGS SHALL BE OF AN APPROVED TYPE AND DESIGN AS TO BE APPROPRIATE FOR THE SPECIFIC APPLICATION. PURPLE PRIMER REQUIRED ON PVC PIPING.
- 19. SKIMMERS: SKIMMERS SHALL BE INSTALLED ON THE BASIS OF ONE PER 800 SF OF SURFACE AREA OR FRACTION THEREOF.
- 20. HYDROSTATIC RELIEF DEVICE: IN AREAS OF ANTICIPATED WATER TABLE, AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED. EXCEPTION IS PLASTIC LINER POOLS.
- 21. CONCRETE / STEEL - CONCRETE IS TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94 BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A STRENGTH OF 3000 PSI, AT 28 DAYS, (UNLESS OTHERWISE NOTED) WITH A PLASTIC AND WORKABLE MIX. PNEUMATICALLY APPLIED CONCRETE AND/OR SHOTCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304.2R-04 AND ACI 506.2-04, RESPECTIVELY. ALL OTHER CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304R-04. A CERTIFICATE OF MANUFACTURER'S MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF THE ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. CONCRETE WORK SHALL BE AS PER REQUIREMENTS AND RECOMMENDATIONS OF ACI 301-04. (REINFORCING, DEFORMED STEEL) BARS SHALL BE A615 GRADE 60 (UNLESS OTHERWISE NOTED), FREE FROM OIL, LOOSE SCALE AND LOOSE RUST. REINFORCING, DEFORMED STEEL BARS SHALL BE BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI 315-04) AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318-04). IN CASE OF CONFLICT, THE MORE CONSERVATIVE VALUE(S) SHALL BE USED.
- 22. SOIL STATEMENT: BASED ON THE FBC 2020 SIXTH EDITION SECTION R401.4.1 GEOTECHNICAL EVALUATION, THE EXPECTED SANDY SOILS AT THE SITE, AND REVIEW OF TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS, THE LOAD-BEARING CAPACITY OF THE SOILS AT THIS SITE ARE PRESUMED TO BE 2,000 POUNDS PER SQUARE FOOT AND SUITABLE FOR THE PROPOSED SWIMMING POOL CONSTRUCTION. SHOULD ANY MUCK, MARL, OR OTHER ORGANIC SOILS BE DISCOVERED ON EXCAVATION, THEY SHOULD BE REMOVED IN THEIR ENTIRETY, ALL CONSTRUCTION SHALL STOP AND THE ENGINEER OF RECORD SHALL BE CONTACTED TO CONDUCT AN INSPECTION. STRUCTURAL ELEMENTS RELATED TO THIS PROJECT ARE DESIGNED WITH A REQUIRED BEARING CAPACITY EQUAL TO OR LESS THAN 2,000 POUNDS PER SQUARE FOOT UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
- 23. POOL STAKING: THIS DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENTS OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. THE POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. THE POOL CONTRACTOR SHALL ESTABLISH LOCATIONS OF ALL UTILITIES AT THE SITE. AND CONTACT THE ENGINEER IF DIFFERENT THAN INDICATED ON PLAN. MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AS REQUIRED BY THE LOCAL REGULATORY AGENCY.
- 24. EXISTING STRUCTURES: THE POOL CONTRACTOR SHALL ALWAYS TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEETING AND/OR SHORING OR OTHER METHODS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
- 25. BACKFILL: THE CONTRACTOR SHALL BACKFILL THE POOL SHELL WITH CAUTION. THE PLUMBING SHALL NOT BE DISTURBED. BACKFILL SHALL BE ACCOMPLISHED WITH CLEAN, CONSTRUCTION GRADE FILL, FREE OF ORGANIC MATERIAL AND SHALL BE PLACED IN 12" THICK LIFTS, EACH LAYER SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557, MODIFIED PROCTOR METHOD.
- 26. WARNING: TO EMPTY POOL AFTER CONSTRUCTION, FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT A POOL CONTRACTOR OR POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.
- 27. DIVING: NO DIVING BOARD AND NO DIVING IS ALLOWED ON ANY POOL LESS THAN 8'-0" DEEP AND SPECIFICALLY DESIGNED FOR DIVING. THIS POOL IS NOT DESIGNED FOR DIVING UNLESS SPECIFICALLY STATED ON THE SITE PLAN.
- 28. POOLS & SPAS WITH HEATERS: THE POOL AND SPA SHALL BE PROVIDED WITH A COVER OR OTHER MEANS TO REDUCE HEAT LOSS.
- 29. POOL ENCLOSURE: RESIDENTIAL POOLS SHALL BE PROVIDED WITH A BARRIER COMPLIANT WITH FLORIDA BUILDING CODE 2020 7th EDITION 454.2.17.1 THROUGH 454.2.17.14

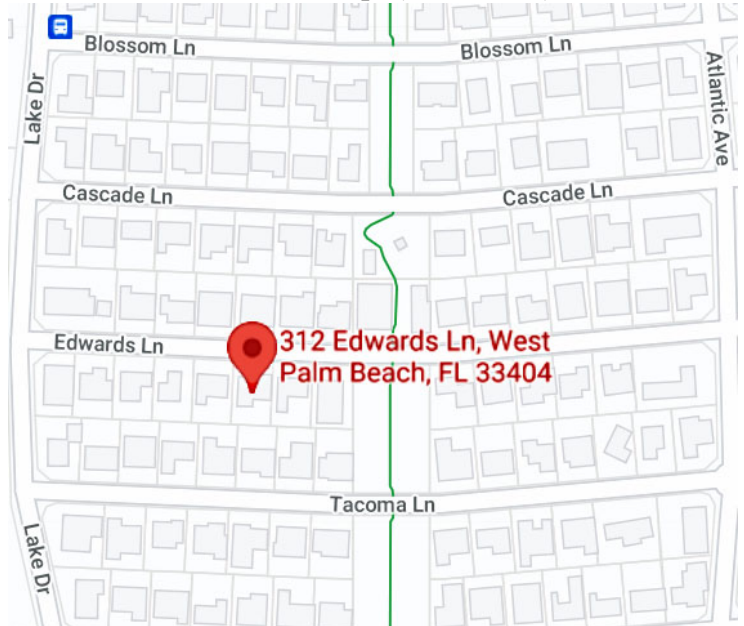
	DATE	DESCRIPTION	BY	<div>POOL PLANS</div> 	<div>DAVID I. FAERMAN LICENSE No. 47646 STATE OF FLORIDA PROFESSIONAL ENGINEER 06/14/2021 DAVID I. FAERMAN, P.E. P.E. #47646</div>	<div>Paradise Swimming Pools & Spas, Inc.</div> 	<div>9000 BURMA ROAD SUITE 103 PALM BEACH GARDENS, FLORIDA, 33403</div>	NAME: HROMADA RESIDENCE 312 EDWARDS LANE CITY/STATE: PALM BEACH SHORES, FLORIDA JOB#: 21R055	LOT: 196 BLOCK: BOOK: 23 PAGE: 29-32		
A											
B											
C											
D											
E											
F											
								SUBDIVISION: PALM BEACH SHORES			
								COUNTY: PALM BEACH	SHEET: 4 OF 4		
								DATE:04/19/2021			

MAP of SURVEY

Legal Description:

Lot 196 of "Palm Beach Shores", according to the plat thereof as recorded in Plat Book 23, Pages 29 through 32, of the Public Records of Palm Beach County, Florida.

Location Map: (not to scale)



Bearing Note:

Bearings are based upon grid North, as scaled and approximated, along the centerline of Edwards Lane, shown on the plat of "Palm Beach Shores", as recorded in Plat Book 23, Pages 29-32, of the Public Records of Palm Beach County, Florida, having a bearing of N.87°15'05"W.

Site Data: a.) Flood Information:

FEMA Map No.: 12099C0393F
Community No. / Name: 125137 / Palm Beach Shores
Panel No.: 0393
Suffix: F
Date of FIRM Map: 10/05/2017
FIRM Index date: 10/05/2017
Firm Zone(s): X 0.2% Chance, AE
Base Flood Elevation(s): N/A, +6.0 NAVD88

This survey is certified to the following:

1. Cara Hromada
2. Mar Hromada
- 3.
- 4.
- 5.

Address: 312 Edwards Lane, Palm Beach Shores, FL 33404

Area of this Site is: 8272 Square Feet.

Vertical Datum Used: NAVD88.

Benchmark: NGS U 309; PID AD2872; Disk in C.B. apron; SE corner int. Lake Dr & Claremont St.; Elevation=+3.21 NAVD88.

Notes:

- 1.) **NGVD29** refers to the National Geodetic Vertical Datum of 1929; and **NAVD88** refers to North American Vertical Datum (vertical control 1988 adjustment). **NAD27** refers to North American Datum (horizontal control 1927 datum and adjustments); and **NAD83 (1990)** refers to North American Datum (horizontal control 1990 adjustment).
- 3.) This firm has made not located footings and/or foundations or any other underground improvements (unless otherwise noted).
- 4.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 5.) This drawing is the property of **HPA Surveyors, Inc.** and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
- 6.) All Iron Pipes/or/Rods and Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. No. 8161.
- 7.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).

State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (#0901) Projection NAD83 (1990 adjustment), Grid Bearings & Grid Distances for coordinates. Grid Bearings and ground distances, are to be shown, along survey boundary lines. Coordinates when shown are in international survey foot units; or meter units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey feet back to international survey feet is: * reciprocal (1/x); or * 1.000002.

Abbreviations:

A=	= ARC LENGTH	DRAIN.	= DRAINAGE	(M)	= MEASURED	R=	= RADIUS
A/C	= AIR CONDITIONER	EASE.	= EASEMENT	M.C.R.	= MARTIN COUNTY RECORDS	(R)	= RECORD
ALUM	= ALUMINIUM	E/W & E.O.W.	= EDGE OF WATER	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	RNG.	= RANGE
ASPH.	= ASPHALT	EL.	= ELEVATION	M.H.	= MANHOLE	R/W	= RIGHT OF WAY
AVE.	= AVENUE	ELEC.	= ELECTRIC	N S E W	= NORTH, SOUTH, EAST, WEST	S.D.	= STORM DRAINAGE
B.C.R.	= BROWARD COUNTY RECORDS	F.F.	= FINISHED FLOOR	NE, SW	= NORTHEAST, SOUTHWEST	SEC.	= SECTION
BFP	= BACK-FLOW PREVENTER	F.H.	= FIRE HYDRANT	NW, SE	= NORTHWEST, SOUTHEAST	S.F.	= SQUARE FEET
BLDG.	= BUILDING	F.M.	= FORCE MAIN	N.T.S.	= NOT TO SCALE	S.L.	= SEWER LINE
BLVD.	= BOULEVARD	FND.	= FOUND	N&D	= NAIL & DISK	S.L.C.R.	= SAINT LUCIE COUNTY RECORDS
(C)	= CALCULATED	FPL	= FLORIDA POWER & LIGHT	N.R.	= NON-RADIAL LINE	S.S.	= SANITARY SEWER LINE
CATV	= CABLE TV	GAR.	= GARAGE	N&T	= NAIL & TAB	ST.	= STREET
C.B.	= CATCH BASIN	INV	= INVERT	NVA	= NON-VEHICULAR ACCESS	STA.	= STATION
C.B.S.	= CONCRETE BLOCK & STUCCO	I.P.	= IRON PIPE	O.R.B.	= OFFICIAL RECORDS BOOK	SVC.	= SERVICE
CIR.	= CIRCLE	I.P.C.	= IRON PIPE & CAP	(P)	= PLAT	TEL.	= TELEPHONE
CH.	= CHORD	I.R.	= IRON ROD	P.B.	= PLAT BOOK	T/B & T.O.B.	= TOP OF BANK
C.L.F.	= CHAIN LINK FENCE	I.R.C.	= IRON ROD & CAP	P.B.C.R.	= PALM BEACH COUNTY RECORDS	TWP.	= TOWNSHIP
COL.	= COLUMN	IRR.	= IRRIGATION	PG.	= PAGE	TYP.	= TYPICAL
CO & C/O	= CLEAN-OUT (SEWER)	LAT.	= LATITUDE	PROP.	= PROPOSED	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	LONG.	= LONGITUDE	P.C.P.	= PERMANENT CONTROL POINT	UTIL.	= UTILITY
D=	= DELTA (CENTRAL) ANGLE	L.A.E.	= LIMITED ACCESS EASEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.L.	= WATER LINE
(D)	= DEED	LE.	= LANDSCAPE EASEMENT	P.O.B.	= POINT OF BEGINNING	W.M.	= WATER METER
D.E.	= DRAINAGE EASEMENT	L.M.E.	= LAKE MAINTENANCE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT	W.V.	= WATER VALVE
DIA.	= DIAMETER	L.P.	= LIGHT POLE	P.O.T.	= POINT OF TERMINATION	Y.D.	= YARD DRAIN

Legend:

- C/L or \hat{C} - Centerline
B/L or \hat{B} - Base Line
 $\bullet \rightarrow (+00.00)$ - As-Built Elevation
 $\bullet \rightarrow +00.00$ - Proposed Elevation
 \rightarrow - Flow Arrow
 \sim - E/W (Edge of Water)
 - Manhole (M.H.)
 - Catch Basin
 - Fire Hydrant
 - Survey Points (various)

Original Survey Date:

05/21/2021

Date of Last Field Work:

05/21/2021

Project:

Palm Beach Shores

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "Map of Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, President

Professional Land Surveyor No. 5061, State of Florida

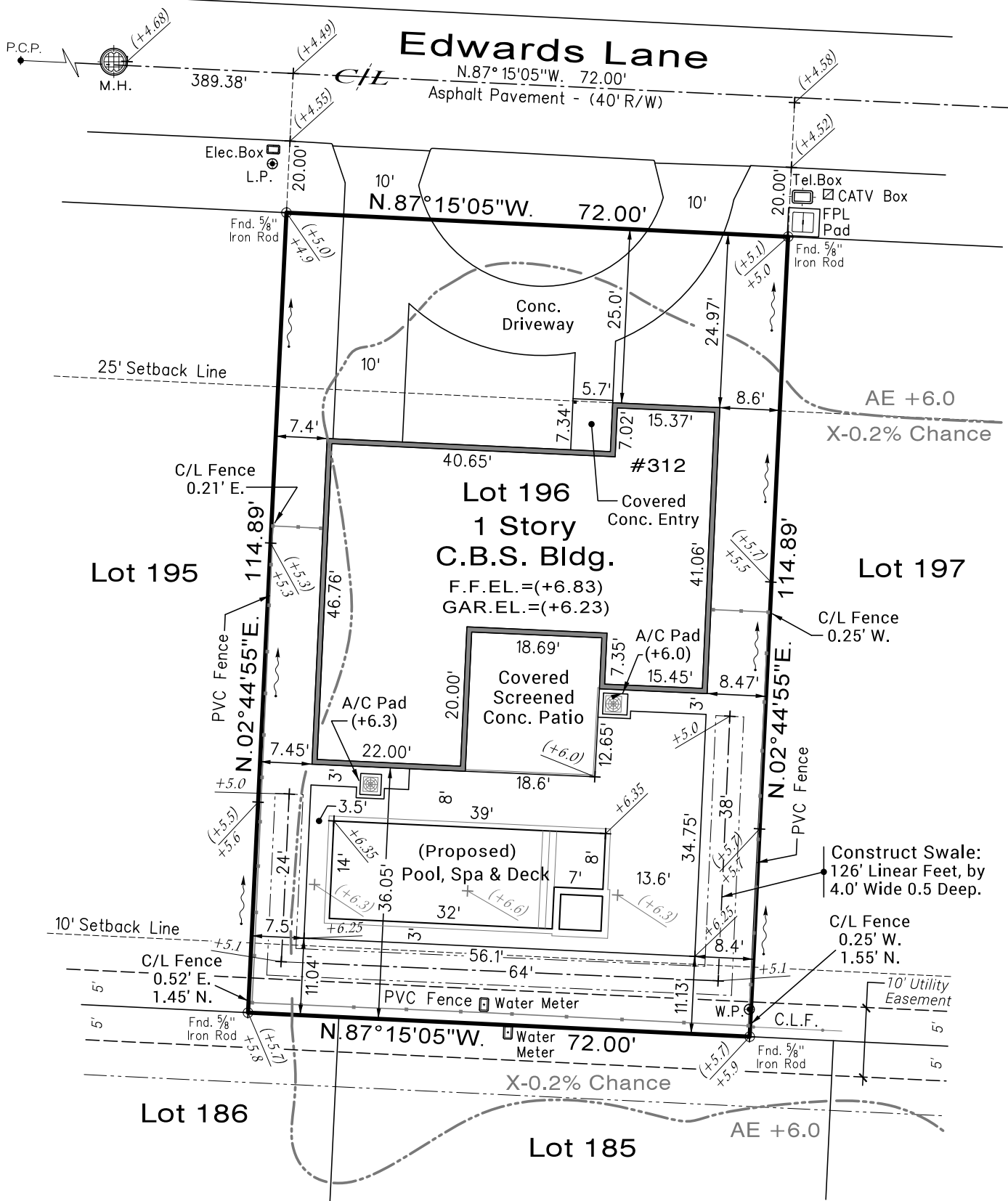
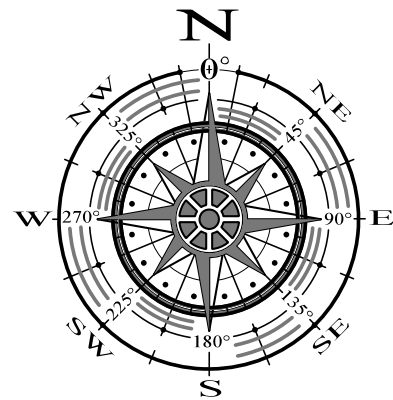
Certified copies issued on: June 4, 2021

[The area above is for Digital Signature When Used]

Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor

Sheet 1 of 2 Sheets

GRAPHIC SCALE: 0 5 10 25 50 75 100 150 200 225

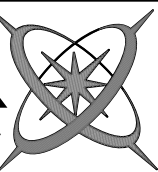


Palm Beach Shores - Lot 196

Date: 05/21/2021

MAP of SURVEY: BOUNDARY SURVEY Scale: 1"=20', Sheet 2 of 2 Sheets

HPA
H P A , Surveyors, Inc.
Land Development Services



LAND DEVELOPMENT CONSULTANTS
LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS
Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161
215 Via Villaggio, Hypoluxo, Florida 33462
Phone: (561) 427-0990 Email: hpasurveyor@yahoo.com

