

PLANNING AND ZONING BOARD
Regular Meeting
November 29, 2023
6:30 P.M.
247 Edwards Lane / Palm Beach Shores, FL 33404

Chairman Jerald Cohn
Vice Chairman Kevin Banks

Member Tim Blash
Member Tony Lembo
Member (Open Seat)
Alternate Member Weston Gracida
Alternate Member (Open Seat)

Town Attorney, Dylan Brandenburg
Josh Nichols, Zoning Official
Rob Rennebaum, Engineer
Town Clerk, Jude M. Goudreau

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

Meeting

link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m55a3096e1d70120ed68027130748346f> Meeting number: 2634 614 7848 Password: 1129

Join by phone +1-408-418-9388 United States Toll Access code: 263 461 47848

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll Call

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

3. APPROVAL OF CONSENT AGENDA:

- a. Approve October 25, 2023, P&Z Meeting Minutes.
- b. Approve October 25, 2023, LPA Meeting Minutes.

4. ACTION ITEMS:

- A. SPR23/16-AAR23-16:** Michael and Frances Rackley, Owners of 340 Bamboo Road, requests Site Plan Review and Architectural & Aesthetic Review Approval to revise and improve landscape, along with installing artificial turf.
- B. SPR23/15-AAR23-15:** Charles R. Romp, Owner of 308 Claremont Lane, requests Site Plan Review and Architectural & Aesthetic Review Approval to replace the pool deck around the existing pool with a new larger brick paver pool deck.

4. PUBLIC COMMENT:

5. DISCUSSION ITEMS:

- a. Building Department Development Project Update (*Orlando Rodriguez, Building Department Clerk*)

6. ADJOURNMENT:

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.



PROJECT NAME: 340 Bamboo Landscaping

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: Michael Rackley and Frances Ortega Rackley

PROJECT ADDRESS: 340 Bamboo Rd

APPLICATION NO.: _____ SUBMITTAL DATE: _____

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

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

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	Michael Rackley	Frances Ortega Rackley
ADDRESS:	340 Bamboo Rd	340 Bamboo Rd
PHONE:	305 978 8440 / 865 712 7225	305 978 8440
EMAIL:	michael.rackley@gmail.com	2224FD@GMAIL.COM

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

	PLANNER	DEVELOPER
NAME:	NA	NA
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	NA	NA
ADDRESS:		
PHONE:		
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:	Nexgen Surveying, LLC. (01eg)-LB8111 Order#144931	NA
ADDRESS:	5601 Corporate Way, Ste #103 West Palm Beach, FL 33407	
PHONE:	561-508-6272	
EMAIL:		

	ENGINEER (USE ADD'L SHEET FOR MULTIPLE ENGINEERS)	
NAME:	NA	NA
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 20 day of October, 2023.

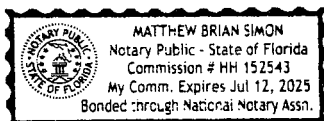
by Matthew Brian Simon who is personally known to me or has produced Driver License (type of identification) as identification.

Matthew Brian Simon

(Name - type, stamp or print clearly)

Matthew Brian Simon

(Signature)



NOTARY'S SEAL

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: _____

PROJECT ADDRESS: 340 Bamboo Rd PCN: 54-43-42-27-04-000-3590

PROJECT LEGAL DESCRIPTION: _____

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

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	MF	No change
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	No change
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	B	No change
FLOOD ZONE CATEGORY:	None	AE	No change
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8200 (0.1882 acre)	No change
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)		2,160 sq ft	No change
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)			No change
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)			No change
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)			No change
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)			No change
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)			No change

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):	None		NA
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)		NONE	
TOTAL FLOOR AREA (sq. ft.): (Pf. 2.23, Zoning Ordinance)	None		NA
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)			NA
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)			NA
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):	NA		NONE
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	Decks, walkways unchanged. Property bordered by 6-20 ft clusia hedges and inside & behind hedges red mulch is added. About 1000 sq ft of weeds were pulled, removed, & replaced with turf, rocks, and mulch. Broken stepping stones replaced.		
TOTAL IMPERVIOUS AREA (sq. ft.):	1,010 sq ft behind 6-20 ft clusia hedges included removal of weeds & replacement with rocks, mulch, & turf.		
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			No change to elevation. Weeds replaced w/ rocks, mulch, turf
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			No change to elevation. Mulch, rocks & turf are at same level the weeds were
MEAN CROWN OF ROAD ELEVATION (NAVD):	None		No changes to elevation
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			NA
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			NA
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			NA
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)			NA

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):

Since we purchased, I've been working on improvements like updating paint, replacing counters, and regarding landscaping. We felt we 1st needed privacy hedges to prevent our children from running into the busy Lake Dr. We obtained survey & elevation certificate. Our Eastern property line already had 20 Ft tall clusias, so to make we invested in adult 12 FT and 6 FT tall clusias around the remaining borders of the property. After a terrible plumbing expense, we exhausted our budget in order to replace cast iron pipes with PBC, update all the electrical & add W&I. This year 2023 we replaced kitchen cabinets, bathrooms, & began pulling & removing our weeds. Replacing weeds with rocks, mulch & turf. All the weed removal was done inside & behind the adult clusias. Far away from street view.

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: Landscape cost \$18,000 plus 100 coplums & croton bushes 2000
⇒ Total \$20,000

No construction work, nor additions.

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

Improvements include the addition of red mulch under the entire border of our 6-20 Ft tall clusia. These clusia hedges border East, West, and NE corner of our lot. Stepping stones were uneven and broken. All broken stepping stones were replaced. Repairs were made to even out any existing stepping stones & pavers. All green-like grass was not grass at all and instead just weeds. All weeds found behind our clusia hedges were pulled. Even though these weeds were out of site from all roads, they were an eye sore for me. I used chatahoochee rock for areas closest to bldg structure. Red mulch under all clusias and we used turf for areas near front door and patios.

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):

We added all impact windows & doors in late 2021 also improving our street corner's look. Due to plumbing issues discovered, we replaced all the broken cast iron pipes beneath

the home with PBC. Randy's plumbing was hired for the job back in May 2022. During this time we had to update all the electrical work. We replaced large water tanks with tankless heaters and added a washer & dryer.

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):

Now that the entire inside of our property has been completely updated/renovated, we felt the need to improve on our exterior. This 2023 yr we budgeted to improve on all our landscaping. Our biggest landscape battle has been with our fight with weeds. We have a landscaper who trims weekly but the growth was excessive. We just had to pull & remove ALL the weeds. The nicest replacement, although expensive, is artificial turf combined with new bushes, mulch addition, and rocks.

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

We have been working all 2023 year on improvements to our landscaping. My goal has been to achieve an aesthetically pleasing property and reach to obtain one of the better curb appeal in the neighborhood. I work every year on improvements. I'm always improving what I see is ugly, or not working. And the weeds this year just had to go. I added Florida native bushes. Maintaining our landscaping and curb appeal is also part of our weekly landscaping.

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

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

For proposed new construction, or renovations/modifications to existing projects that result in a 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):

(West Side of lot) Lake Dr border includes 6 FT tall + clusia hedges.

(East Side of lot) Property line is shared with next door neighbor & we share 20 FT tall clusia.

Front of our property includes our driveway which has about 4-5 parking spots.

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):

Consistent with other neighbors aesthetically pleasing front lawns, we have added to our curb appeal by planting 6 FT tall clusia hedges. We also trim and maintain our giant sea grape which is an important native plant in all of our coastal areas of South Florida.

We have added color by bringing in three different varieties of croton bushes. We added red bushes, yellow green, and beautiful tall grass to large cement pots.

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.):

Our property was just a building and lots of concrete sidewalks and a ton of weeds. We transformed our corner into a lush green oasis. With beautiful reds, yellow, and purple/magenta bushes.

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):

No building or construction of any type

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

NA. Only survey & elevation certificate included.

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

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

only landscaping has been modified. Tall 6-20 ft clusias surround entire property. Crotons local to Florida have been added throughout. Chattahoochee rock, red mulch, and black river rock have been used throughout to break up the green space added.

2. Requested Modification(s): _____

I don't believe I'm to be modifying my site if I'm just improving the landscape.

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.

(Survey & elevation certificate included)

Code(P) Artificial turf regulations:

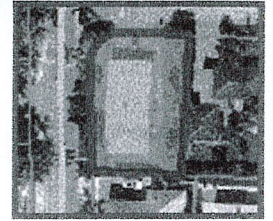
Turf installed is high quality, permeable, green in color, closely resembling true grass and has a 10yr+ guarantee. All artificial turf installed is behind 6-20 Ft clusia property borders and is out of street view. Should the town or any easement holder need access to areas covered with artificial turf in utility easements or within the 10' Town Strip, the removal, replacement and/or repair of such artificial turf is solely the responsibility of us the property owners.