Revisions: 06/04/2021 Add Swale



PROJECT NAME: Inlet View Apartments - Garage Variances

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No: _____

SUBMITTAL CHECKLIST

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

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

SITE PLAN CHECKLIST

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

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

LANDSCAPE PLAN CHECKLIST

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

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

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



DEVELOPMENT APPLICATION

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

OWNER/APPLICANT: Robert Winfield

PROJECT ADDRESS: 318 Inlet Way, Palm Beach Shores, FL 33404

APPLICATION NO.: _____ SUBMITTAL DATE: 4/26/2021

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

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

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Robert Winfield, President	SAME
ADDRESS:	318 Inlet Way, Palm Beach Shores, FL 33404	
PHONE:	201-314-0100	
EMAIL:	17059nu@gmail.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	Brian Chegus - iPlan & Design	SAME
ADDRESS:	823 N. Olive Ave., West Palm Beach, FL 33401	
PHONE:	561-797-4217	
EMAIL:	brian@iplananddesign.com	

	PLANNER	DEVELOPER
NAME:	Brian Cheguis - iPlan & Design	Keating Moore Construction
ADDRESS:	823 N. Olive Ave., West Palm Beach, FL 33401	10276 Riverside Drive, Palm Beach Gardens, FL 33410
PHONE:	561-797-4217	561-775-5882
EMAIL:	brian@iplananddesign.com	N/A

	ARCHITECT	LANDSCAPEARCHITECT
NAME:	Carlos A. Bonila, AIA	Litterick Landscape Architecture, LLC
ADDRESS:	2074 W. Indiantown Rd., Jupiter, FL 33458	2740 SW Martin Downs Blvd. #199, Palm City, FL 34990
PHONE:	561-744-4900	561-719-3876
EMAIL:	carlos1BTA.com	jasonla1677@yahoo.com

	SURVEYOR	ATTORNEY
NAME:	Wallace Surveying Corporation	Claire Wyant Cortez
ADDRESS:	5553 Village Boulevard, West Palm Beach, FL 33407	840 US Hwy. 1, Suite #345, Palm Beach Gardens, FL 33410
PHONE:	561-640-4551	561-627-0009
EMAIL:	cwallace@wallacesurveying.com	claire@wyantcortez.com

	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, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

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

Signature of Owner

Date

Printed Name of Owner

STATE OF FLORIDA PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ 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

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

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

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

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

Signature of Owner or Trustee

Date

STATE OF FLORIDA PALM BEACH COUNTY:

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

(Name - type, stamp or print clearly)

(Signature)

NOTARY'S SEAL

Agent Information:

Brian Cheguis

Printed Name of Agent

iPlan & Design, LLC

Name of Firm

Signature of Agent

4/8/2021

Date

PROCEDURES AND TIMELINES

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

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

APPLICATION FEE INFORMATION

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

NUMBER OF COPIES REQUIRED

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

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

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

PROJECT NAME: Inlet View Apartments - Garage Variances Application

PROJECT ADDRESS: 318 Inlet Way, Palm Beach Shores, FL 33404

PROJECT LEGAL DESCRIPTION: Lot 572, PALM BEACH SHORES, according to the Plat there on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida..

***** 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		
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	RESIDENTIAL	RESIDENTIAL
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	ZONE C	ZONE C
FLOOD ZONE CATEGORY:	None	AE & X	AE & X
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	16,016 SF	16,016 SF
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	35% - 2 Story Principal Bldg.	2,649.38 SF	3,730.24SF
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%		
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	6 PS	8PS	8PS
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25 FT.	119.8 FT.	74.5 FT.
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	25 FT.	35.9 FT.	35.9 FT.
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	10 FT. / 10 FT.	10 FT. / 6.9 FT.* * legal non-conformity	10 FT. / 6.9 FT.* * Variance requested

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.): 2,649.38 SF	None	2,649.38 SF	3,730.24 SF
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)	75% of 1st Floor Area	2,649.38 SF* non-conforming	2,649.38 SF* non-conforming
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)	None	5,298.76 SF	6,379.62 SF
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)	.5	0.33	0.4
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)	30 DUs / Acre	4	4
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	1,080.86 SF	2,649.38 SF	3,730.24 SF
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)			
TOTAL IMPERVIOUS AREA (sq. ft.):			
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	1.5' - 2' > Mean elevation of crown of road	6.88 FT.	6.88 FT.
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)	1.5' - 2' > Mean elevation of crown of road	6.88 FT.	6.88 FT.
MEAN CROWN OF ROAD ELEVATION (NAVD):	None	+/-4.81 FT.	+/-4.81 FT.
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	46 FT.	+/-20 FT.	+/-20 FT. / 14.33 FT.
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	41 FT.	<41 FT.	<41 FT. / 12.33 FT.
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)	Min. 4/12 pitch	Flat - No visible pitch* * Existing non-conforming	Flat - No visible pitch* * Variance Requested
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)	10% Max.	100%* *Existing Non-conforming	Flat - No visible pitch* * Variance Requested

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):

See Attached Justification Statement

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

Provide an estimate of construction costs:

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

See Attached Justification Statement

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):

See Attached Justification Statement

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):

See Attached Justification Statement

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

See Attached Justification Statement

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

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

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

Submit a Survey with topographic elevations and existing improvements.

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

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

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

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

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

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: N/A

b. Original Site Plan Application No.: N/A

c. Original Site Plan Approval Date: N/A

d. List of all other relevant information on file with original application: N/A

2. Requested Modification(s): N/A

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

REQUEST FOR VARIANCE

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

See Attached Justification Statement for Variance

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

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

See Attached Justification Statement for Variance

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

See Attached Justification Statement for Variance

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:

See Attached Justification Statement for Variance

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

See Attached Justification Statement for Variance

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

See Attached Justification Statement for Variance

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

See Attached Justification Statement for Variance

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

REQUEST FOR SPECIAL EXCEPTION

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

INLET VIEW APARTMENTS, INC

Filing Information

Document Number	278755
FEI/EIN Number	31-1239597
Date Filed	02/21/1964
State	FL
Status	ACTIVE

Principal Address

318 INLET WAY
PALM BEACH SHORES, FL 33404

Changed: 02/03/1994

Mailing Address

7654 County Road 153
Zanesfield, OH 43360

Changed: 01/24/2019

Registered Agent Name & Address

Wyant-Cortez, Claire
840 U.S. Hwy 1
Suite 345
North Palm Beach, FL 33408-3834

Name Changed: 01/12/2021

Address Changed: 01/12/2021

Officer/Director Detail

Name & Address

Title T/D

Borchelt, Wendy D
7654 County Road 153
Zanesfield, OH 43360

Title S/D

Winfield, Jane
318 Inlet Way
Apt 3
Palm Beach Shores, FL 33404

Title P/D

Winfield, Robert

318 Inlet Way

Apt 3

Pam Beach Shores, FL 33404

Annual Reports

Report Year	Filed Date
2020	01/18/2020
2021	01/12/2021
2021	01/25/2021

Document Images

01/25/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
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JUSTIFICATION STATEMENT
INLET VIEW APARTMENTS – 318 INLET WAY
VARIANCE REQUEST
(Updated 5-24-2021)

PROJECT SUMMARY

On behalf of the President of INLET VIEW APARTMENTS, INC, (Mr. Robert Winfield, the “Applicant”), we are pleased to submit for your review and consideration a request for Variance approval. The Applicant is proposing to construct two (2) single-story car garages within the existing motor court area of the 318 Inlet Way multifamily residential property. The property is fully developed with a 4-unit, 2-story condominium building, motor courtyard and driveway access to/from Inlet Way. The building was constructed in 1963 (per building department file attached herein) and was built within the west setback line of the property (encroaching approximately 7” into the approved 7’-6” side setback established by the approved site plan). A non-conformity was created and has existed on this site from the time it was constructed. The Applicant is seeking to construct two (2) new single-story double car garages in line with the existing principal building exterior walls. The Applicant is seeking a variance to allow for encroachment of one of the new garages into the side setback consistent with the principal building. The new garages will be constructed in the existing hardscaped motor court area of the site, so there will be no increase in impervious area. Also, the Applicant will be adding additional greenspace with the addition of a central entry feature between the new garages back to the principal residences/building and new landscaped courtyards at the rear of the new garages in front of the principal building.

CONSTRUCTION SCHEDULE (PER TOWN CODE SS14-63)

The Applicant intends to submit for additional zoning entitlements (including site plan amendment and architectural and aesthetic review approval) within one (1) month of obtaining approval of the one (1) requested variances. Construction will commence upon building permit approval. The Applicant is estimating approximately 2 months to construction start and has allowed for approximately 7 weeks of construction time and close-out time (weather-permitting).

Project Task	Proposed Timeline	Status	Comment
Zoning Entitlements	4 months	Pending	Variance approvals req’d (1 variance)
Building Permitting	2 months	Pending	
Construction	6 weeks	Pending	Construct. timing dependent upon seasonal/weather impacts
Punchlist Completion and Certificate of Occupancy	1 week	Pending	

DESCRIPTION OF PROPOSED IMPROVEMENTS

The Applicant intends to construct two (2), 2-car detached garages within the existing motor court area of the site. The garages will be constructed of concrete masonry with reinforced steel and finished with 3



coats of stucco and painted (to match existing principal building). A new 5-foot wide central walkway and enhanced landscaped entry will be created between the two new garages. Each garage shall have pedestrian access directly into the central walkway from their respective interior sides. New landscaping shall also be provided in the newly created courtyards behind each of the garages. The existing landscape feature centrally located within the motor court shall be slightly modified to ensure sufficient backup and circulation space is provided to/from the garages and through the site.

SUBJECT SITE PROJECT HISTORY

The property was constructed in 1963 and has no other zoning entitlement approvals. No development approvals have been filed within the last 12 months. The original site plan approval was granted on March 14, 1963 by the Chief Sanitarian of Palm Beach County's Health Department. The principal building identified on that approved plan is generally the building that exists there today. The building was formally approved to be setback 7'6" from the west property boundary and 9'6" from the east property boundary as evidenced on the original site plan. The property has obtained building permits over the decades for maintenance and other minor upgrades to the mechanical equipment, windows and kitchens to name a few improvements. (See approved site and building plans attached herein).

JUSTIFICATION FOR SPECIFIC REQUEST

The request to provide enclosed, secure parking on the site within detached garages for the benefit of the condominium owners is consistent with the Town's Comprehensive Development Plan and will promote enhanced aesthetics and value for the owners of the condominiums and for the passing public. It promotes a safe and secure means to store vehicles within a structure rather than within an open motor court. Provision of garages is consistent in the town's desire to provide garages for parked vehicles and their incentivization of such applications for residential projects. Safety is enhanced with the provision of side doors within the pedestrian entry area versus within the motor court. The single-story garage buildings will not block any light, air or views from the adjacent neighboring buildings and is appropriately proportioned with the principal building on site and the neighboring condominium buildings. The specific requests herein will promote an enhanced public appearance by creating consistent site programming. The redevelopment of the site to incorporate the two new garages will reduce the impervious area of the site by adding additional greenspace between and behind the new garages, and by programming the placement of the garages within the existing hardscaped area of the motor court. The Applicant is seeking one (1) variance from the Town Code of Ordinances for the purpose of creating the most aesthetically appealing project for the condominium owners, neighbors and the general public and in compliance with the original approved site and building plans that pre-date the Town Zoning code. The justification for the variance request is provided below. The addition of the two new detached garages will maintain a +/-74-foot setback from Inlet Way. Sufficient landscaping shall be provided adjacent to the west property boundary to negate any potential visual impacts of the garage building proposed to be located within the side setback.

OTHER INFORMATION/DATA IN SUPPORT OF SPECIFIC REQUESTS

N/A



REQUEST FOR VARIANCE

The Applicant is requesting a variance from the **Town Code Section Pf 7.8. Side Yard** to permit the following:

Construct one of two proposed single-story detached garages within the required side setback in order to be consistent with the existing (non-conforming) principal residential building setback.

The Applicant offers the following justifications in support of approving the above request for a reduced setback of 6.95 feet from the west property boundary.

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 buildings in the same zoning district:

Response: The principal structure was constructed in 1963 and was legally permitted and approved and built with an approved side yard setback of 7'-6". This approval pre-dates the existing zoning code and was considered sufficient. The Town's Zoning Code came into effect in 1975 by way of . This legal non-conforming principal building is 2-stories in configuration (and approximately +/-20 feet tall) and is located 6.9' away from the side property boundary. This non-conformity will not be increased with the development of a single-story detached garage along the same setback line as the principal building. The non-conformity will be maintained due to the location of the principal structure within the side setback. Allowing the construction of said garage along that same existing setback will provide the most visual harmony and aesthetic quality, for the residents on site and the passing public along Inlet Way.

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

Response: The principal structure was not built by the Applicant with the side setback encroachment. The introduction of a compatible accessory garage building along the same setback line will maintain consistency with the existing principal building and not create any additional visual complexity/movement between the principal building and the new detached garage structure, thus drawing additional attention to the detached garage building.

3. Explain how 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:

Response: The requirement to offset the accessory garage to the required 10' side setback line would minimize the enhanced entry feature being created with the development of the two new detached garages, which would minimize potential landscaping and hardscaping opportunities leading to the principal residential building. Other properties that were constructed in conformance with the Towns

Code of Ordinances would not have this additional design burden associated with provision of new accessory buildings decades after their principal building(s) were constructed. Harmony of design is a key tenant of the Town's zoning code and comprehensive plan. By requiring the placement of the detached garage structure to the 10' setback line is to force unbalanced design and attempt to correct the existing non-conformity of the principal building through the introduction of an accessory building. The implications to do so produce multiple hardships from a design and sound site programming standpoint.

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

Response: By not allowing for the same setback for the newly proposed accessory structure, the visual impacts would be inconsistent with the goals of the Town's zoning code and comprehensive plan and would create a constrained and minimized central entrance to the principal building. The single-story detached garage will be located adjacent to a consistent single-story condominium building. No loss of light, air or visibility will occur as a result of allowing for the reduced setback. Visual buffering by way of additional landscaping shall be provided between the new garage and the property boundary. Further, the Applicant is proposing to integrate a flat roof with parapet which will ensure that no further encroachment (i.e. soffit, eaves or gutters) will further extend into the required side setback.

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:

Response: Granting the variance for this property will provide consistency with the original site plan approval from 1963 and the original construction of the principal building. It will maintain consistency with the Town Code of Ordinances with respect to architectural compatibility and aesthetic appearance for a site that was approved with a non-conforming principal building placement. The non-conformity is not being increased, rather it is being maintained to achieve architectural and visual compatibility with the existing principal building. No special privilege is being conveyed as a non-conformity exists on the property which has been inherited by this Applicant. Any other properties that would add accessory structures would do so consistent to their code-conforming principal buildings or by way of variance approval for non-conforming principal buildings to achieve aesthetic consistency within their respective sites.

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:

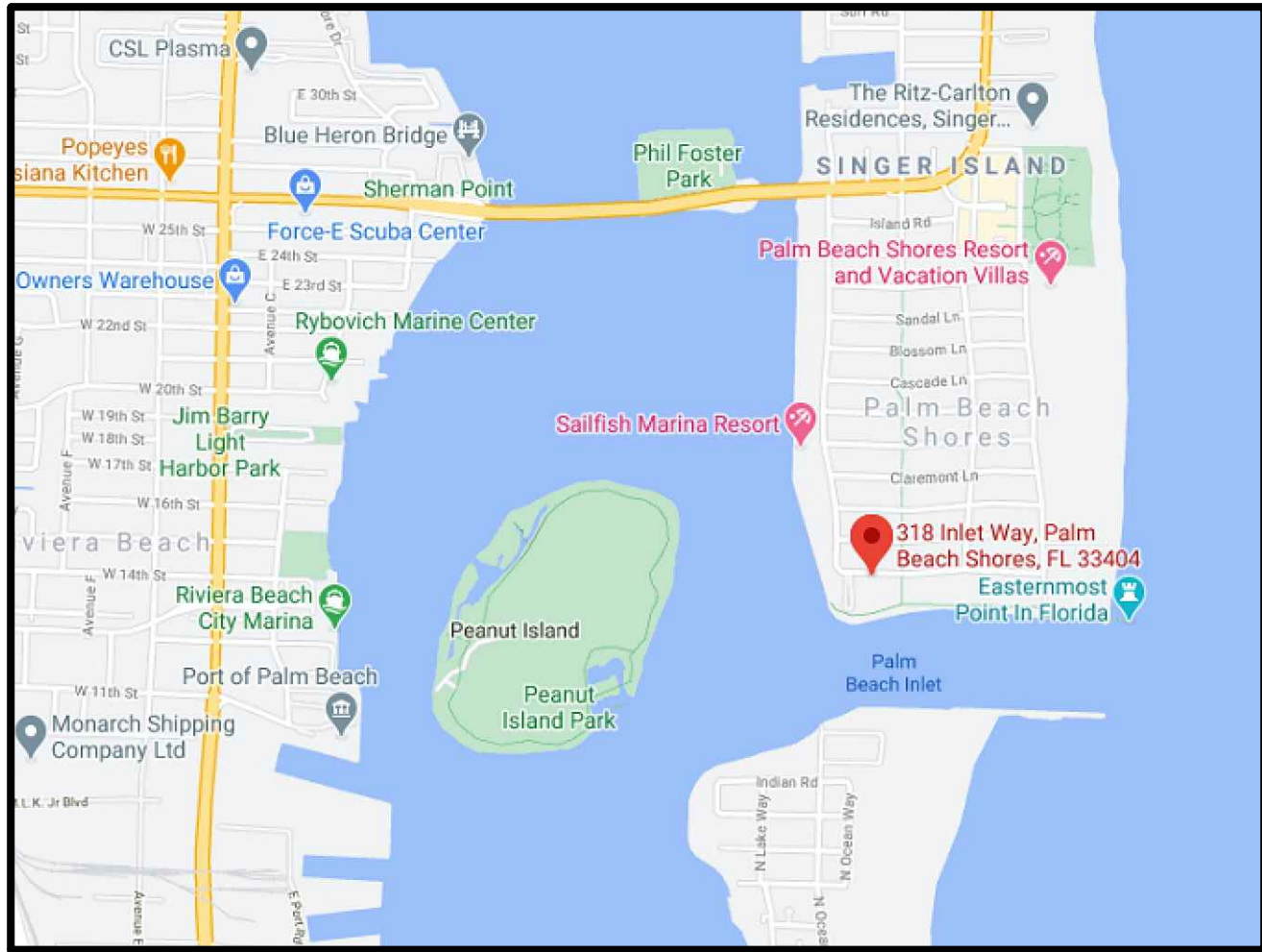
Response: The variance being sought to maintain the existing side setback of 6.9' for one of the proposed single-story accessory detached garages will have no discernable impact on the general

public passing the site along Inlet Way. Effective buffering along the west property boundary shall alleviate any potential visual impacts for the condominium owner(s) to the west. The variance will provide for a better central approach to the main building with a sizeable hard and softscape area and enhanced view into the new courtyards and the front of the principal building. The resultant front setback of approximately 74.5 feet from the adjacent right-of-way will have no impact on the general public or the neighboring properties. The general intent of the code is to ensure that new development (i.e. entire site including principal buildings and their accessory buildings) conform to the Town's Code of Ordinances. It is not the intent of the Town Code of Ordinances to create within a site, inconsistencies with the addition of new accessory structures or to create internal design conflicts and substandard design. Provision of complimentary accessory detached garages that blend in with the principal building on a site will ensure visual impacts are minimized. Allowing the placement of said detached garages to be in line with the principal building will provide clean and clear sight lines, which is aesthetically pleasing to the general public. Allowing for the maximum spacing within the central entry feature will provide for added visual interest and maximum landscaping and hardscaping opportunities for the benefit of the residents. High quality and consistent architecture and superior site programming will ensure that granting the variance will keep this property in harmony with the general intent and purpose of the Zoning Code and implement the needed protections for the neighboring properties.