340 BAMBOO ROAD, PALM BEACH SHORES, FL. 33404

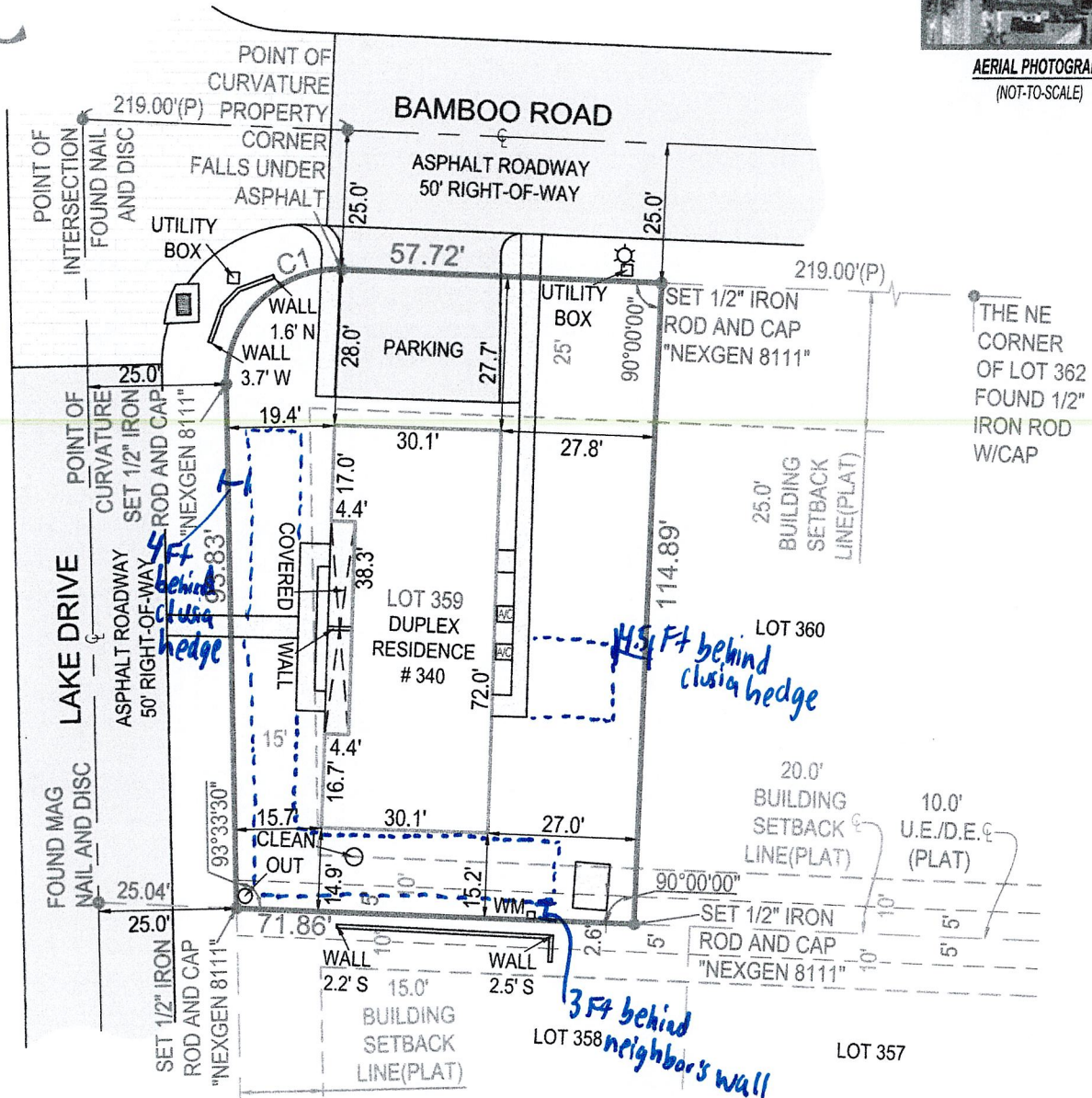


SCALE: 1"=30'

CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	32.66'	20.00'	93°33'30"



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



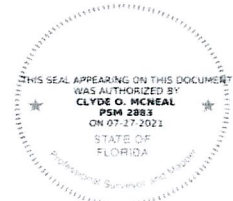
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-26-2021
 Drawn By: Oleg
 Order #: 144931
 Last Revision Date: None
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

NEXGEN
 SURVEYING, LLC.



LEGAL DESCRIPTION OF: 340 BAMBOO RD, PALM BEACH SHORES, FL, 33404

LOT 359, PALM BEACH SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23,
PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

THE FEDERAL SAVINGS BANK, ISAOA/ATIMA
MICHAEL RACKLEY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SORGINI & SORGINI, P.A

FLOOD ZONE:

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

SURVEY NOTES:

- PARKING CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- CONCRETE SURFACE EXTEND THROUGH UTILITY AND DRAINAGE EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
- x -	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
□	-ASPHALT
□	-CONCRETE
□	-PAVER/BRINCK
□	-WOOD
☼	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
□	-CATCH BASIN
⊗	-FIRE HYDRANT
⊕	-UTILITY POLE
⊙	-MANHOLE
⊗	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



www.NexGenSurveying.com

561.508.6272

Fax: 561.508.6309

LB 8111

5601 Corporate Way | Suite 103
West Palm Beach, FL 33407

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.				Company NAIC Number:	
City		State		ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number _____					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number			B2. County Name		B3. State
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

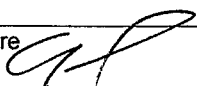
Check the measurement used.

- | | | |
|---|-------|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
Title		
Company Name		
Address		
City	State ZIP Code	
Signature 	Date	Telephone

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

City

State

ZIP Code

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

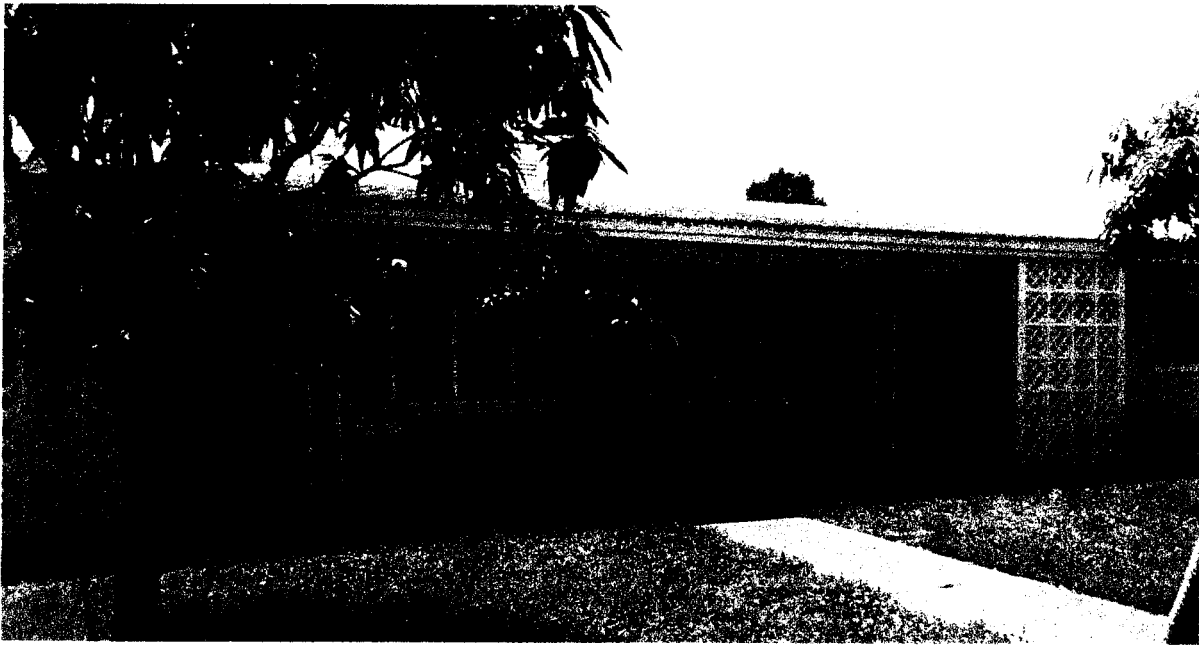


Photo One Caption

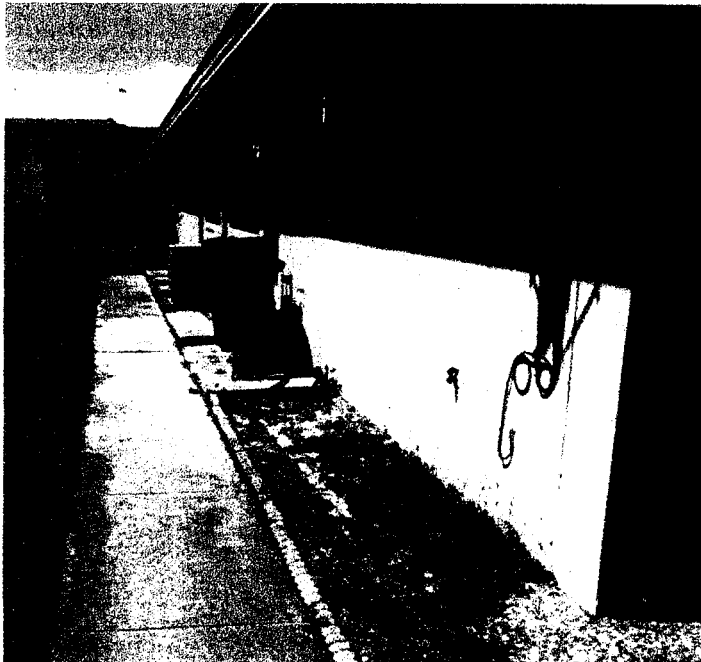


Photo Two Caption

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

City

State

ZIP Code

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

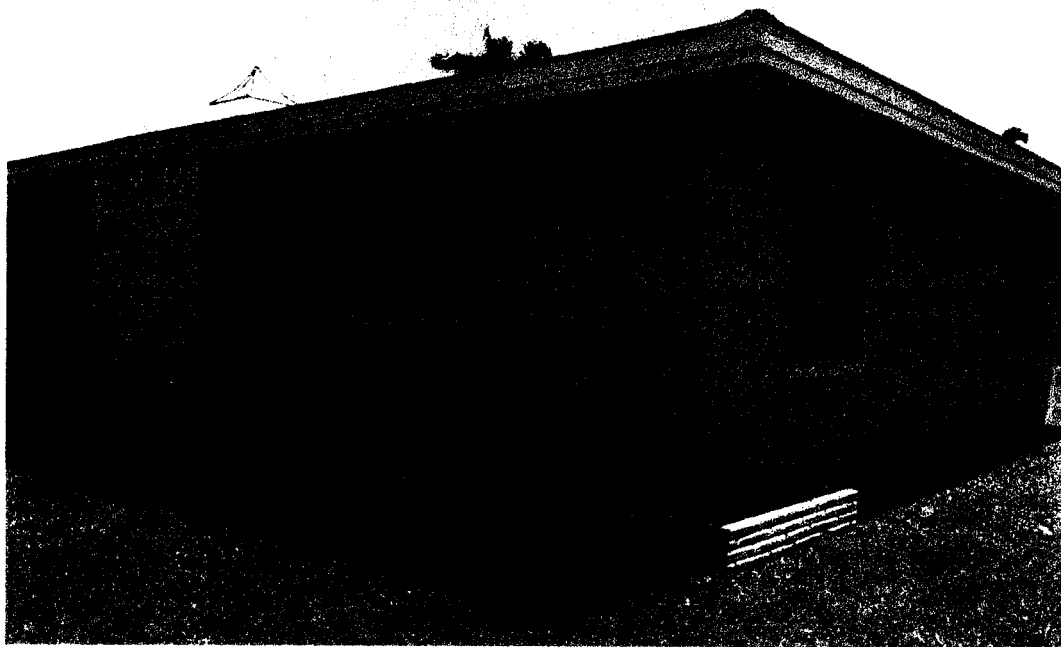


Photo One Caption



Photo Two Caption

STARMAX

Glow your business with us

STAR-80

Star-80 is our popular heavy landscaping turf option, the product offers gorgeous and authentic looking.

Recommended uses are Landscapes/play/pet/rooftop/golf and etc.



Approx. Total Weight:
77 oz.
Pile Height: 1.50 in.
Tuft Gauge: 3/8 in.
Roll Width: 15 ft.
Roll Length: 100 ft.



Pile Yarn Colors: Field
& Olive Green
Pile Yarn
Denier: 10,350/8
Thatch Yarn Colors:
Green & Yellow
Thatch Yarn Denier:
3,060/8
Blade Shapes: W Blade
Warranty Period:
Limited Lifetime



Coating Type: Black
PU
Primary Backing: 200g
PP
Tuft Bind: > 8 lbs.
Permeability: > 300
inches /sq yd
Recommended
Maintenance: Basic
maintenance



Recommended Uses:
Landscapes/-
Pets/Play/Rooftop/Golf
and etc.

Advantages:
Optimized Dow PE
resin, TRCC adhesives
and primary backing
fabric are all approved
by FDA. Top notched
performance secured.
Exclusive use of the
premium BASF UV
stabilizer has offered
the best UV resistance
in the industry.



STARMAX RESOURCE LLC.

Add.: 6220 River Crest Drive Riverside California 92507, U.S.A Tel.: (216) 332 0200 Toll free: (877) STARMAX
Email: sales@starmaxgroup.com

BUILDING PERMIT APPLICATION

TOWN OF PALM BEACH SHORES

247 Edwards Lane, Palm Beach Shores, FL 33404

(561) 844-3457

PROPERTY OWNER INFORMATION:

Owner Name: Charles Romp

Owner Address: 308 Claremont Ln

Palm Beach Shores

Phone (O): _____

Phone (H): _____

SINGLE FAMILY ☒ MULTI-FAMILY ☐ # UNITS _____

TYPE OF IMPROVEMENT:

<input type="checkbox"/>	New Sq. Ft.	<input type="checkbox"/>	Building
<input type="checkbox"/>	Addition Sq. Ft.	<input type="checkbox"/>	Electrical
<input type="checkbox"/>	Alteration	<input type="checkbox"/>	Gas
<input type="checkbox"/>	Repair	<input type="checkbox"/>	Plumbing
<input type="checkbox"/>	Installation	<input type="checkbox"/>	Mechanical
<input type="checkbox"/>	Change/Cont.	<input type="checkbox"/>	Roofing
<input type="checkbox"/>	Pool/Spa	<input type="checkbox"/>	Driveway
<input checked="" type="checkbox"/>	Other	<u>Brck paver pool deck</u>	

Valuation of Job: \$ 23,385

Master Permit No: N/A

Does this include value of subcontractor's work?

Yes ☐ No ☒

DESCRIPTION OF WORK:

Pool Deck:

Remove existing pavers - replace with new pavers

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

CONTRACTOR INFORMATION:

Qualifier: Tina Gable

Company Name: PUP Pavers

Company Address: 1700 S Parrott Ave

St A, Okeechobee FL 34974

Phone: 561 432 2760

County/State License #: U-20719

Contractor Email: _____

Permit teck@gmail.com

LOCATION INFORMATION:

Address: 308 Claremont Ln

Palm Beach Shores

PCN: 54-43-42-27-04-000-1140

Zoning Designation: _____ Lot No: _____

Flood Zone _____

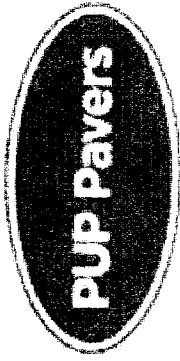
Base Flood Elevation: _____

Paid - Receipt #: _____

Permit Fee: \$ _____

If related to a multi-family dwelling or nonresidential use, will improvements require rental of a portable storage unit ("PSU")? Yes ☐ No ☒
(If checked 'Yes' above, please complete a separate no-fee permit application form for PSUs for multi-family and nonresidential properties)

Pup Pavers
1700 S Parrott Ave Ste A
Okeechobee, FL 34974 US
561-432-2760
sales@puppaversinc.com
puppaversinc.com



ADDRESS
Rob Lencki
308 Claremont Lane
Singer Island, FL

SHIP TO
Rob Lencki
308 Claremont Lane
Singer Island, FL

ESTIMATOR
Tina

AREA
Pool Deck

PRODUCT SERVICE	PRODUCT SERVICE	QTY	RATE	AMOUNT
Why We Are Different	Why We Are Different- At PUP Pavers our motto is "Our Success Is Defined By Your Experience" and we are committed to providing you to the highest quality products, superior installation services and an exceptional customer experience.	1	0.00	0.00
-----THE PAPERWORK-----				
Permit Runner Fee	For this job to meet our professional standards and all local legal requirements the following paperwork must be addressed. Permit Tech is our permit company. The Owner, Kelli will oversee the process of permitting, as well as calling in any inspections and finals to close out your permit.	1	0.00	0.00
Permit Fee	City Permit Fees will be added at final invoice.	1	0.00	0.00
-----IMPORTANT ITEMS TO REVIEW-----				
	AREAS TO BE ADDRESSED: Remove Brick Pavers and sod PER PLANS DATED 7/21/23 **OWNER TO REMOVE ANY SHRUBS OR PLANTS. Cap all irrigation in the work path. Install Rock Base Install "MEGA SMOOTH STYLE" Brick Pavers 1,360 SF / 1,511 SF w waste Install NEW Super Drain 54 LF Install 43 16" x 16" Stepping Stones	1	0.00	0.00
Brick Paver REMOVAL REAR PATIO	Removal and disposal of existing brick pavers& Sod BY HAND, no machine access. Includes removing old bedding sand and dirt required to allow if rock base is needed.	1,360	2.50	3,400.00
Rock base	Compacted Rock Base.	1,360	1.25	1,700.00