INLET VIEW APARTMENTS
LOT 572 of the PLAT OF PALM BEACH SHORES
VARIANCE REQUEST

Subject site is located on the south side of Inlet Way in Palm Beach Shores, Florida.





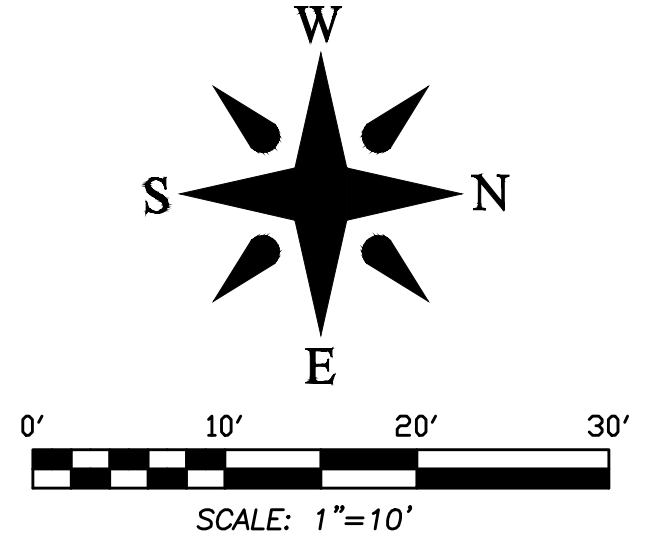
VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: INLET VIEW APTS INC

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

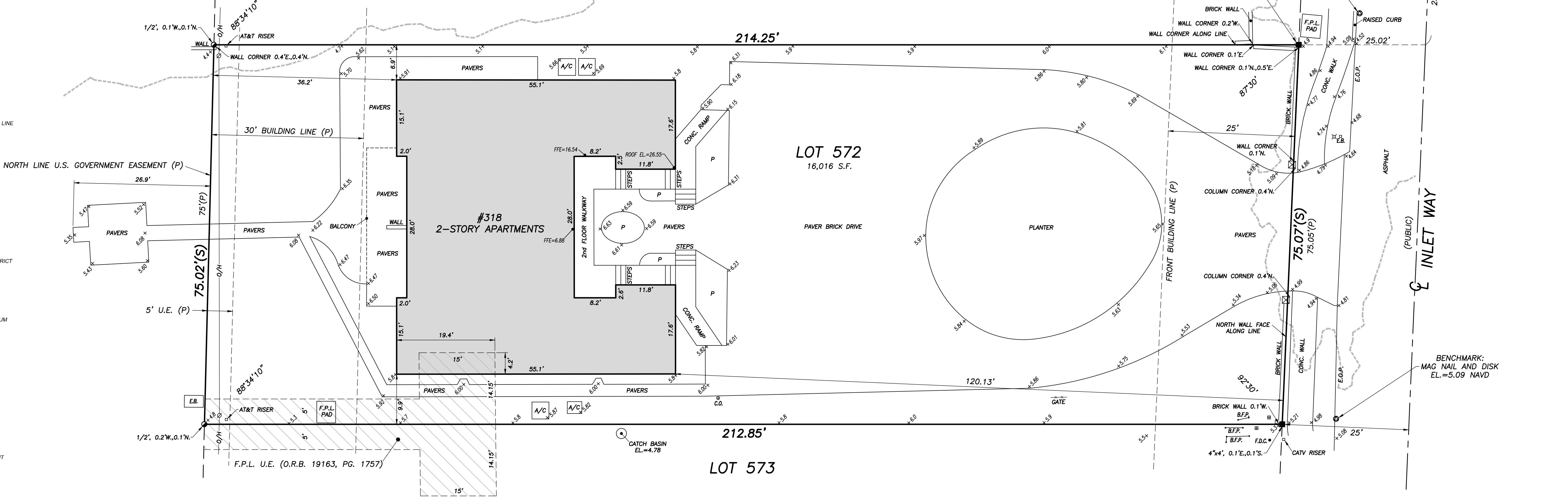
Inlet View Apts Inc.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B.S. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.O. = CLEAN-OUT
C.O.C. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT. = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
F.D.C. = FIRE DEPARTMENT CONNECTION
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P. = PLANTER
(P) = PLAT DATUM
(P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.R. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.W.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
RW. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.M.P. = TOWNSHIP
TYP. = TYPICAL
UC. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
W. = BASELINE
W. = CENTERLINE
W. = CENTRAL ANGLE/DELTA
W. = CONCRETE MONUMENT FOUND (AS NOTED)
W. = CONCRETE MONUMENT SET (LB #4569)
W. = ROD & CAP FOUND (AS NOTED)
W. = 5/8" ROD & CAP SET (LB #4569)
W. = IRON PIPE FOUND (AS NOTED)
W. = IRON ROD FOUND (AS NOTED)
W. = NAIL FOUND
W. = NAIL & DISK FOUND (AS NOTED)
W. = MAG NAIL & DISK SET (LB #4569)
W. = PROPERTY LINE
W. = UTILITY POLE
W. = FIRE HYDRANT
W. = WATER METER
W. = WATER VALVE
W. = LIGHT POLE
W. = PINE TREE
W. = SABAL PALM



PROPERTY ADDRESS:
318 Inlet Way
Palm Beach Shores, FL 33404

LEGAL DESCRIPTION:

Lot 572, PALM BEACH SHORES, according to the Plat there on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 23, Pages 29 to 32, both inclusive.

FLOOD ZONE:

This property is located in Flood Zone AE (EL. 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interface filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 2/9/2021



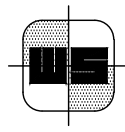
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

CRAIG L.
WALLACE

Digitally signed
by CRAIG L
WALLACE
Date: 2021.04.21
13:16:55 -04'00'

BOUNDARY SURVEY FOR:

INLET VIEW APTS INC



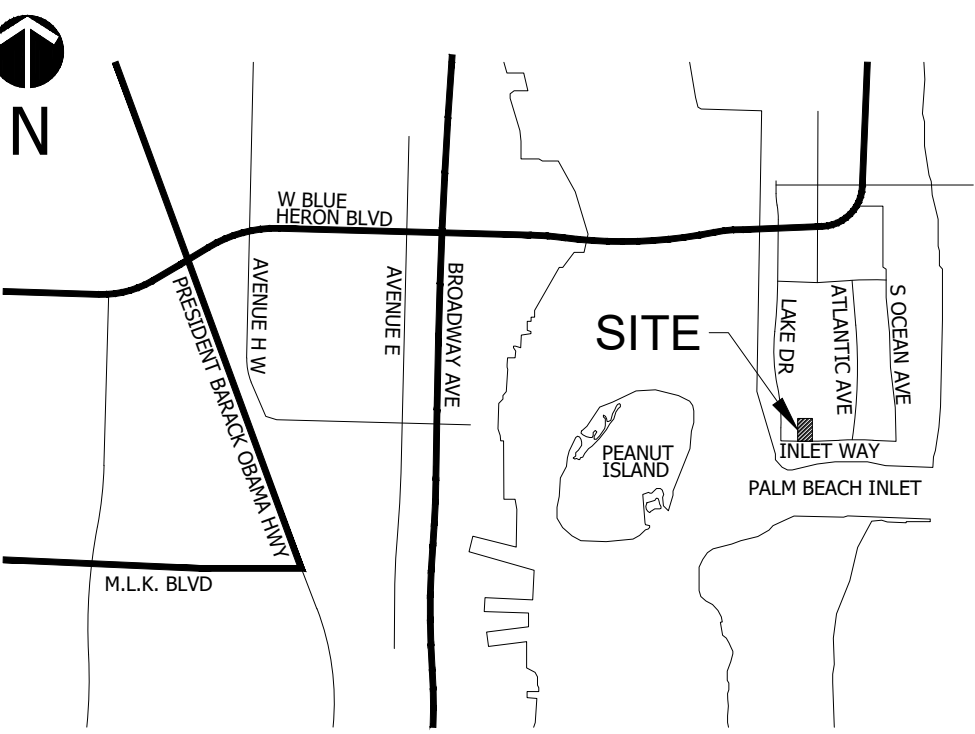
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4081
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	J.O.	JOB NO.	21-1040.1	F.B.	S1129	PG.	70
OFFICE	M.B.	DATE	2/9/21	DWG. NO.	21-1040		
C'K'D	C.W.	REF.	21-1040.DWG	SHEET	1	OF	1

PROJECT TEAM

Owner:	Architect:	Developer	Planner:	Landscape Architect:	Attorney:	Surveyor:
Robert Winfield	Bonilla Torregroza Architecture, LLC	Keating Moore Construction	iPlan & Design, LLC	Litterick Landscape Architecture, LLC	Claire Wyant Cortez, Esq.	Wallace Surveying Corporation
318 Inlet Way	2074 W. Indiantown Road	10276 Riverside Drive	823 N. Olive Avenue	2740 SW Martin Downs Blvd., Suite 199	840 US Hwy.1, Suite 345	5553 Village Boulevard
Palm Beach Shores, FL 33404	Jupiter, FL 33458	Palm Beach Gardens, FL 33410	West Palm Beach, FL 33401	Palm City, FL 34990	North Palm Beach, FL 33408	West Palm Beach, FL 33407
	Tel: 561 744 4900		Tel: 561 797 4217	Tel: 561 719 3876	Tel: 561 627 0009	Tel: 561 640 4551
	Email: Carlos1BTA.com		Email: brian@iplananddesign.com	Email: jasonla1677@yahoo.com	Email: Claire@WyantCortez.com	Email: hburgess@gate.net

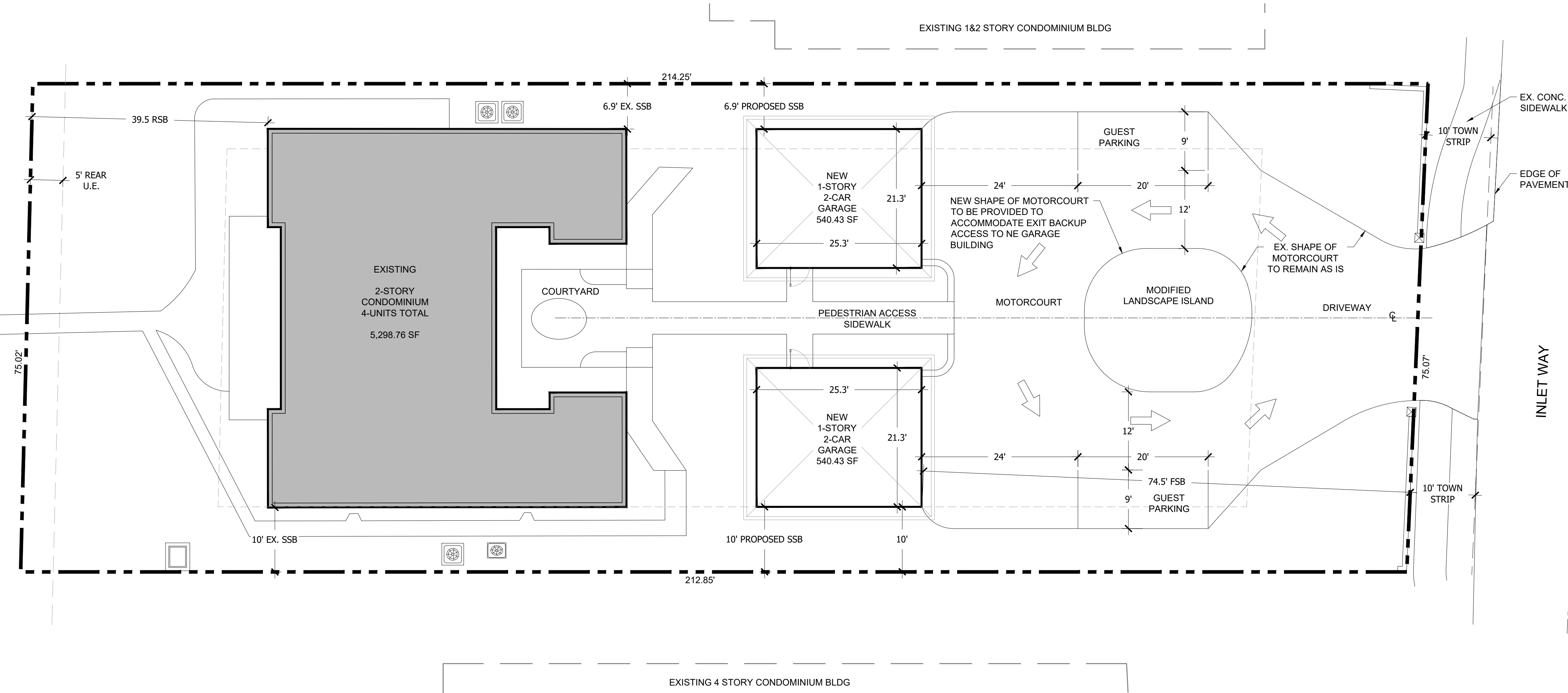
LOCATION MAP



iPLAN
& DESIGN

823 N. Olive Avenue,
West Palm Beach,
Florida 33401
561.797.4217

bcheguis@gmail.com



SITE DATA

Application Name	318 Inlet Way Detached Garages
Site Location	318 Inlet Way, Palm Beach Shores, FL 33404
PCN(s)	54-43-42-34-16-000-0010; -0020; -0030; -0040; -0000

Existing/Proposed Land Use Designation	Residential
Existing/Proposed Zoning District	Zoning District C
Overlay(s)	N/A
Flood Zone Category	AE & X

Existing Uses	Residential Condominium
Proposed Uses	Residential Condominium

Lot Coverage, Landscaping & Parking

	Code Requirement	Existing	Proposed
Total Lot Size	None	16,016.00 SF	0.241
Total Coverage of Lot by Buildings	35% - 2 Story Principal Bldg.	16.5 %	23.2 %
Principal Building		2,649.38 SF	
Principal Building and Detached Garages			3,730.24 SF
Total Building Area		2,649.38 SF	3,730.24 SF
Total Landscape Coverage	20%		6,845.98
Off-Street Parking	(4) 2 BDRM units @1.5 PS/Unit	6 PS	8 PS
Setbacks			
Front Yard (north)	25 FT	119.8 FT	74.5 FT
Rear Yard (south)	25 FT	35.9 FT	39.5 FT
Side Yard (east)	10 FT	10 FT	10 FT
Side Yard (west) (Existing non-conforming)	10 FT	*6.9 FT	*6.9 FT
Floor Area			
First Floor Area	None	2,649.38 SF	3730.24 SF
Second Floor Area (Existing non-conforming)	75% of 1st Floor Area	100 %	100 %
Total Floor Area	None	5,298.76 SF	6379.62 SF
Floor Area Ratio	50 %	33 %	40 %
Dwelling Unit Density	30 DUs / Acre	4 DUs	4 DUs

Impervious Area	Net Increase	Existing	Proposed
Building First Floor Area	1,080.86 SF	2,649.38 SF	3730.24 SF
Other Impervious Area (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)		6,500.90 SF	5439.78 SF
Total Impervious Area		9,150.28 SF	9170.02 SF

Elevations	1.5'-2' Mean Elev. Of crown of road	6.88 FT	6.88 FT
Established 1st Fl. Elevation (NAVD):	1.5'-2' Mean Elev. Of crown of road	6.88 FT	6.88 FT
Mean Crown of Road Elevation (NAVD):	None	+/-4.81 FT	+/-4.81 FT

Building Height	Code Requirement	Existing	Proposed
Total Building Height (NAVD):	46 FT	20 FT	20 & 14.33 FT
Top of Beam Height (NAVD):	41 FT	<41 FT	<41 & 12.33 FT
Roof Pitch	Min. 4/12 roof pitch	Flat Roof	Flat Roof
Flat Roof Percentage	10% Max.	100 %	100% %

Traffic Analysis Zone (TAZ)	79
-----------------------------	----

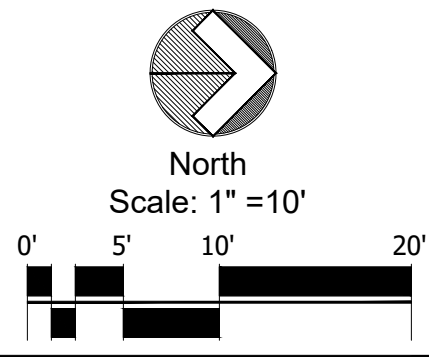
NON-CONFORMITIES CHART

SITE ELEMENT	CODE SECTION	REQUIRED	PROVIDED	COMMENT
MIN. SETBACK (SIDE)	Pf 7.7	10	6.9	EXISTING
SECOND FLOOR AREA	Pf 5.4.2	75	100	EXISTING
ROOF PITCH	Pf 7.3(f)	4/12	0	EXISTING
FLAT ROOF PERCENTAGE	Pf 5.2	10	100	EXISTING
MIN. SETBACK (SIDE-ACCESSORY BLDG.)	Pf 7.7	10	6.9	PROPOSED - TO MATCH EXISTING