PRODUCT SERVICE	PRODUCT SERVICE	QTY	RATE	AMOUNT
1-2" Concrete Bedding Sand	1-2" of compacted concrete bedding sand below the pavers to create a level and stable surface for paver installation. NOTE: With Upgrade Marble installations we use a very fine sand to prevent rocking.	1,360	0.45	612.00
Hidden Deco over NEW Deco Drain	INSTALL NEW Deco drain in TAN to blend, we cannot hide it with brick pavers.	54	32.00	1,728.00
Cut off Bullnose Brick and install Long Face Bullnose	Cut off Bullnose Brick and install Long Face Bullnose. See Cover Pool details. Coping Color: SALTWATER GREIGE Coping Style/Name: MANHATTAN Grout color:BONE Quantity of PIECES #320	90	29.50	2,655.00
Paver Specs US Paverscape	PRICING INCLUDES INSTALLATION LABOR AND SPECIFIED MATERIALS Manufacturer / Distributor: US Paverscape Manufacturer carry's a 10 year warranty on cracked pavers. Material: Brick Pavers Style: Standard Series Styles:MEGA SMOOTH Color: SALTWATER GREIGE Thickness: 60MM Installation Included. Pattern: *includes 10% waste & full pallet order requirement PLEASE NOTE: WE MUST ALWAYS ORDER FULL PALLETS, AND IT'S OUR STANDARD OPERATING PROCEDURE TO ORDER AT LEAST ONE ADDITIONAL PALLET TO AVOID SHORTAGES. You are not charged for these extras, therefore should there be any extras, they belong to PUP Pavers and will be picked up. Stepping Stones 16" x 16" MUD SET EACH STONE SO IT WILL NOT MOVE. IN MATCHING BRICK ORDER. 48 STONES SALTWATER GREIGE	1,511	7.35	11,105.85
Stepping Stones		43	45.00	1,935.00
Lifetime Service Guarantee	LIFETIME SERVICE GUARANTEE- At PUP Pavers we offer a lifetime service guarantee to protect your paver investment against Sinking, Shifting or Broken Invisible Edges. We will also stand behind all manufacturers warranties on paver materials (warranties vary based on material type details). Natural stone carries no warranty, however should any pieces crack or need replacement, PUP Pavers will provide all labor at no cost as a part of our warranty. You must purchase or provide the replacement stones. THIS OPTION IS ONLY AVAILABLE TO THE FOLLOWING INSTALLATIONS: 1. Over existing concrete. 2. Over recommended 4" Rock Base for vehicular. 3. Over recommended Rock Base for non - vehicular.	1	0.00	0.00
Subtotal: 23,385.85				

PRODUCT SERVICE	PRODUCT SERVICE	QTY	RATE	AMOUNT
Payment terms 25% Deposit	Payment terms:	1	0.00	0.00
	25% Deposit			
	25% At start			
	25% At 50% completion			
	15% At Completion			
	10% After FINAL punch if needed.			

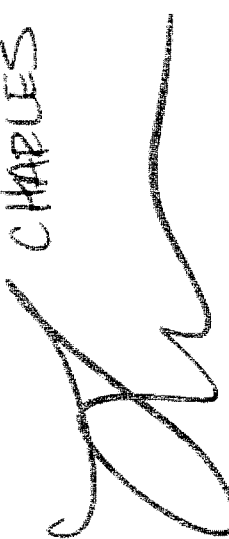
PUP Pavers Credentials:

ICPI Certified Paver Contractor
 Belgard Authorized Contractor
 A+ Rate Better Business Bureau
 Contractor License Number U-20719
 ASLA Members
 \$2M Liability Insurance Policy
 \$1M Workers Compensation Policy
 Bonded

Accepted By



 CHARLES ROMP

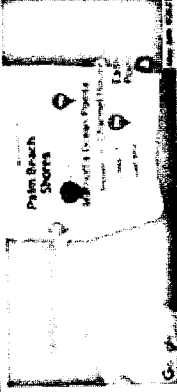


 TINA GABLE

Accepted Date

9-15-23

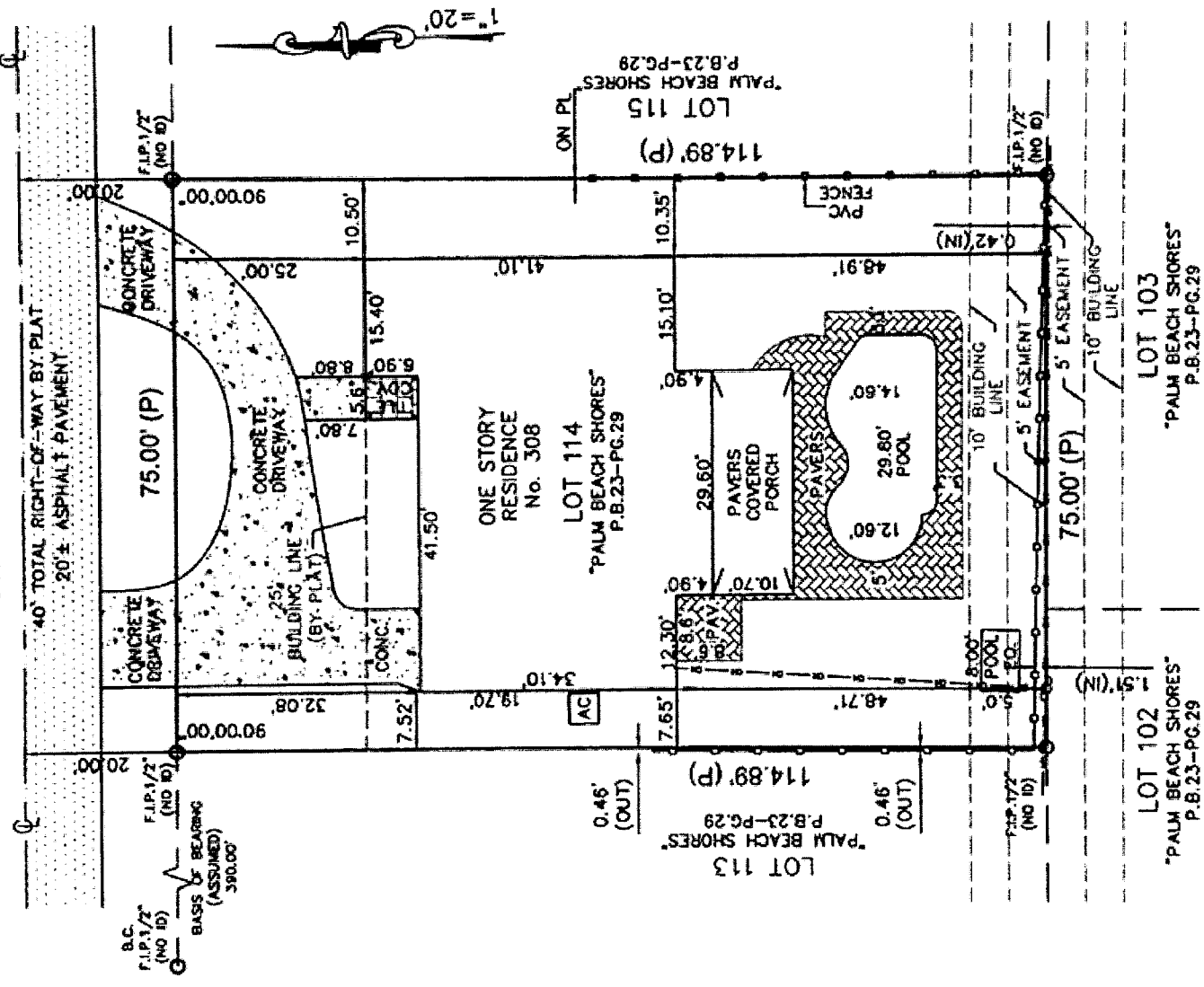
Ordered By:



Proudly Serving
the Florida Real
Estate Community
for Over 20 Years
WWW.MELANDSERVICES.COM

This survey shall not be used for subdivision/purposing purposes without written consent from the land surveyor who has signed and sealed this survey.

Claremont Lane



Accepted By:

Property Address:
308 Claremont Lane
Palm Beach Shores, Florida 33404

Notes: FENCE AND POOL EQUIPMENT ENCUMBER 5' EASEMENT ALONG SOUTH PROPERTY LINE.

Electronic recording of this survey is required by law. This survey is a true and correct representation of a survey prepared under the direct supervision of the surveyor. The surveyor is not responsible for the accuracy of the information provided by the client. The surveyor is not responsible for the accuracy of the information provided by the client. The surveyor is not responsible for the accuracy of the information provided by the client.



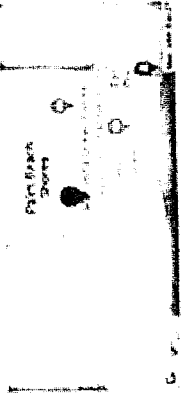
M.E. Land Surveying, LLC
P.O. Box 970885
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 688-3190
LBS: 7989

Survey #58-123586

Client File #:

Page 1 of 2 Not valid without all pages

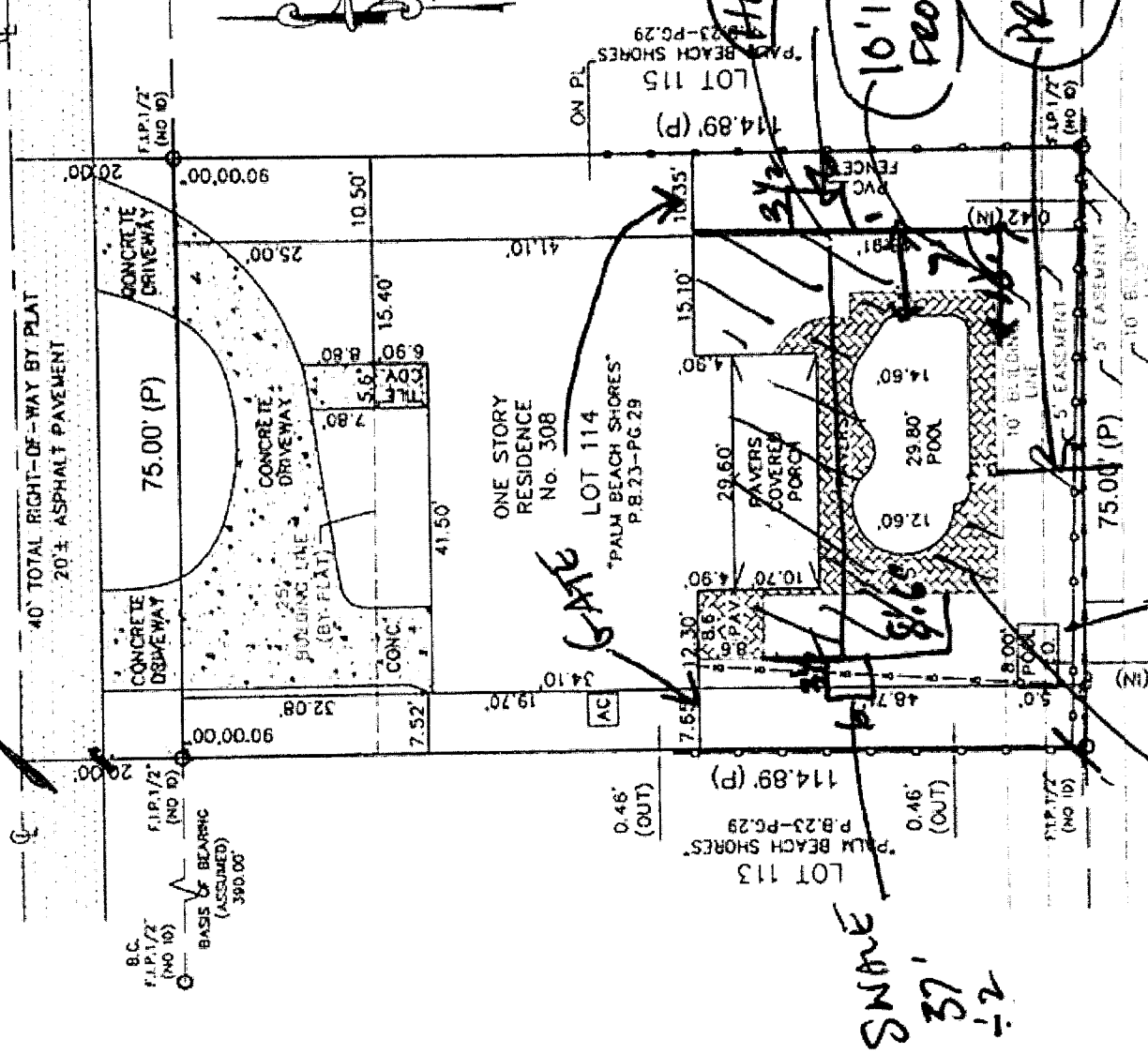
Ordered By:



Proudly Serving
the Florida Real
Estate Community
for Over 20 Years
WWW.MELANDSERVICES.COM

This survey shall not be used for construction purposes without written consent from the landowner and shall not be used for any other purpose.

Claremont Lane



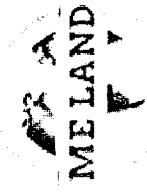
Accepted By:

Property Address:
308 Claremont Lane
Palm Beach Shores, Florida 33404

NOTES: THIS SURVEY WAS PREPARED BY M.E. LAND SURVEYING, LLC, A LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF PROVIDING A SURVEY OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCROACHMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCROACHMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCROACHMENTS.

NOTES: FENCE AND POOL EQUIPMENT ENCUMBER 5' EASEMENT ALONG SOUTH PROPERTY LINE.

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 689-3180
LB#: 7989

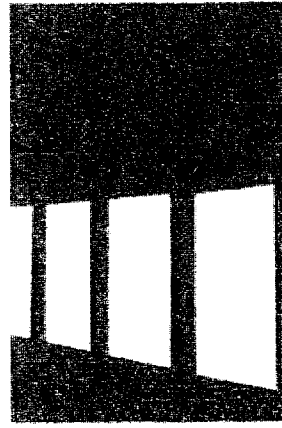
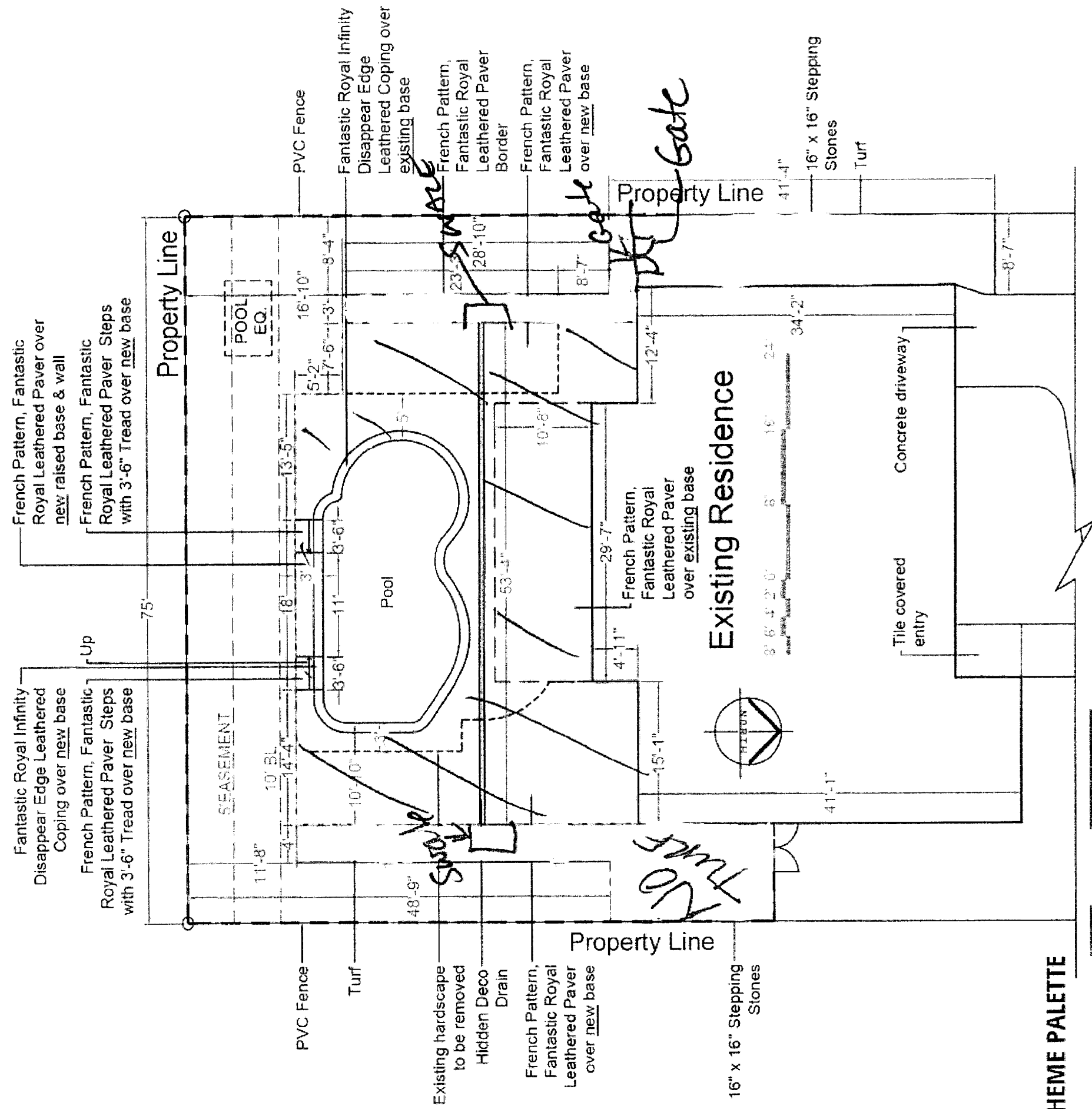