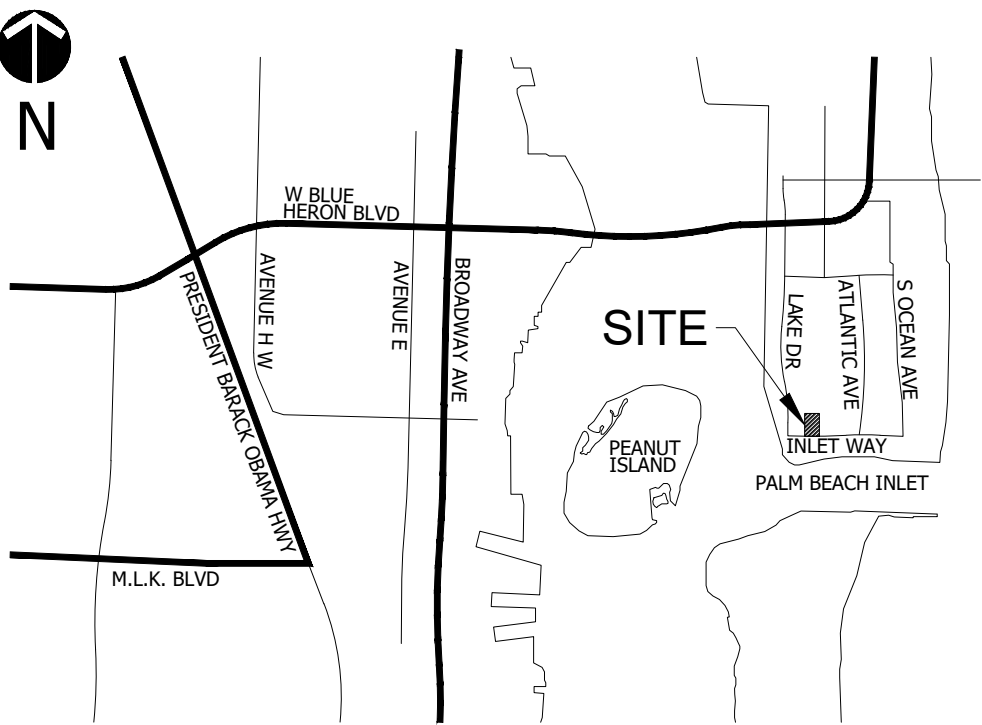
SITE PLAN

318 INLET WAY
Site Plan
Palm Beach Shores, Florida

DESIGNED _____
DRAWN _____
APPROVED _____
JOB NUMBER _____
DATE _____
REVISIONS _____



LOCATION MAP



iPLAN
& DESIGN

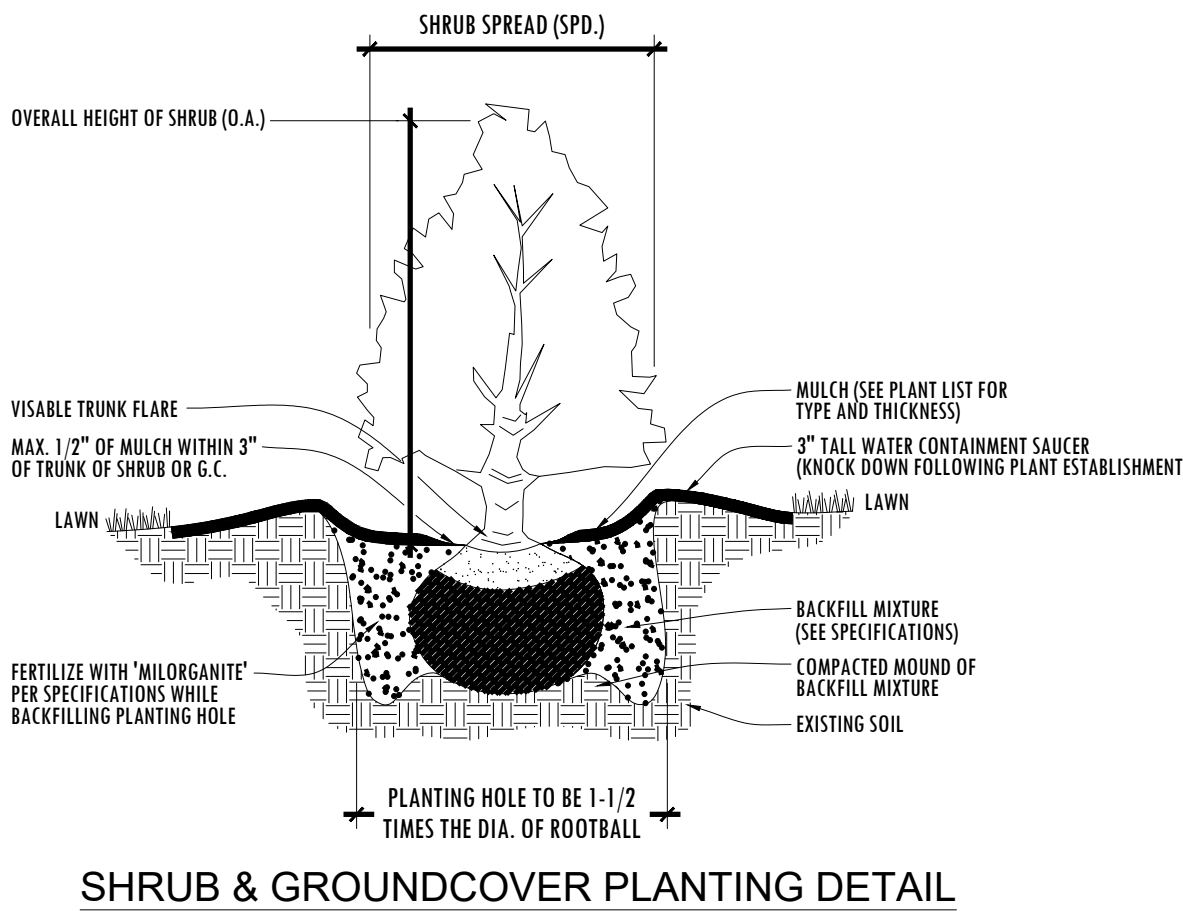
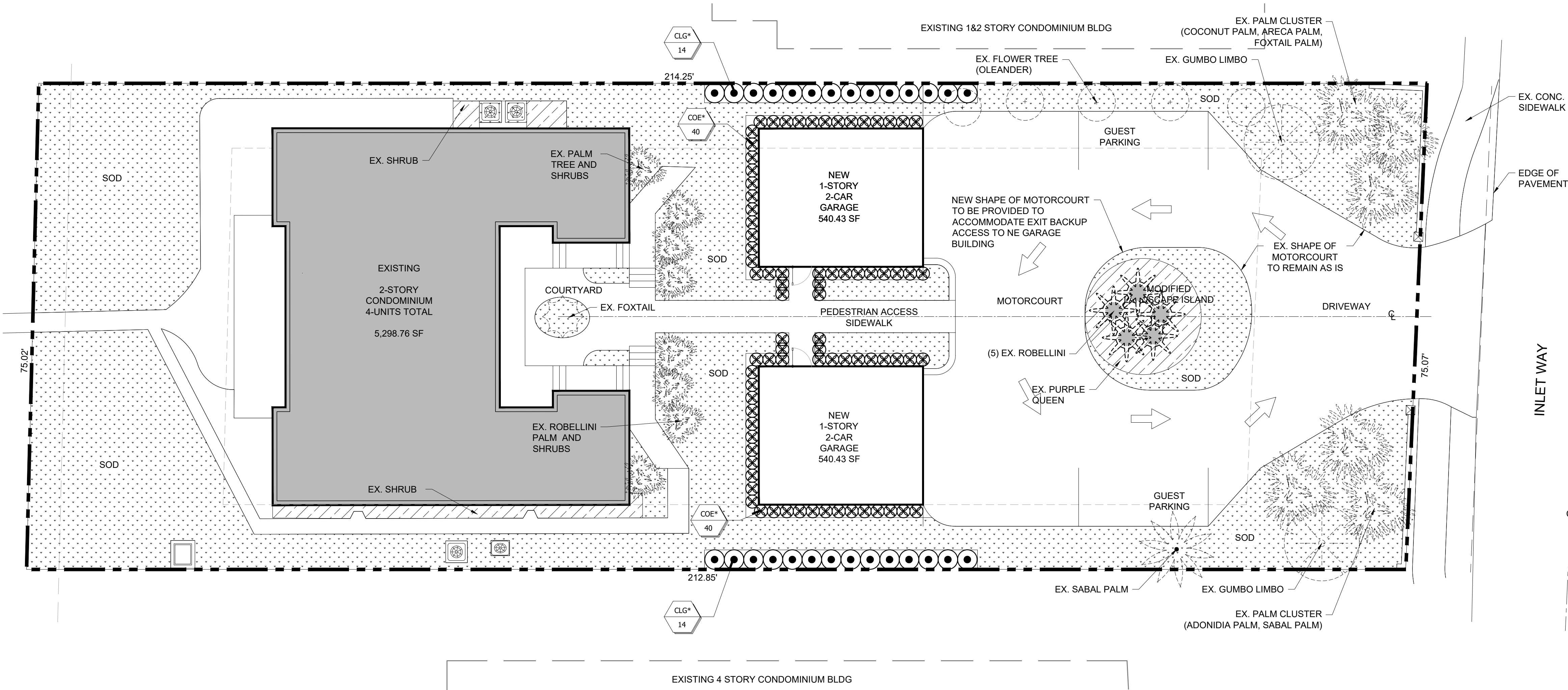
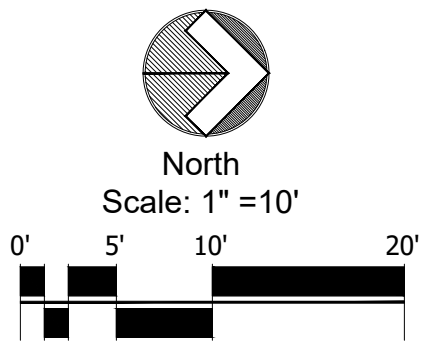
823 N. Olive Avenue,
West Palm Beach,
Florida 33401
561.797.4217
bcheguis@gmail.com



INLET VIEW APARTMENTS
Landscape Plan
318 Inlet Way
Palm Beach Shores, Florida



DESIGNED _____
DRAWN _____
APPROVED _____
JOB NUMBER _____
DATE _____
REVISIONS _____



PLANTING LIST

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION	NOTES
SHRUBS AND GROUND COVER					
COE	*	80 <i>Conocarpus erectus</i>	Silver Buttonwood	3G; 24" O.A.; A.S.	FULL & THICK
CLG	*	28 <i>Clusia guttifera</i>	Small Leaf Clusia	15G; 5' O.A.; A.S.	FULL & THICK
SOD					
SOD	*V	6551 SF <i>Stenotaphrum secundatum</i>	St. Augustine Grass		

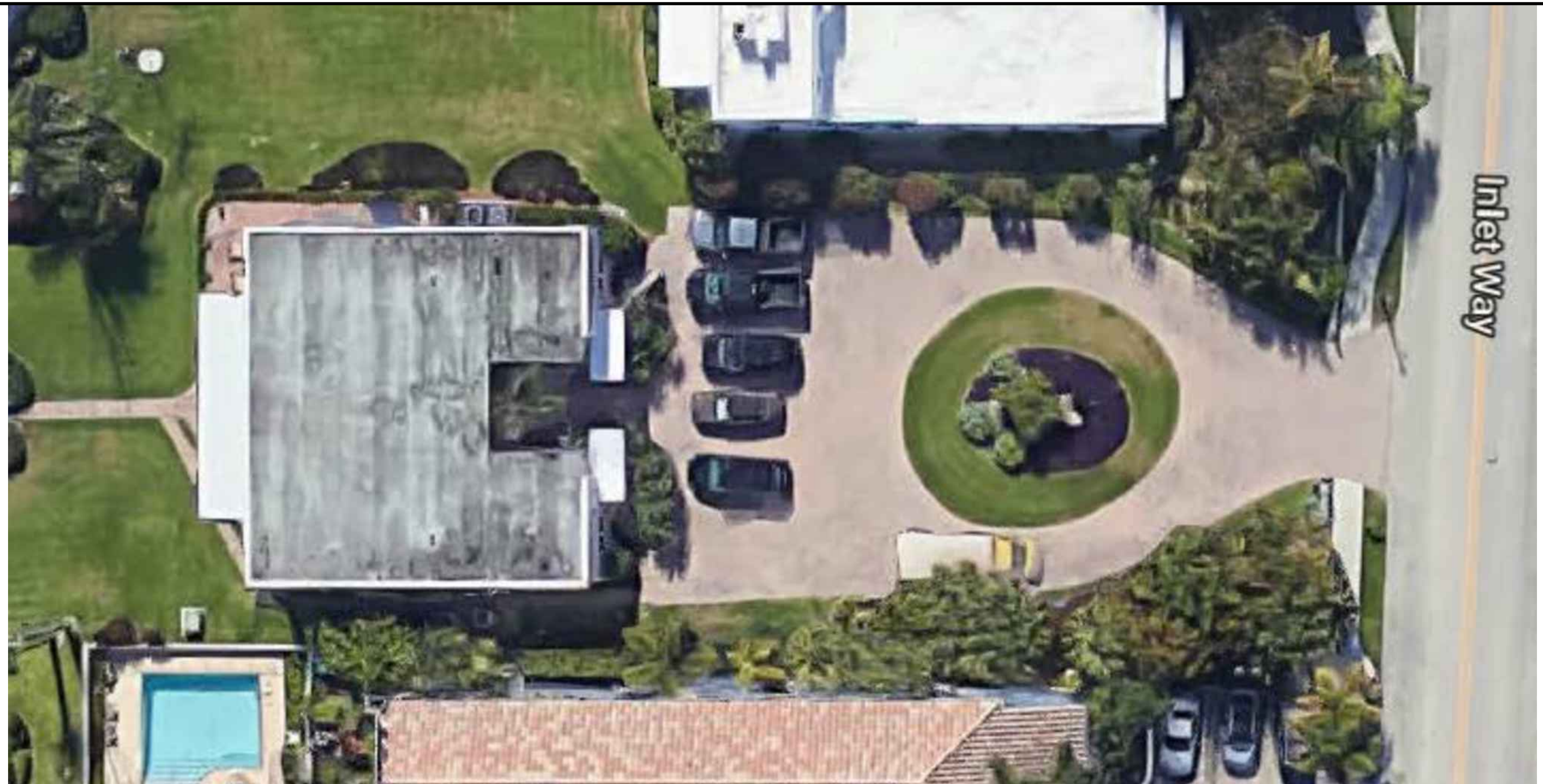
* ASTERISK DENOTES NATIVE PLANT MATERIAL

LANDSCAPE PLAN



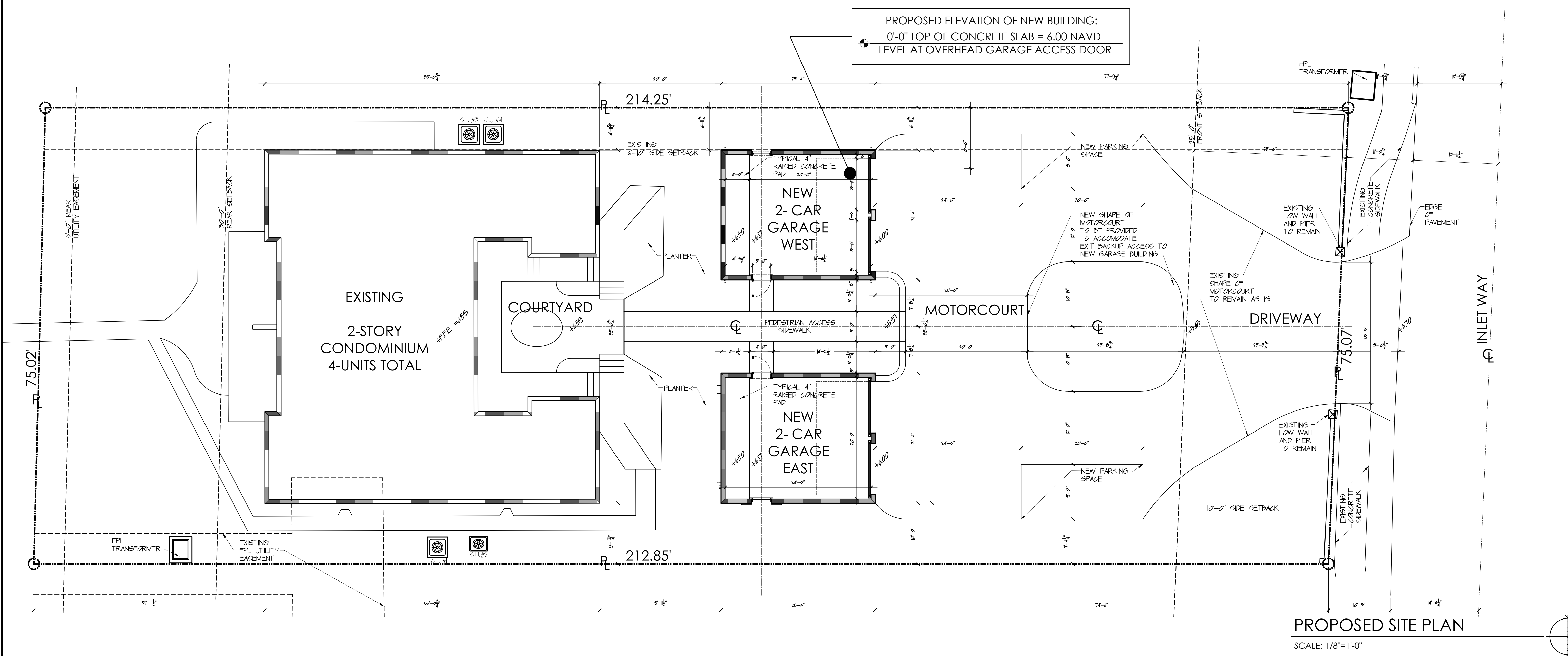
EXISTING NORTH VIEW OF BUILDING

NOT TO SCALE



EXISTING SITE PLAN

NOT TO SCALE



B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANTOWN RD. SUITE 202, JUPITER - FLORIDA 33458
TEL. 561-7444900 - www.1btg.com