Survey #59-123596

Client File #:

Page 1 of 2 Not valid without all pages

Scope: Remove brick & sod -
install 60mm Brick Pavers

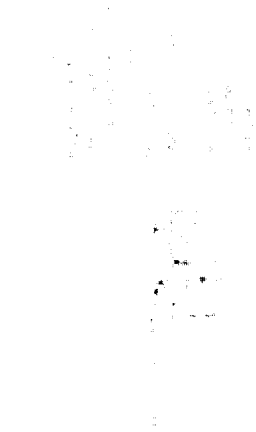


HARDSCAPE PLAN

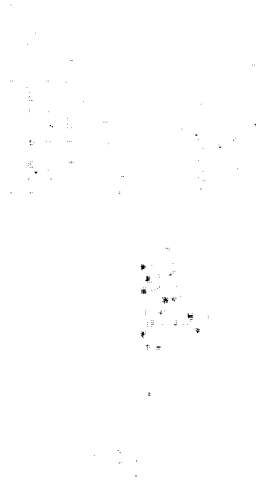
CLIENT: Lemke GC Residence **ADDR**
DATE: 09-20-2023 | Scale: 1/16" = 1' 0" (8.5x11in.) | Author: JV | Rev: 3

Plot	Location	Height	Species
1	Plot 1	100	Plot 1
2	Plot 2	100	Plot 2
3	Plot 3	100	Plot 3

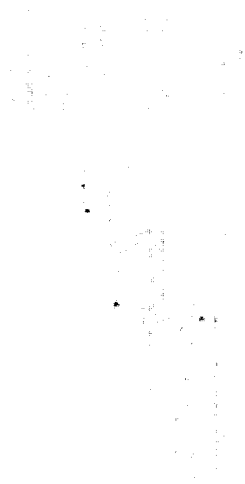
THEME PALETTE



Fantastic Royal Leathered Paver
with Invisible Concrete Edge



Fantastic Royal Infinity Disappear
Edge Leathered Coping



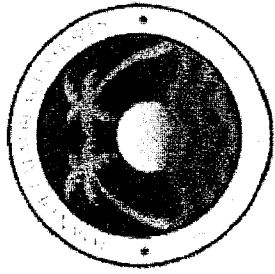
Fantastic Royal Leathered
Paver Steps

ELEVATIONS & THEME PALETTE

CLIENT:  ADDRESS: 



JOB SCHEDULE: WITHIN 2 WEEKS
OF TOWN'S APPROVAL
Duration:
2 WEEKS.



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

Applicant must submit 10 paper sets and 1 electronic copy of the following items:

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

1. Permit application (check appropriate trade) completed and signed DECK ONLY ✓
Pool only ✓ Pool w/Deck ✓ Pool w/Spa ✓ Pool w/Deck/Spa ✓
2. Copy of completed contract signed by both parties ✓
3. Owner/Builder affidavit, if applicable N/A
4. Acknowledgment of Owner Responsibility - NOTARIZED N/A
5. Completed Drainage Certification Form and Drainage Plan (retain 1" over additional impervious area) ✓
6. Plumbing permit application completed and signed N/A
7. Electrical permit application completed and signed N/A
8. Survey showing location of pool and setbacks N/A
- a. Must have printed legal description and flood zone N/A
- b. Indicate distance from power lines, septic system and structures N/A
- c. Drainage plan/survey including flow arrows representing the proposed site drainage N/A

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

ATTACHED

9. Engineer signed/sealed plans, include designer name and address ✓
10. Plans must:
a. Include water velocity for pressure suction piping & TDH N/A
b. Show location of proposed pool equipment on property N/A
c. Show the proposed net increase in impervious surface area on property N/A
d. Pool equipment noise screening per Town Code Pf. 12.3 N/A

11. Pool Heater: Gas Electric None

(Requires separate gas permit)

12. Provide Load Calculation including proposed pool equipment N/A

13. Provide pump curve charts from manufacturer N/A

- Provide inspector with a final "as-built" drainage plan at final inspection
- Temporary 4 ft. high fence required during construction!

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

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).

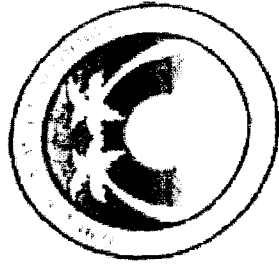
Some have felt that since a listed swimming pool pump has pool water flowing through it and is required to be bonded that this will satisfy the code reference in question. However, there is a lack of any language either from any pump manufacturer or from a National Recognized Testing Laboratory (NRTL), 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.bondsafef680.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.



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.

Charles Rowl 10/5/2023
Signature of Owner Date

CHARLES ROWL
Printed Name of Owner

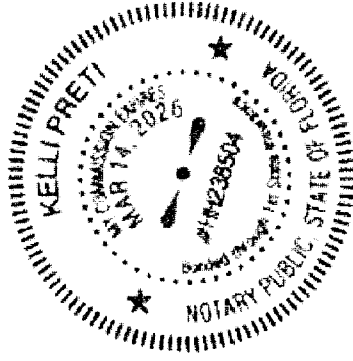
STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of October 2023, by Charles Rowl, 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).

9-25-23

(Seal)

Kelli Preti
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.

[Signature] 10/5/23
Signature of Owner or Trustee Date

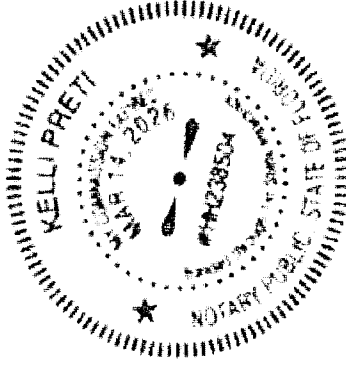
STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of October 2023, by Charles Long 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).

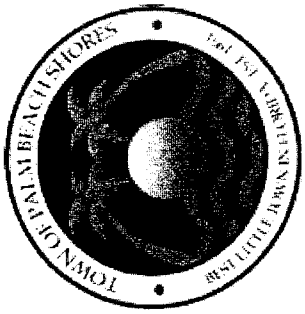
[Signature]
(Seal) _____
NOTARY PUBLIC, State of Florida

Agent Information:

Printed Name of Agent _____ Name of Firm _____
Signature of Agent _____ Date _____



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



**ACKNOWLEDGEMENT OF
OWNER RESPONSIBILITY FOR POOL SAFETY**

Town of Palm Beach Shores
Building Department

Owner _____ Permit No. _____

(Print name)
Address _____

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.

Signature of Owner

THIS DOCUMENT MUST BE NOTARIZED

STATE OF FLORIDA
PALM BEACH COUNTY

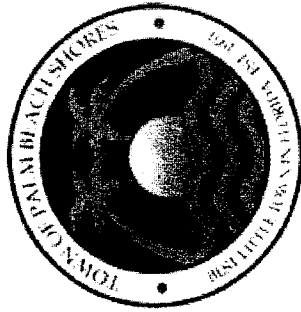
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, (Year), by _____, who is personally known to me _____ or has produced _____ as identification and who did or did not take an oath.

NOTARY PUBLIC

Signature _____
Printed _____
My Commission Expires _____ Serial # _____
(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



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

2.

Plans and specifications

3.

Survey with setbacks, power line location, etc... (Indicate setbacks below)

4.

Required fence or screen enclosure shown

5.

Product approval report or engineer's signed/sealed plans

6.

Schematic of electrical wiring

7.