WINFIELD - GARAGE ADDITION •
318 INLET WAY
TOWN OF PALM BEACH SHORES
FLORIDA

FLORIDA AAC
No. 26001837

CARLOS A. BONILLA
ARCHITECT
FLA. REG. NO. 94799

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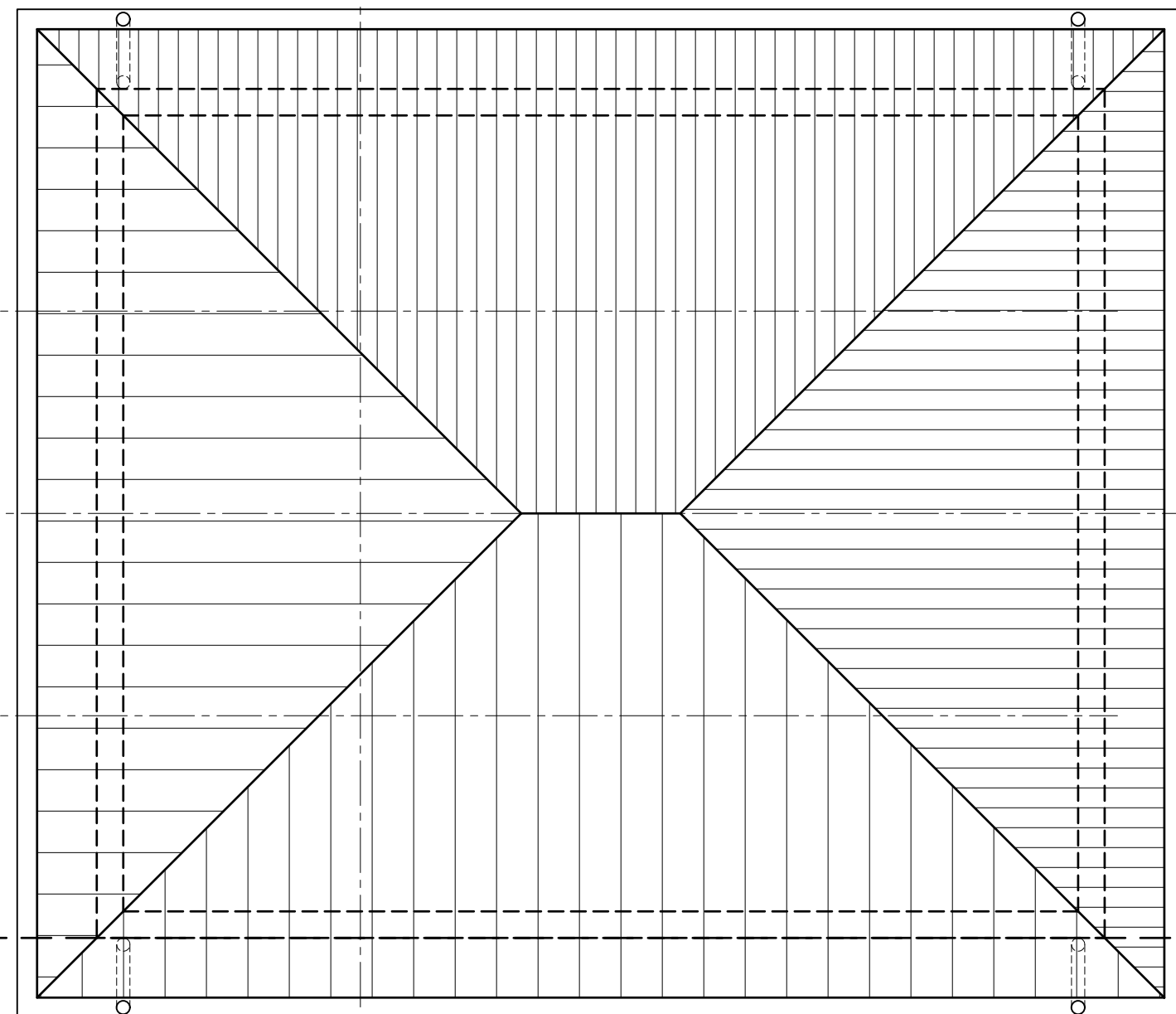
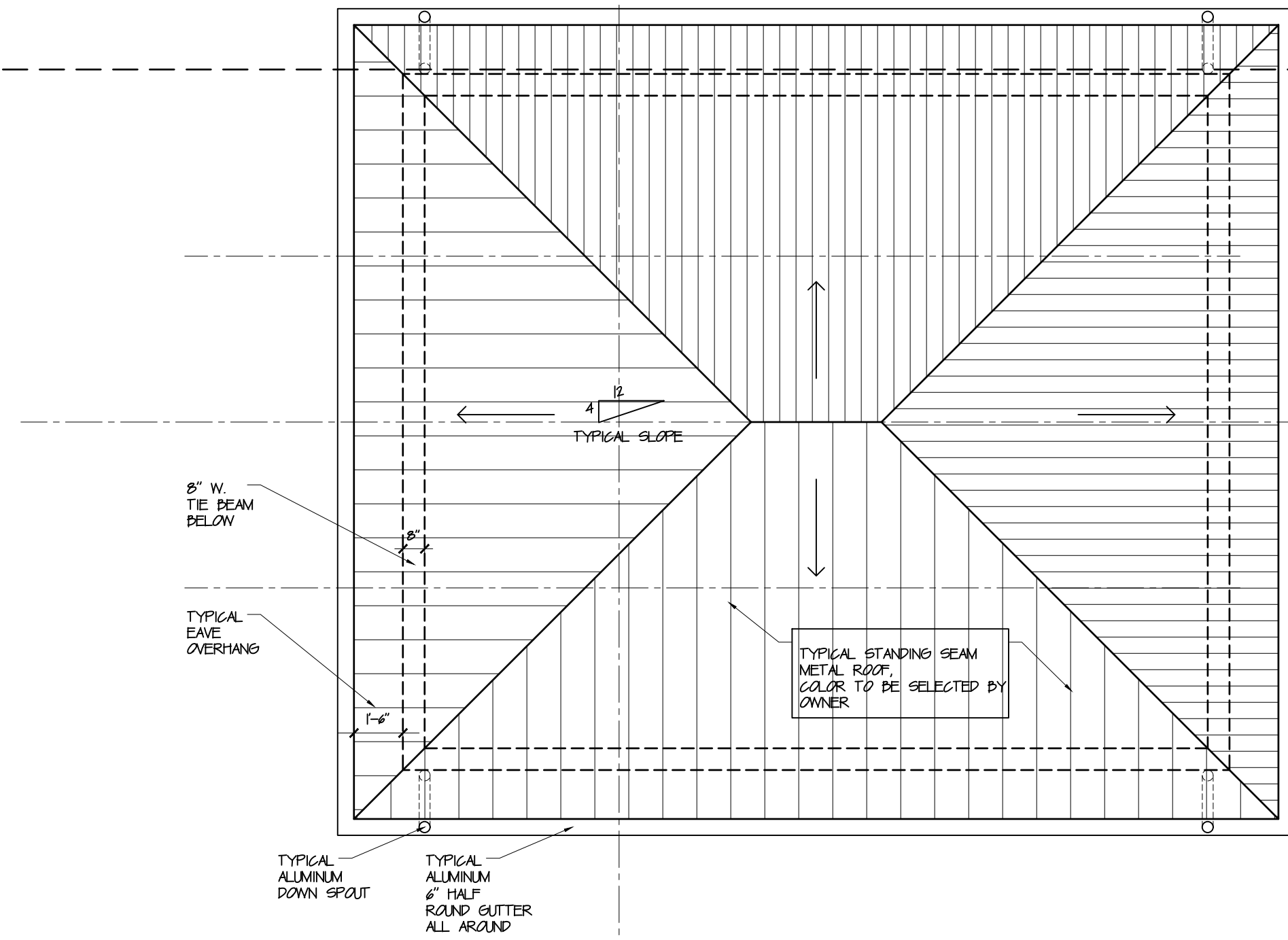
DATE:
30 PROGRESS 2020-MAR-07
30 PROGRESS 2021-JAN-15
30 PROGRESS 2021-MAR-03
SUBMITTAL-TPBS 2021-MAR-04
30 PROGRESS 2021-MAY-21

DWG. BY: CAB
JOB NO. 20005

SHEET:

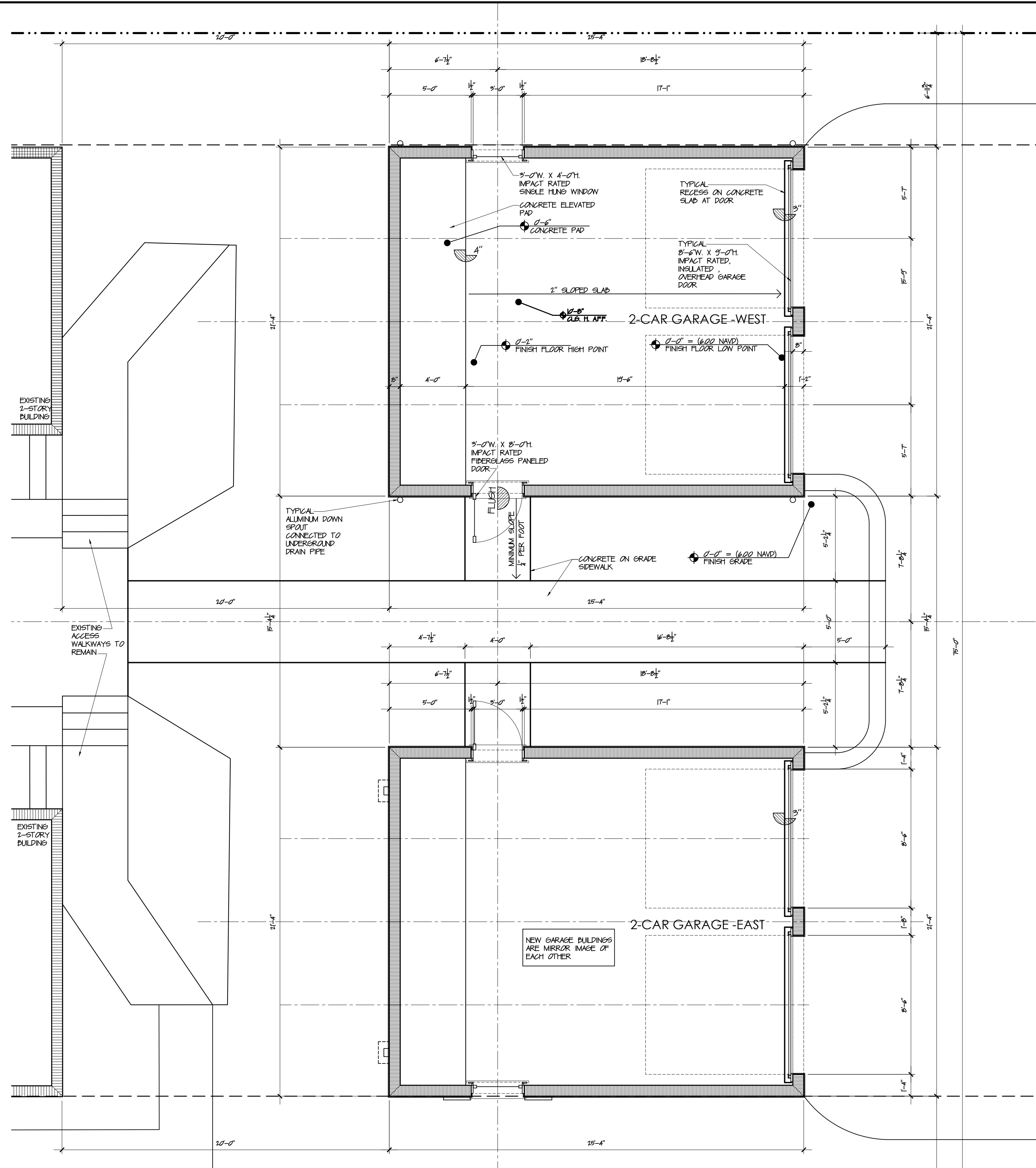
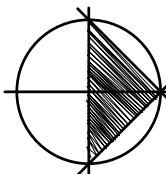
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PRELIMINARY - NOT FOR CONSTRUCTION - 2021-MAY-21



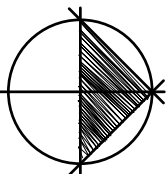
PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION - 2021-MAY-21

• WINFIELD - GARAGE ADDITION •
318 INLET WAY
TOWN OF PALM BEACH SHORES
FLORIDA

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANTOWN RD. SUITE 202, JUPITER - FLORIDA 33458
TEL. 561-7444900 - www.1bta.com

FLORIDA AAC
No. 26001837

CARLOS A. BONILLA
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FLA. REG. No. 94799

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DATE: 2020-MAR-07
20 PROGRESS 2021-JAN-15
20 PROGRESS 2021-MAR-03
SUBMITTAL-TPS 2021-MAR-04
20 PROGRESS 2021-MAY-21

DWG. BY: CAB
JOB No. 20005

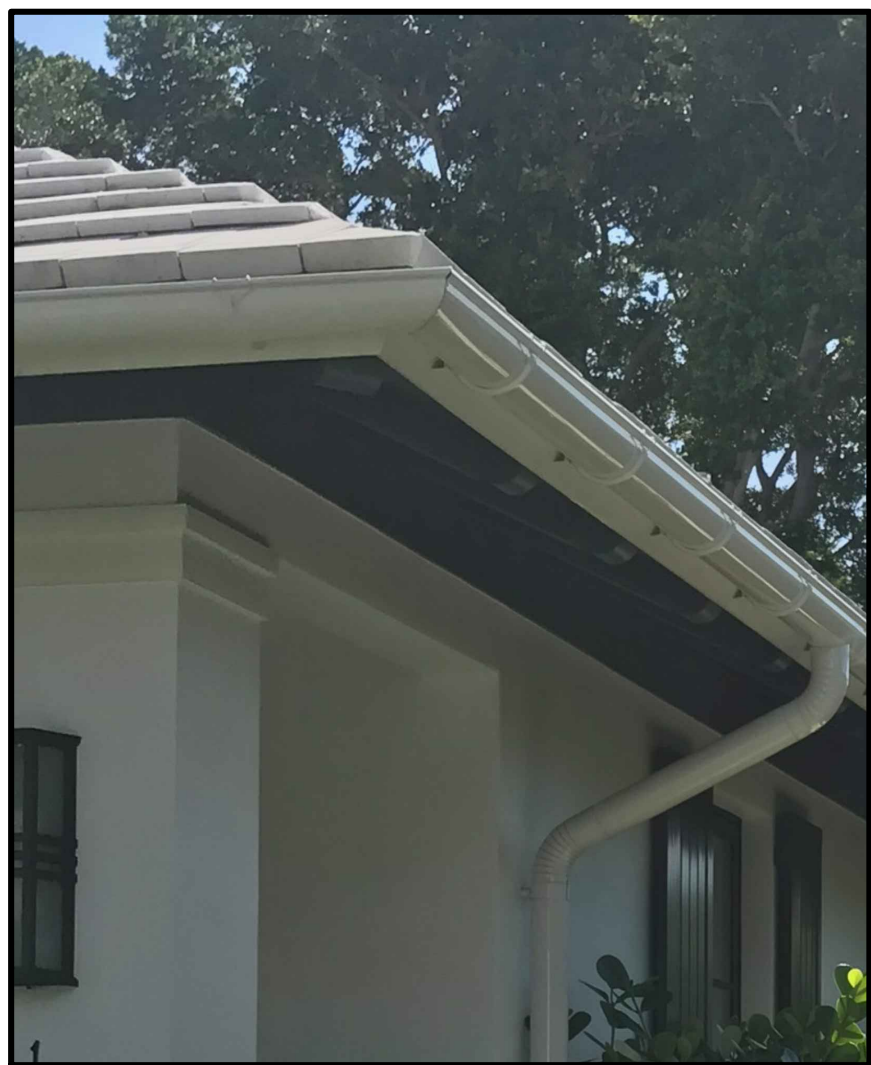
SHEET:

A-1

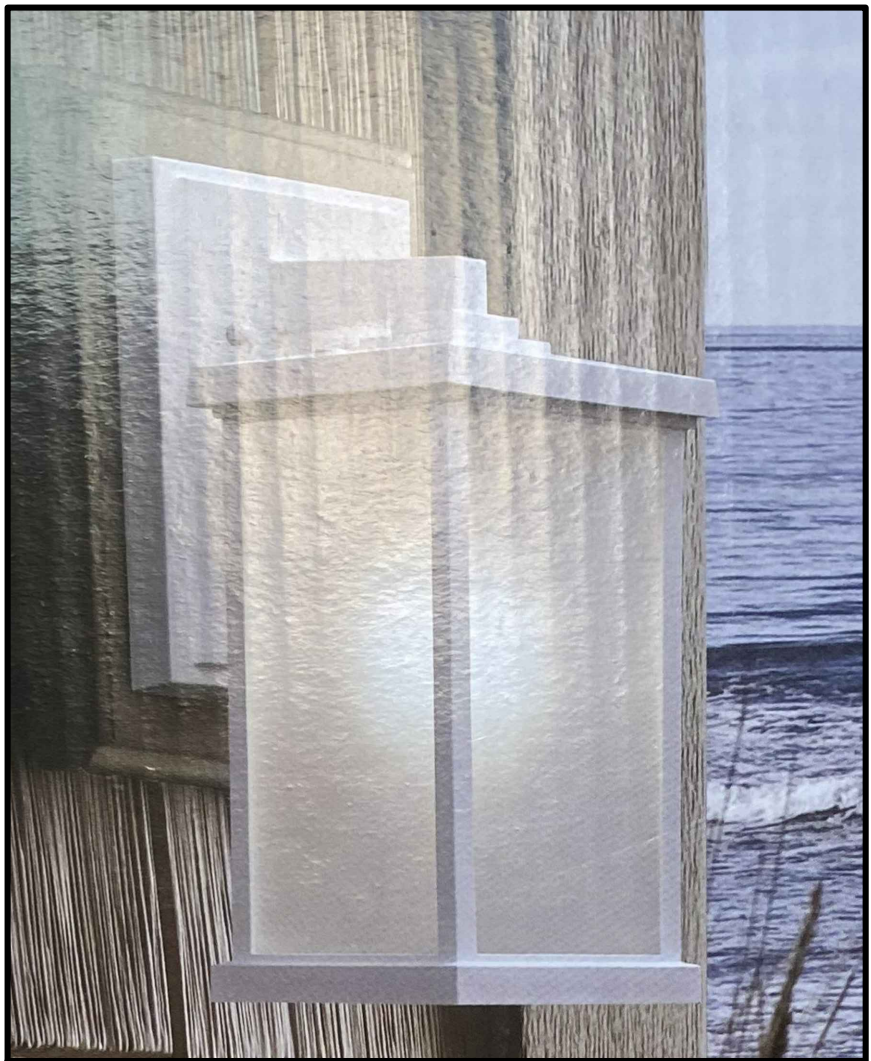
BTA



SAMPLE OF METAL ROOF



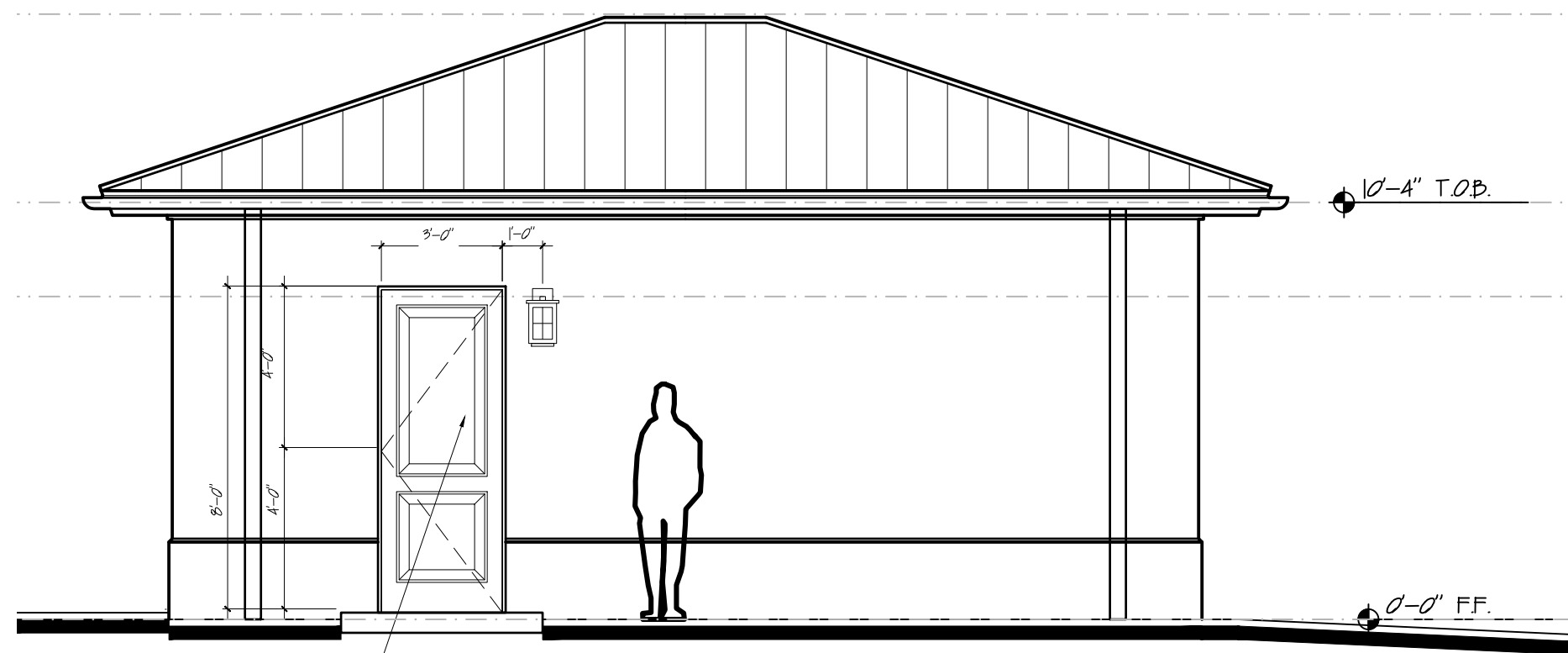
SAMPLE OF HALF ROUND GUTTER



SAMPLE OF LIGHT EXTERIOR SCONCE FIXTURE

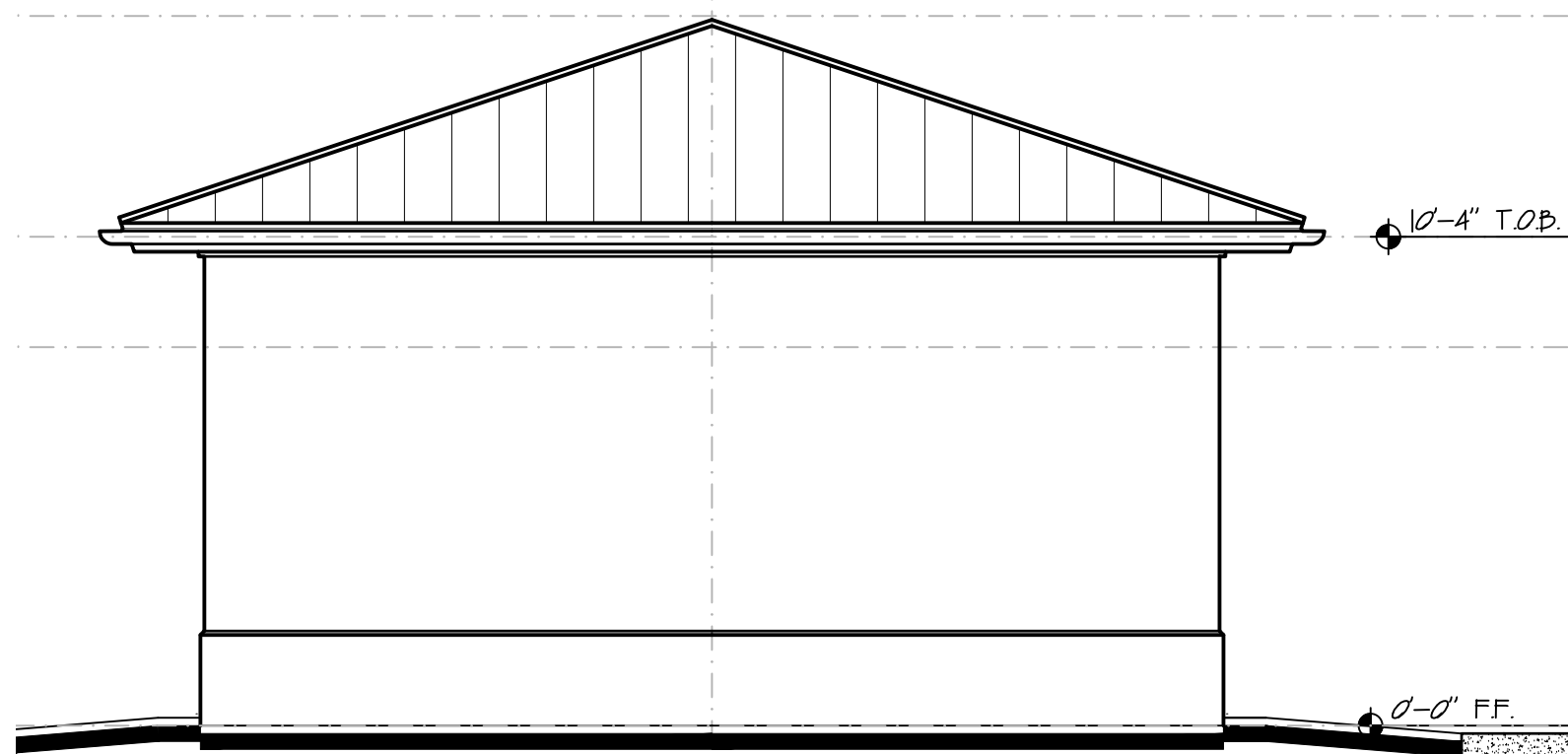


SAMPLE OF GARAGE OVER HEAD DOOR STYLE



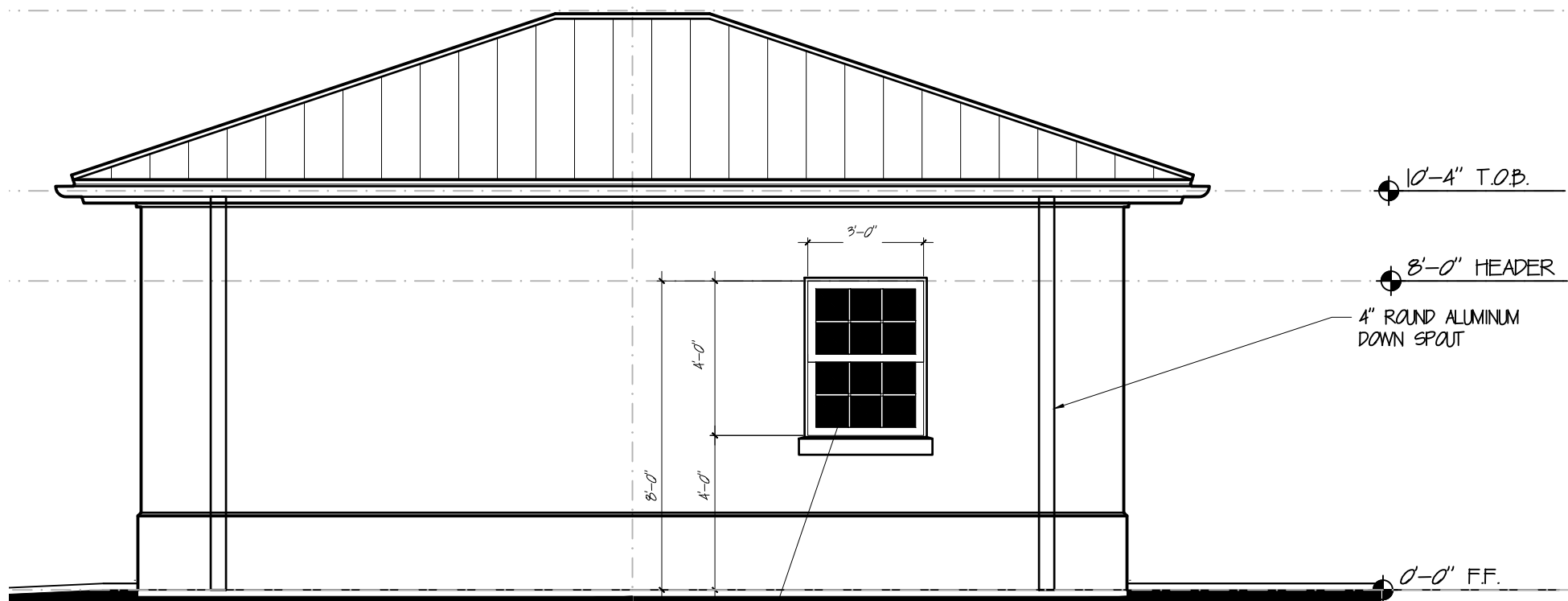
EAST ELEVATION

SCALE: 1/4"=1'-0"



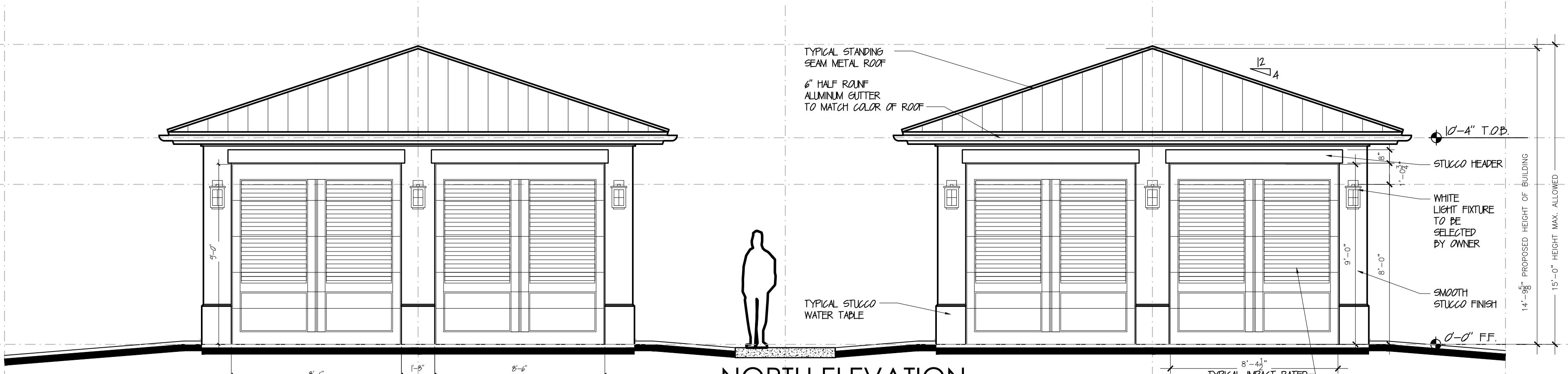
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"

COLOR LEGEND

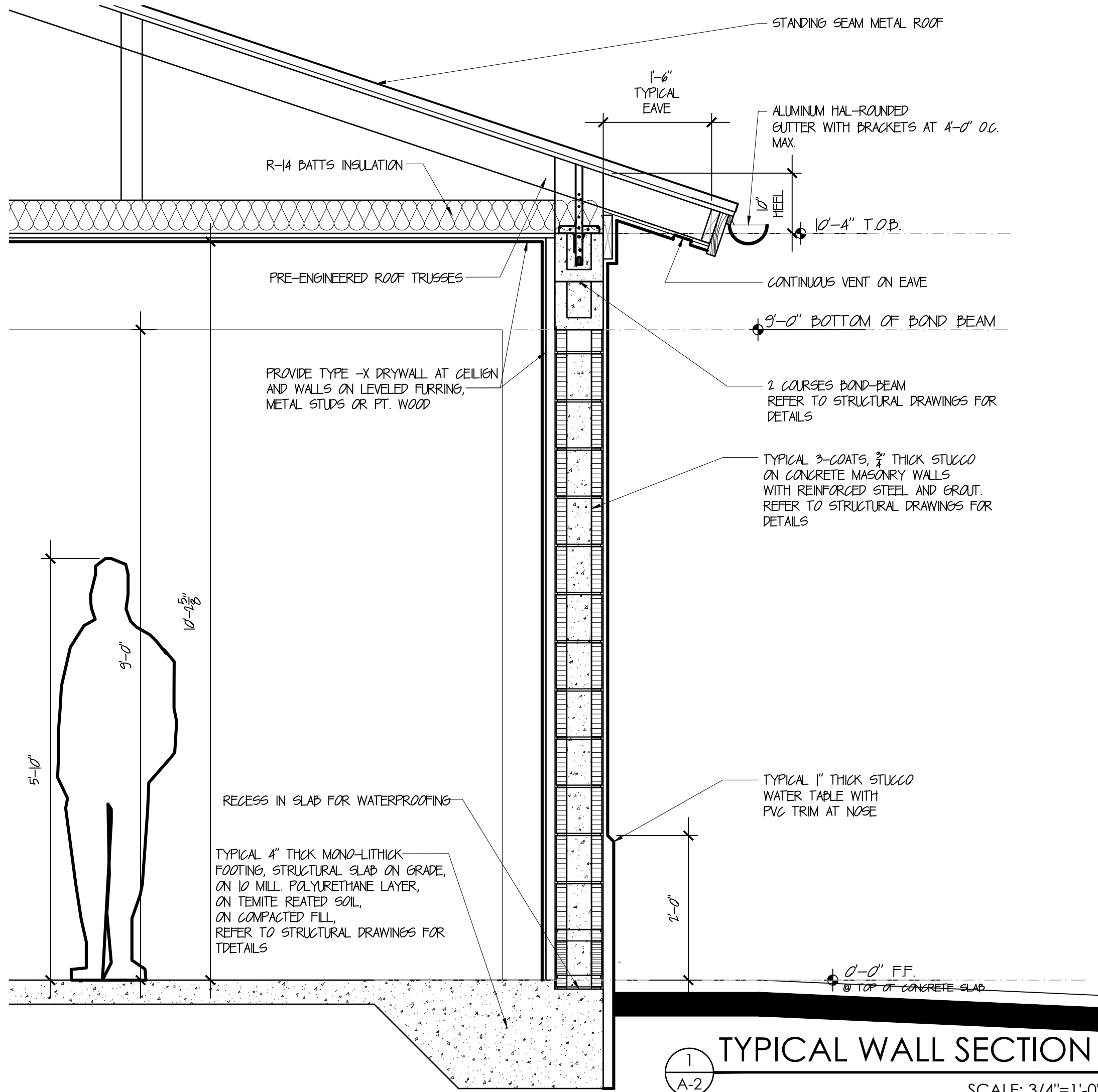
WHITE
WHITE DOVE OC-17 BY BENJAMIN MOORE
MAIN BODY OF BUILDINGS

GRAY
DEEP SPACE 2125-20 BY BENJAMIN MOORE
TRIM AND COLOR OF DOORS AND GARAGE OVERHEAD DOORS

SOFT GRAY
GALVALUME OR METALLIC GRAY
METAL ROOF COLOR

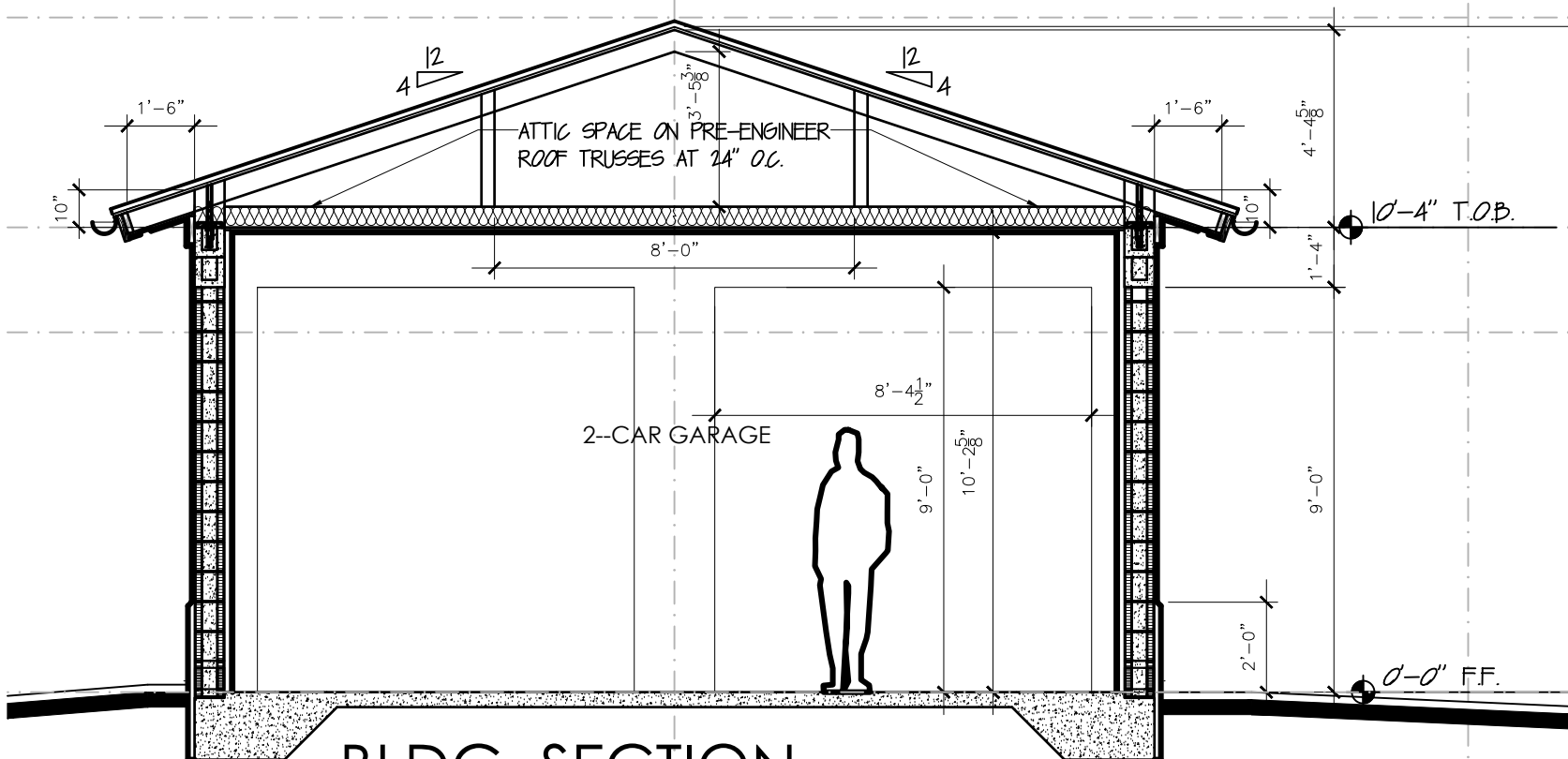
Metallic Silver (K7)

Galvalume® (41)
Non-painted Finish
25 Year Warranty



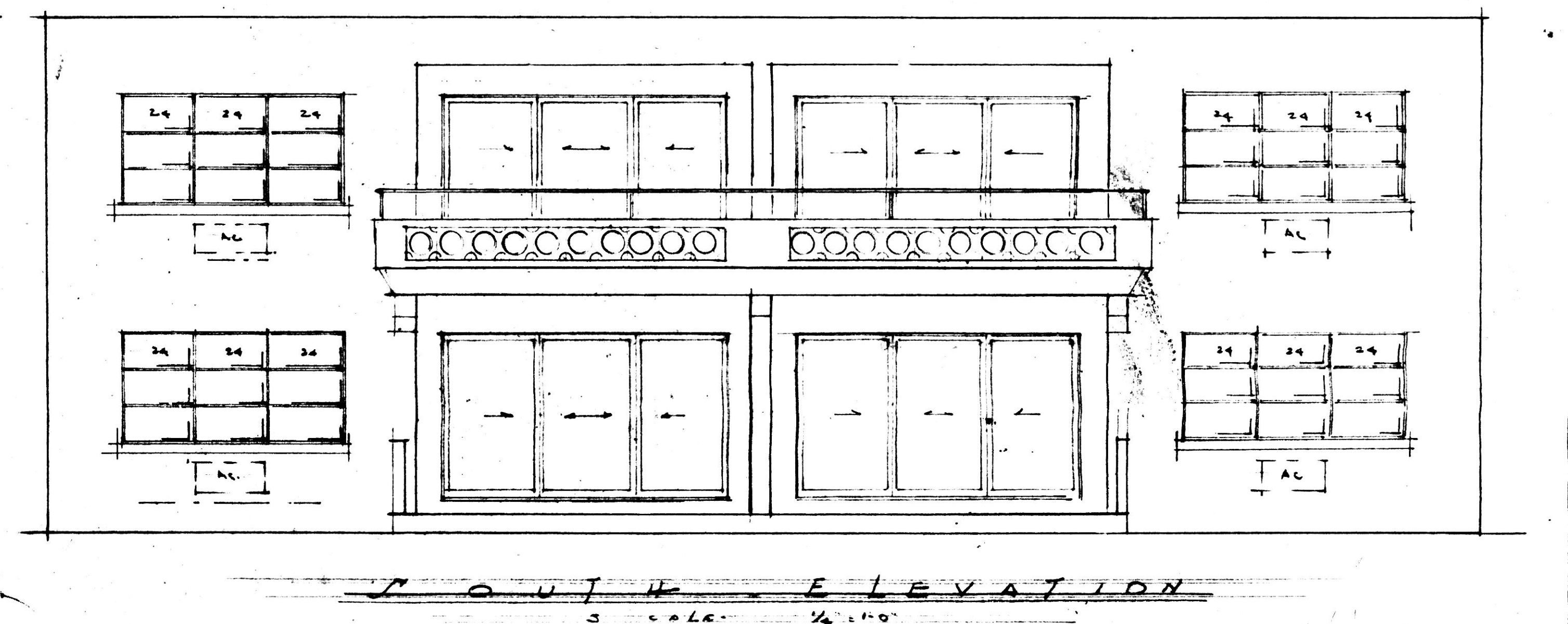
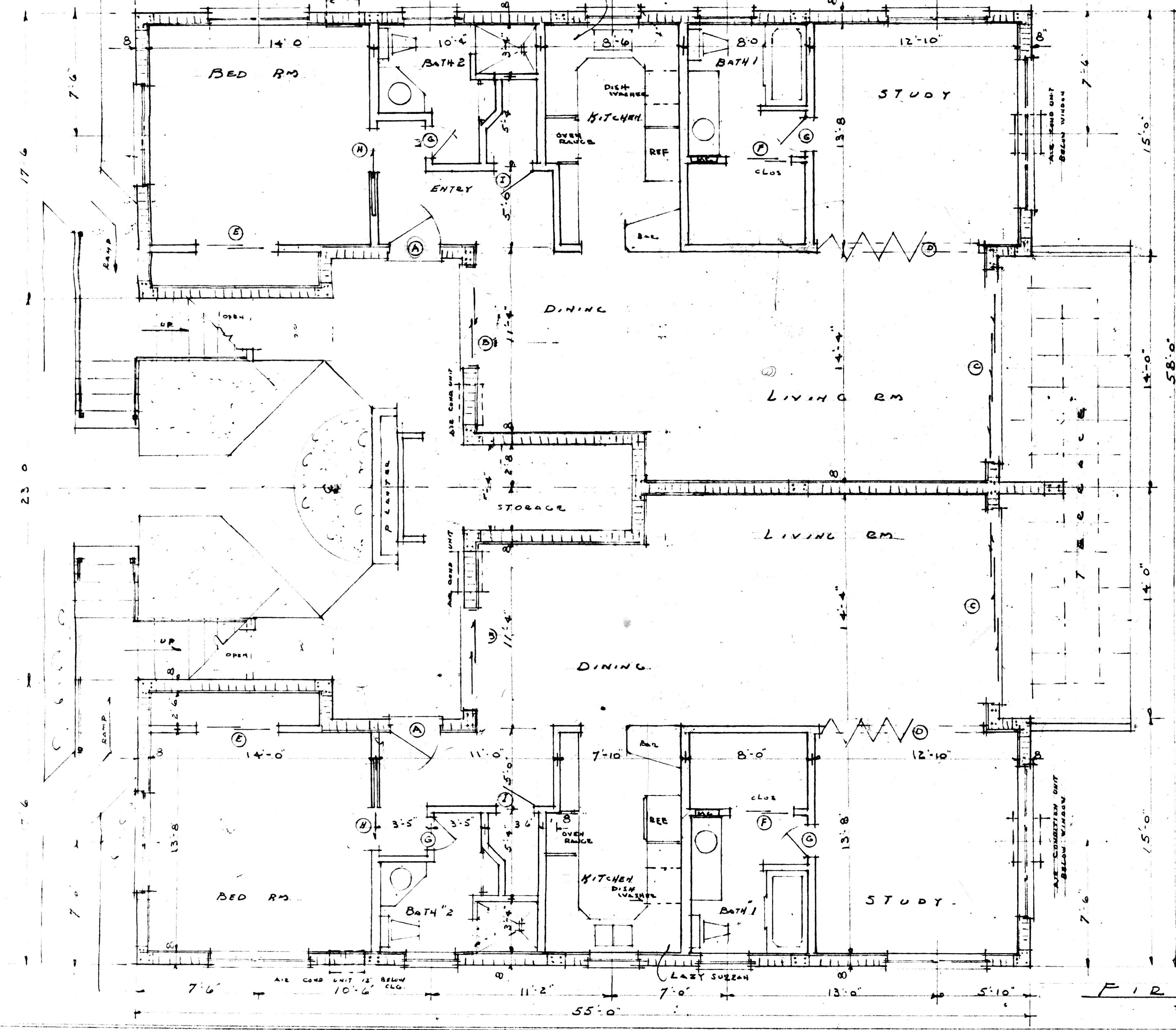
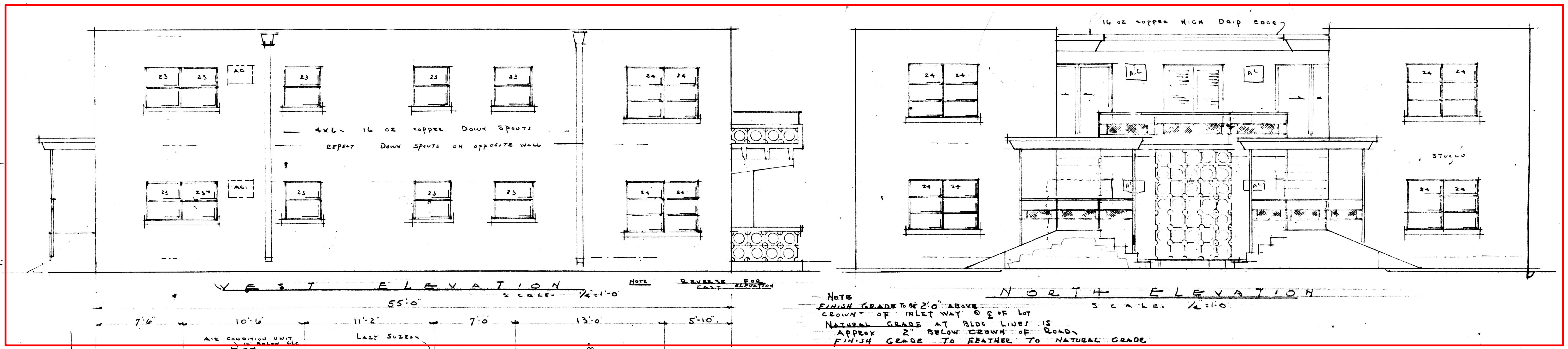
TYPICAL WALL SECTION

SCALE: 3/4"=1'-0"



BLDG. SECTION

SCALE: 1/4"=1'-0"



- DOOR SCHEDULE**
- ① 3' x 6'8" x 1 3/4" FLUSH 1 LT. PAINT GRADE EXTERIOR DOOR WITH ALUM. THRESHOLD
 - ② PR 3' x 6'8" ALUM. FRAME SLIDING PLATE GLASS DOOR WITH ALUM. TRACK, HEAD & JAMBS (SEE DETAIL & NOTES) LUMIDOR OR APPROVED EQUAL
 - ③ 3' x 4' x 6'8" ALUM. FRAME SLIDING PLATE GLASS DOORS WITH ALUM. TRACK, HEAD & JAMBS (SEE DETAIL & NOTES) LUMIDOR OR APPROVED EQUAL
 - ④ 10' x 8' x 1 3/8" (6 1/2" DEPTH) STOCK UNIVERSAL "UNI-FOLD" LOUVER DOOR UNIT OVER HEAD CONCEALED ALUM. TRACK & ROLLERS (SEE DETAIL & NOTES)
 - ⑤ PR 2'6" x 6'8" x 1 3/8" SLIDING PAINT GRADE FLUSH DOORS WITH CONCEALED OVERHEAD ALUM. TRACK & ROLLERS
 - ⑥ PR 2'0" x 6'8" x 1 3/8" SLIDING STA. WOOD LOUVER DOORS WITH CONCEALED OVERHEAD ALUM. TRACK & ROLLERS
 - ⑦ 2'0" x 6'3" x 1 3/8" FLUSH PAINT GRADE DOOR
 - ⑧ 2'6" x 6'8" x 1 3/8" FLUSH PAINT GRADE SLIDING DOOR WITH CONCEALED OVERHEAD ALUM. TRACK
 - ⑨ 2'6" x 6'8" x 1 3/8" STA. WOOD LOUVER PAINT GRADE DOOR
 - ⑩ PR 2'6" x 6'8" x 1 3/8" STOCK WOOD STA. LOUVER DOOR.
- NOTE**
SHOWER DOOR & TUB ENCLOSURES (FOR EACH APARTMENT) ALLOWANCE \$300.00 BY GEN. CONTRACTOR SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.

WHEN CONSTRUCTION IS COMPLETED
Call 848-3323 For Florida Hotel and Restaurant Commission License.

PERMIT NO. 6444 DATE 14 MAR 1963 DRAWINGS 6
APPROVED BY THE FLORIDA HOTEL AND RESTAURANT COMMISSION
SUBJECT TO CONFORMITY WITH ITS APPLICABLE RULES AND REGULATIONS.

Calvin J. Kowalski
SUPERVISING ARCHITECT, EAST COAST DISTRICT

Sig to Bd of Health approval
FLOOR PLAN

TOWN OF PALM BEACH SHORES, FLA. APPROVED
By *W. Evans*
MAR 15 1963 BUILDING INSPECTOR

APPROVED BY
PALM BEACH SHORES
PLANNING & ZONING BOARD
MAR 15 1963
DATE
VICE CHAIRMAN *Frank H. Edwards*

Lot 572
Town of P.B.S.

FOUR UNIT APARTMENT "INLET VIEW"
FOR NIELSEN & EMERY
LOT 572 316-318 INLET WAY
PALM BEACH SHORES, FLA.
DILLARD PALM BEACH ARCHITECT
PALM BEACH, FLA.

APPROVED BY
PALM BEACH COUNTY HEALTH DEPARTMENT
 Date 3-14-63 Serial No. T4TR 24
Joseph C. Moore
 CHIEF SANITARIAN
 NOTE: THIS APPROVAL IS NOT INTENDED TO COVER STRUCTURAL DESIGN.

PROVISOS

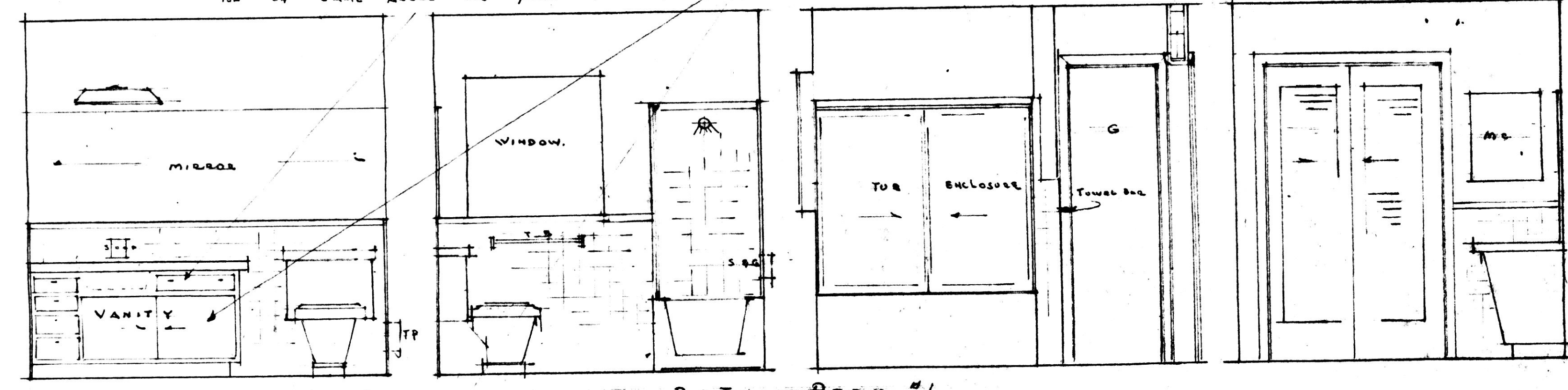
1. Septic tank size 1200 gallons with 465 sq. ft. of drain field.
2. Top of tank to be 4 in. above crown of nearest road, and invert of drain tile to be 2 1/2 in. above mean high water table.
3. Remove impervious soils in area of drainfield, and back fill with clean coarse sand to a minimum depth of 6 ft.
4. Water supply well to be located 50 ft. from any part of septic tank and drainfield.

PARKING AREA - (SHADES AREA)
 COVER ENTIRE AREA WITH 6" SHELL
 COVERED TO 4" AND GRADED
 (WITH SWALE) TO DRAIN TO STREET.
 THIS AREA THEN TO BE COVERED
 AND ROLLED WITH 1" (BLACK TOP)
 ASPHALT (STATE ROAD SPEC #2)
 SMOOTH WITHOUT PITTS & CRACKS.)