Plumbing riser diagram with pipe size

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

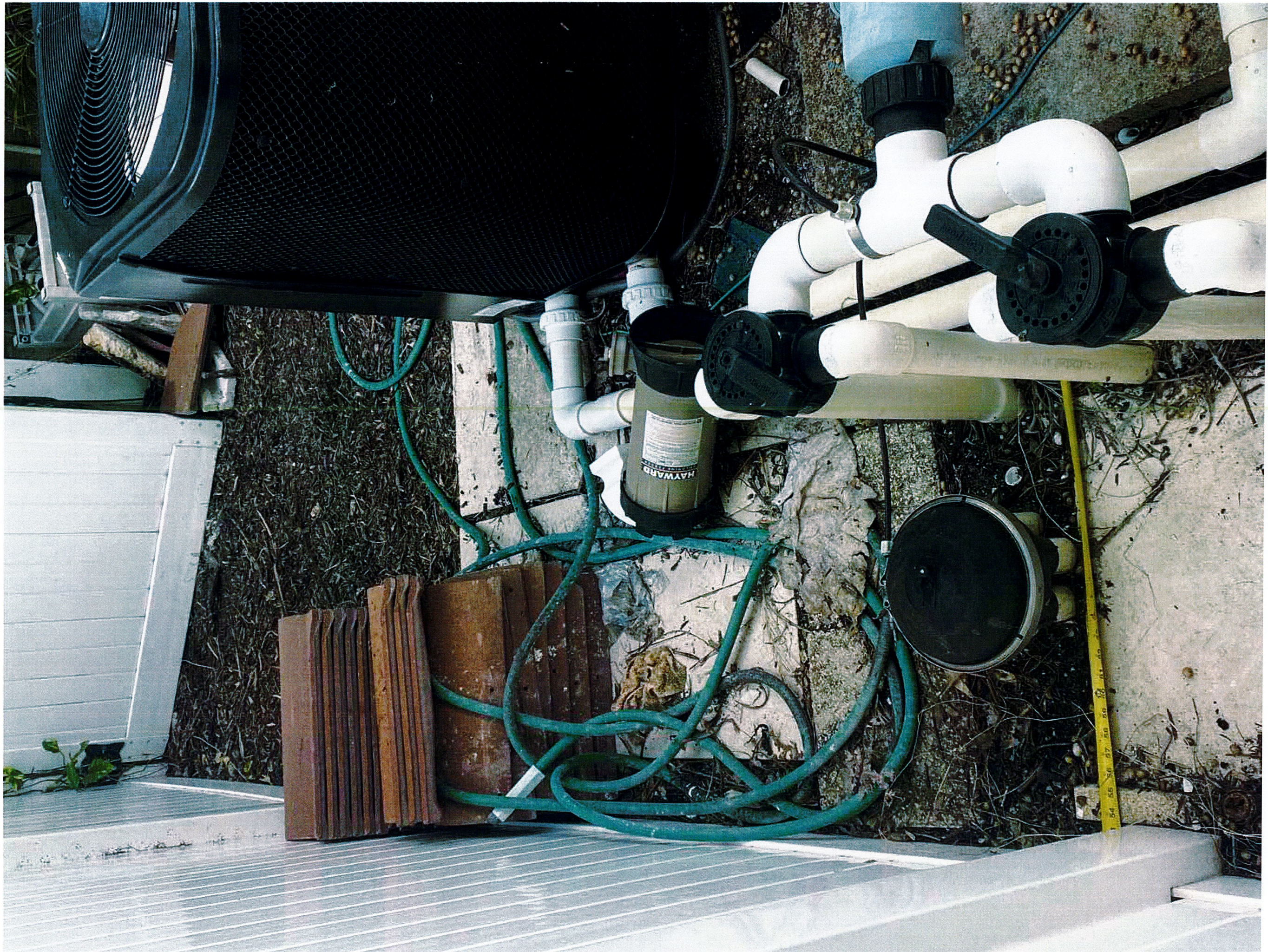
Indicate Setbacks:

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









PLANNING AND ZONING BOARD

REGULAR MEETING MINUTES October 25, 2023

CALL TO ORDER

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

Town Clerk Jude M. Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chairman Kevin Banks, Member Tony Lembo and Member Tim Blash. Also present were the Town Attorney Dylan Brandenburg, Town Engineer Rob Rennebaum, and Zoning Official Josh Nichols.

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

MOTION: Vice Chairman Kevin Banks made a motion to approve the meeting agenda as amended to add under item 5, dates for November and December's meetings.

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

CONSENT AGENDA:

Approve the Planning & Zoning Board Meeting Minutes of September 27, 2023.

MOTION: Vice Chairman Kevin Banks made a motion to approve the consent agenda.

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

ACTION ITEMS:

- a. **SPR23-12-AAR23-12:** Nicholis Heine of NRH Homes LLC, Owner of 301 Cascade Lane, requests Site Plan Review and Architectural & Aesthetic Review Approval to construct a new single-story house with associated pool, paver deck, pool equipment and landscaping on a currently vacant parcel.

Motion: Vice Chairman Banks made a motion to approve the plans with the following conditions:

1. No discharge from pool dewatering will be permitted to leave the site unless directed by hose to an existing catch basin. Contractors to ensure no water from dewatering operations is allowed to stand on Town Roads.
2. Drainage improvements to be coordinated with drainage engineer, landscape architect, and contractor to ensure no conflicts will occur between landscape plan and engineering drainage design. Show all drainage improvements on the landscape plan.
3. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties.
4. Town Engineer to be notified during construction to observe rough grading of swale and yard areas and property lines prior to landscape and turf installation.
5. Photos must be provided of the exfiltration trench installation.
6. Applicant's Engineer shall be responsible for ensuring the drainage improvements are completed in substantial accordance with the approved plan.
7. Prior to C.O., Applicant's Engineer to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.
8. Upon receipt of final certification from Applicant's Engineer, Town engineer to visit site and ensure conformance of Town Requirements prior to issuance of final C.O.

Second: Member Tim Blash seconded the motion. Motion passed unanimously by those present.

- b. **SPR23/14-AAR23-14:** Rhys Hollyman of 315 Cascade Lane LLC, Owner of 315 Cascade Lane, requests Site Plan Review and Architectural & Aesthetic Review Approval to add a 1,360 square foot addition consisting of a new master suite, new enclosure and golfcart garage, elevate the existing finished floor elevation of the existing structure, add a pool and associated paver deck and pool equipment and revise the existing landscaping onsite.

Motion: Member Tim Blash made a motion to approve the plans with the following conditions:

1. No discharge from pool dewatering will be permitted to leave the site unless directed by hose to an existing catch basin. Contractor to ensure no water from dewatering operations is allowed to stand on Town Roads.
2. Drainage improvements to be coordinated with drainage engineer, landscape architect, and contractor to ensure no conflicts will occur between landscape plan and engineering drainage design. Show all drainage improvements on the landscape plan.
3. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties.
4. Town Engineer to be notified during construction to observe rough grading of swale and yard areas and property lines prior to landscape and turf installation.
4. Photos must be provided of the exfiltration trench installation.
5. Applicant's Engineer shall be responsible for ensuring the drainage improvements are completed in substantial accordance with the approved plan.
6. Prior to C.O., Applicant's Engineer to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.
7. Upon receipt of final certification from Applicant's Engineer, Town engineer to visit site and ensure conformance of Town Requirements prior to issuance of final C.O.

Second: Member Tony Lembo seconded the motion. Motion passed unanimously by those present.

- c. **SPR23/15-AAR23-15:** Charles R. Romp, Owner of 308 Claremont Lane, requests Site Plan Review and Architectural & Aesthetic Review Approval to replace the pool deck around the existing pool with a new larger brick paver pool deck.

- This item was not heard by the board due to lack of representation by the owner.

PUBLIC COMMENT: No Public Comments

DISCUSSION ITEMS:

- a. Building Department Update.
The Board discussed the Building Department Update provided.
- b. Construction Timeline Code Revision.
The Board discussed the first draft of the ordinance and instructed staff on a revision. This revision to the Town Code addresses completion times for development projects.
- c. Fence Discussion
The Board discussed the first draft of the ordinance and instructed staff on language revisions. This revision to the Town Code addresses fences installed atop retaining walls.
- d. Meeting Dates November and December. After a brief discussion, the board has moved the November meeting from November 22, 2023, to November 29, 2023, and the December meeting from December 27, 2023, to December 20, 2023.

ADJOURNMENT:

MOTION, SECOND AND VOTE: Vice Chairman Kevin Banks moved to adjourn the meeting with Member Tony Lembo seconding the motion, which passed unanimously. The meeting was adjourned at 7:27 p.m.

APPROVED this ____ day of _____, 2023.

ATTEST:

Jude Marie Goudreau, Town Clerk

Jerald Cohn, Chairman

(Seal)

PLANNING AND ZONING BOARD

Sitting as the
Local Planning Agency
Regular Meeting
October 25, 2023

Minutes

CALL TO ORDER

The meeting was called to order at 7:28 p.m. by Chairman Jerald Cohn. The meeting was held in the Commission Chambers of Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude M. Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chairman Kevin Banks, Member Tony Lembo and Member Tim Blash. Also present were the Town Attorney Dylan Brandenburg, Town Engineer Rob Rennebaum, and Zoning Official Josh Nichols.

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

MOTION: Vice Chairman Kevin Banks made a motion to approve the meeting agenda.