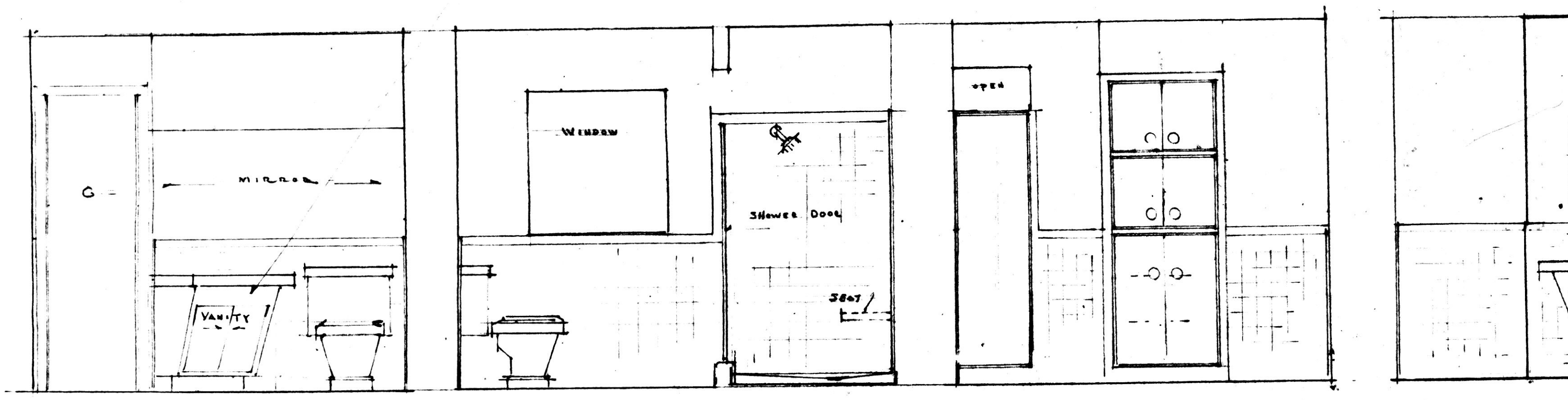
NOTE PLAN
 SCALE 1/8" = 1'-0"

NOTE
 VANITIES - BATH ROOMS 1 & 2
 COVER ALL EXPOSED SURFACES COUNTERS, EDGES, DRAWERS &
 DOORS, RAILS & TENDS, (ALL SURFACES)
 WITH WOOD GRAINED TEXOLITE OR FORMICA
 (COLORS & PATTERNS SELECTED BY OWNER'S REPRESENTATIVE)

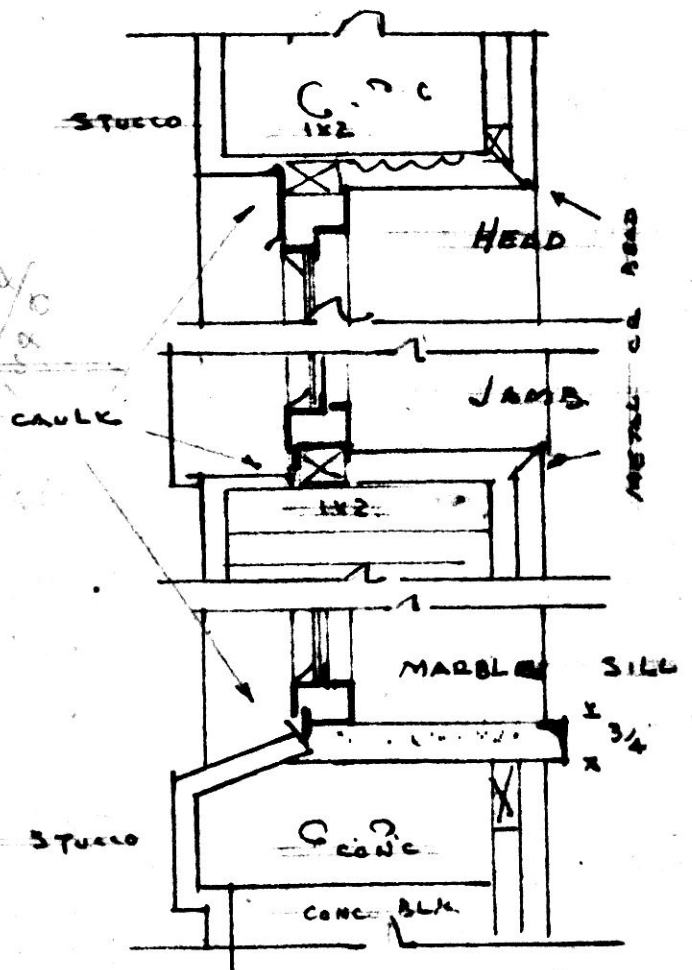
FRONT FACE OF DRAWERS TO
 BE ON SAME ANGLE AS FACE OF VANITY



BATH ROOM #1

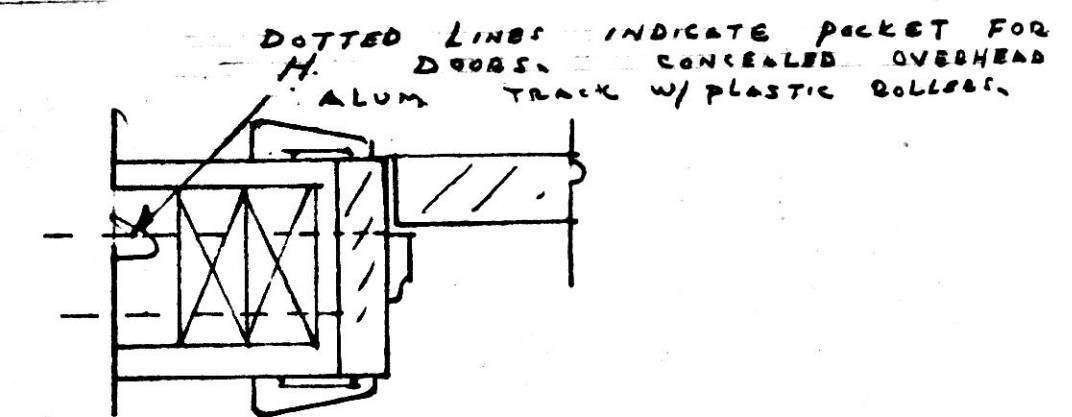


BATH ROOM #1

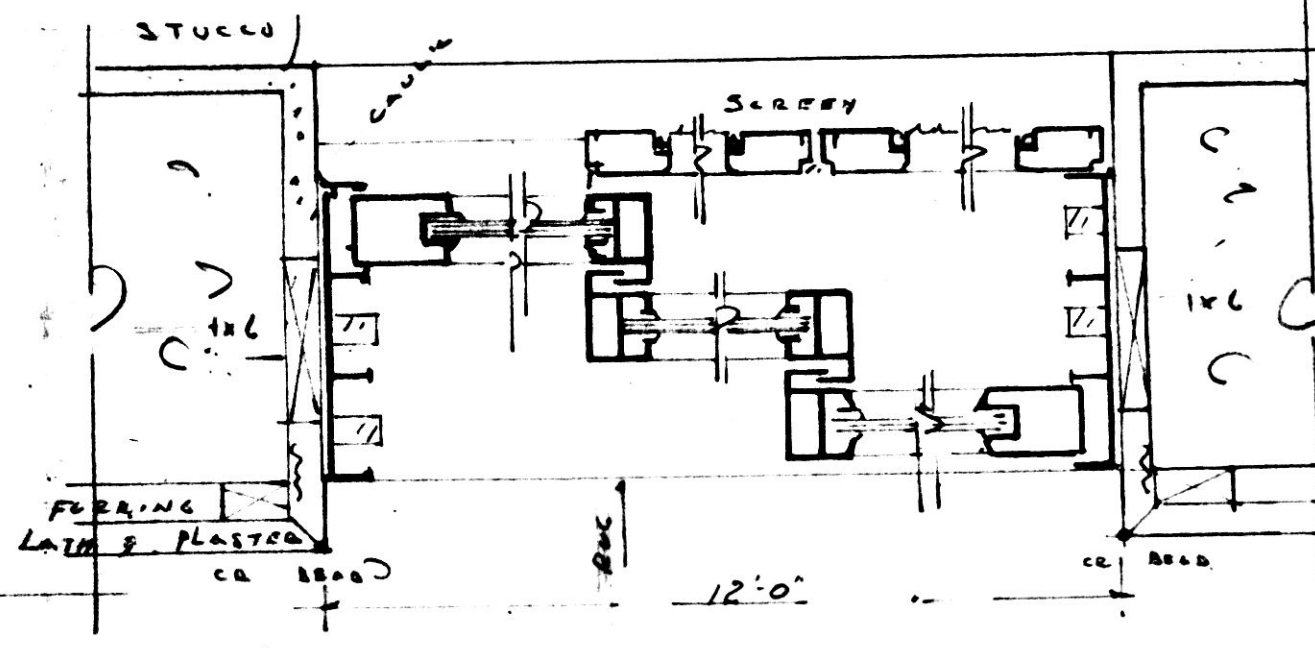


WINDOW DETAIL
 MIAMI ACRYLIC WINDOWS
 SERIES 93

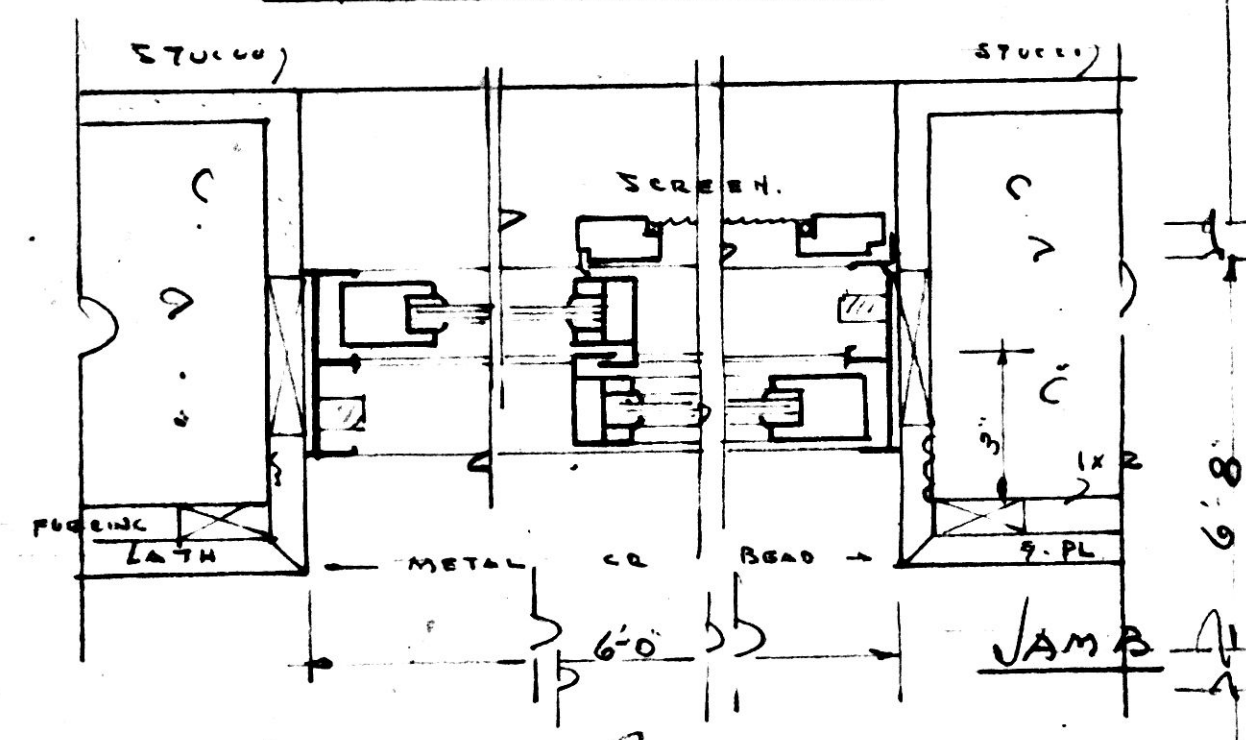
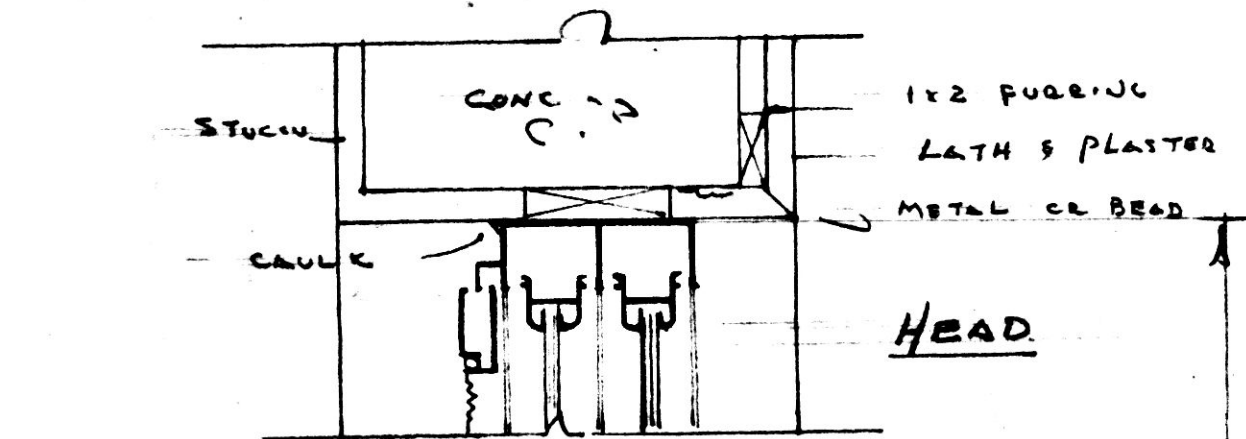
APPROVED OR PREMIUM WINDOW
 FULL SCREENS (ALUM)
 (GLASS WINDOWS WITH OIL
 OR LAQUER BEFORE
 ERECTION)
 (GLAZE WITH D.S.B.)



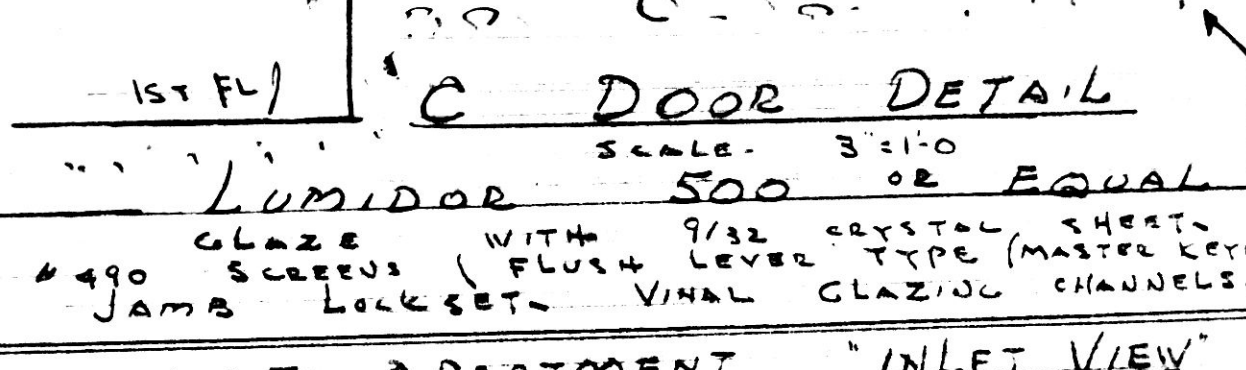
INTERIOR SWING
 DOOR JAMB 6" I
 HEAD SIMILAR
 SCALE 3/16" = 1'-0"



JAMB SECTIONS - C DOOR
 HEAD & SILL SECTIONS SIMILAR EXCEPT
 FOR THREE DOORS INSTEAD OF TWO.



JAMB SECTION
 "A" DOOR
 NO SCREENS
 SCALE 3/16" = 1'-0"
 HEAD SIMILAR



C DOOR DETAIL
 SCALE 3/16" = 1'-0"
 LUMIDOR 500 OR EQUAL
 GLAZE WITH 9/32 CRYSTAL SHEET
 #490 SCREENS (FLUSH LEVER TYPE (MASTER KEY))
 JAMB LOCK SET VINYL GLAZING CHANNELS

FOUR UNIT APARTMENT "INLET VIEW"
 FOR NIELSEN & EMERY
 LOT 572 - 316-318 INLET WAY
 PALM BEACH SHORES FLA
 DILLARD DUPP ARCHITECT
 PALM BEACH FLA

TOWN OF PALM BEACH SHORES

PALM BEACH SHORES, FLORIDA

ELECTRICAL PERMIT

No. *1016R*
Date *4-26-63*

Owner of Building *P S EMERY* Address *APT #12 - 340 INLET WAY*

Electrical Contractor *J E EDWARDS - 922 SILVER BEACH RD*

Location of work: Lot *579* Street and Number *718 INLET WAY*

26163 Balance \$26.60 Paid

Outlets.....	Motors.....	Service.....
Space Heaters.....	Fans.....	No. Fixtures.....
Range.....	Other Apparatus.....	
Heater.....	Antenna.....	Total Cost.....

ANTENNA SHALL BE LOWERED IN CASE OF HURRICANE

Desiring your Certificate of Approval, application is hereby made for an inspection of the electrical installation in the premises stated above for which undersigned agrees to correct any infractions of the National Electric Code and the Town Rules pointed out by the inspector.

Signed.....
Will Be Finished.....
Inspector's Report.....

[Signature]

Electrical Inspector

TOWN OF PALM BEACH SHORES

No. 1016A
Date 4-17-63

PALM BEACH SHORES, FLORIDA
PLUMBING & HEATING PERMIT

Plumbing ☒ Well ☐
Sewer ☐ Septic Tank ☐

Owner P. S. EMERY Address 318 INLET WAY
Plumbing Contractor FARMER & IRWIN CORP - 3300 Ave K, R.B.
Location of Work: Lot 572 Street and Number 318 INLET WAY

PROPOSED WORK

Water Closets..... <u>9</u>	Sink..... <u>4</u>	Drinking Fountains.....
Lavatories..... <u>8</u>	Bath Tub..... <u>4</u>	<u>DISH WASHER</u> <u>4</u>
Urinals.....	Slop Sink..... <u>1</u>	<u>Grease Trap</u>
Showers..... <u>4</u>	Washing Machine..... <u>1</u>	<u>DISPOSAL</u> <u>4</u>
Laundry Tubs.....	Other Apparatus.....	Floor Drains.....

WELL: Size.....
Depth.....
Rock.....

No. Fixtures.....4-4
Total Cost.....PAID - 38.00
OWE - 6.00
PAID 4/18/63 - cb 1195

Applicant agrees to correct any infractions of the Town Plumbing Code pointed out by the Inspector.
TOWN OF PALM BEACH SHORES, FLA.

Signed MB Evans By.....
Inspection Wanted.....

PLUMBING INSPECTOR

DATE: May 24, 2021

FROM: Brian Chegus, Principal, Planner
823 N. Olive Avenue
West Palm Beach, FL 33401
Phone: 561.797.4217
Email: bcheguis@gmail.com

TO: Josh Nichols, Town Planner
Planning Department
Town of Palm Beach Shores
247 Edwards Lane
Palm Beach Shores, FL 33404

RE: Inlet View Apartments - Variance Application Submittal

Dear Mr. Nichols,

Please find herein the following information as part of the above-mentioned application submittal:

1. All submittal documents, reports and exhibits (in 8.5x11 & 11x17 format)
2. All technical plans (in 24x36 format)
3. CD of all files

Should you require further information, please do not hesitate to contact me directly at 561-797-4217.



Authorized by: _____
Brian Chegus, Principal Planner