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

PUBLIC COMMENT: No Public Comments

DISCUSSION ITEMS:

ORDINANCE NO. O-5-23

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT EVALUATION AND APPRAISAL ("EAR") BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, WHICH PROVIDES FOR AN EVALUATION AND FOR PLAN AMENDMENTS DETERMINED TO BE NECESSARY PURSUANT TO THE REQUIREMENTS OF SECTION 163.3191, FLORIDA STATUTES; BY ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT AND BY AMENDING THE COASTAL MANAGEMENT ELEMENT TO ADDRESS PERILS OF FLOOD, ALL PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184 FLORIDA STATUTES AND THE ADDITION OF CLIMATE CHANGE MITIGATION ELEMENT WHICH PROVIDES STRATEGIES TO REDUCE GREENHOUSE GAS EMISSIONS THAT LEAD TO MORE EXTREME WEATHER PATTERNS AND SEA LEVEL RISE PURSUANT TO THE REQUIREMENTS OF SECTION 163.3177(1)(A), FLORIDA STATUTES, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Discussion: Attorney Brandenburg explained that this Ordinance is an update to the Legislative Code.

Motion: Kevin Banks made a motion to approve the Ordinance.

Second: Tony Lembo seconded the motion. Motion passed unanimously by those present.

ADJOURNMENT:

MOTION: Vice Chairman Kevin Banks moved to adjourn the meeting.

SECOND AND VOTE: Member Tony Lembo second the motion, which passed unanimously. The meeting was adjourned at 7:32 p.m.

APPROVED this ____ day of _____, 2023.

ATTEST:

Jude Marie Goudreau, Town Clerk

Jerald Cohn, Chairman

(Seal)

PLANNING AND ZONING BOARD
Sitting as the
Local Planning Agency
Regular Meeting
November 29, 2023
Immediately following the Planning & Zoning Board Meeting
247 Edwards Lane / Palm Beach Shores, FL 33404

Chairman Jerald Cohn
Vice Chairman Kevin Banks

Member Tim Blash
Member Tony Lembo
Member (Open Seat)
Alternate Member Weston Gracida
Alternate Member (Open Seat)

Town Attorney Dylan Brandenburg
Josh Nichols, Zoning Official
Rob Rennebaum, Engineer
Town Clerk Jude M. Goudreau

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

Meeting

link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m55a3096e1d70120ed68027130748346f> Meeting number: 2634 614 7848 Password: 1129

Join by phone +1-408-418-9388 United States Toll Access code: 263 461 47848

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll call

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

3. ORDINANCES:

ORDINANCE NO. O-6-23

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS. AT ARTICLE III. BUILDING STANDARDS. TO ADD ENTIRELY NEW SEC. 14-109. – TIME SCHEDULE FOR COMPLETION OF CONSTRUCTION PROJECTS. TO ESTABLISH MAXIMUM TIMELINES FOR THE COMPLETION OF CONSTRUCTION PROJECTS IN TOWN; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE NO. O-7-23

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING APPENDIX A – ZONING ORDINANCE., SECTION IX – WALLS, FENCES AND HEDGES. AT PF. 9.2. – LIMITATIONS. TO ESTABLISH A MAXIMUM RETAINING WALL AND FENCE HEIGHT NECESSARY TO SCREEN NEIGHBORING PROPERTIES WHERE UNEVEN GRADES EXIST AT THE COMMON PROPERTY LINE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. PUBLIC COMMENT:

5. DISCUSSION:

6. ADJOURNMENT:

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL 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.

ORDINANCE NO. O-6-23

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS. AT ARTICLE III. BUILDING STANDARDS. TO ADD ENTIRELY NEW SEC. 14-109. – TIME SCHEDULE FOR COMPLETION OF CONSTRUCTION PROJECTS. TO ESTABLISH MAXIMUM TIMELINES FOR THE COMPLETION OF CONSTRUCTION PROJECTS IN TOWN; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Code does not currently provide regulations relative to the allowable timeframe to complete construction projects within the Town; and

WHEREAS, lingering construction projects have a negative impact on the health, safety and welfare of Town residents; and

WHEREAS, the Town Commission has determined that it is in the public interest to enact a time schedule for the completion of construction projects based on the square footage of the project; and

WHEREAS, the Town Commission of the Town of Palm Beach Shores believes these amendments to the Town's Code are in the best interest of the health, safety and welfare of the Town, its citizens, and all those doing business with the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, THAT:

Section 1: Chapter 14. Buildings and Building Regulations. of the Code of Ordinances of the Town of Palm Beach Shores is hereby amended at Article III. Building Standards., to add entirely new Sec. 14-109. – Time schedule for completion of construction projects. to establish maximum timelines for the completion of constructions projects in Town; providing that Sec. 14-109. shall hereafter read as follows:

Sec. 14-109. Time schedule for completion of construction projects.

A maximum time, calculated from the date the building department issues a building permit, is established for the completion of construction projects as set forth in the construction schedule shown in Table 1 herein. Said maximum time is a condition of all

applicable building permits and applicant and owner accept such condition upon acceptance of a building permit. Failure of the permit holder to obtain either a certificate of occupancy or a certificate of completion for the project within the maximum time schedule below shall be prima facie evidence that the building project has not commenced or has been suspended or abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has not commenced or has been suspended or abandoned under the permit.

TABLE 1. CONSTRUCTION SCHEDULE

<u>Square Footage Under Roof</u>	<u>New Construction* Maximum Time Permitted</u>	<u>Remodel/Accessory Construction Maximum Time Permitted</u>
<u>Projects 4,999 sq. ft. or less</u>	<u>12 months</u>	<u>6 months</u>
<u>Projects 5,000 sq. ft. to 39,999 sq. ft.</u>	<u>18 months</u>	<u>9 months</u>
<u>Projects 40,000 sq. ft. or more</u>	<u>24 months</u>	<u>12 months</u>

* Principal structure

(a) One (1) six-month extension to the timeframes set forth in Table 1 above may be granted by the town commission on written request and upon a showing of good cause as determined in the sole discretion of the town commission. The request for extension shall include reasons for the necessity of granting an extension, a revised construction schedule, and proposed nuisance mitigation measures. In the event the town commission determines that good cause is not shown for granting the extension, the commission may deny the extension. In the event the town commission grants an extension, it may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the town commission and the imposition of a fee as established by resolution by the town commission for each day of the extension beyond the term set

forth in Table 1. Approval of extended requests shall require the applicant to comply with all new amendments to federal, state or town regulations.

(b) In the event no request is made for extension of time from the above-referenced schedule, at the expiration of the maximum time permitted in Table 1, the building permit shall be immediately revoked and all work shall cease and desist on the project. In order to resume work, the contractor and the owner must apply to the town commission for an extension of time in accordance with subpart (a) above. If an extension of time is granted pursuant to subpart (a) above, a new permit application is required and a permit reactivation fee shall be paid.

(c) Failure of the permit holder and/or the property owner to complete the construction within the timeframes set forth in Table 1 or within the time extension granted by the town commission constitutes prima facie evidence that the building project has not commenced or has been suspended or abandoned. All permits will be terminated, and all work at the site will stop immediately until the applicant and owner apply for and receive a reinstatement of the permit by the town commission. If conditions are attached to the re-issuance, the permit may be reissued by the building official only upon continued conformance to the conditions established by the town commission. Any conditions attached to re-issuance are conditions of all applicable permits and applicant and owner accept such conditions upon acceptance of a permit. The issuance of the certificate of occupancy or completion will be withheld until any fees incurred under this section are paid. If the town commission does not approve the extension of time, applicant and owner may be required by the town commission to remove all evidence of construction, and ensure that the project conforms to all applicable provisions of the code. Failure to cease

construction or conform to all codes constitutes a violation and may be enforced by citation to the town's code enforcement board, or special magistrate, or by any other lawful means available to the town, at the sole discretion of the town.

(d) The provisions of this section shall be enforced by the town's special magistrate pursuant to the authority granted by F.S. ch. 162, as may be amended and chapter 2, article III, division 2 of the town Code, as may be amended. In addition, the town may enforce the requirements of this division by any other means available by law or equity.

Section 2: Each and every other section and subsection of Chapter 14. Building and Building Regulations. and Chapter 78. Vegetation. shall remain in full force and effect as previously adopted.

Section 3: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5: Specific authority is hereby granted to codify this Ordinance.

Section 6: This Ordinance shall take effect immediately upon passage.

FIRST READING this ____ day of _____, 2023.

SECOND AND FINAL READING this ____ day of _____, 2023.

TOWN OF PALM BEACH SHORES

Alan Fiers, Mayor

ATTEST:

Jude Goudreau, Town Clerk

(Seal)

Approved as to form and legal sufficiency.

Keith Davis, Town Attorney

ORDINANCE NO. O-7-23

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING APPENDIX A – ZONING ORDINANCE., SECTION IX – WALLS, FENCES AND HEDGES. AT PF. 9.2. – LIMITATIONS. TO ESTABLISH A MAXIMUM RETAINING WALL AND FENCE HEIGHT NECESSARY TO SCREEN NEIGHBORING PROPERTIES WHERE UNEVEN GRADES EXIST AT THE COMMON PROPERTY LINE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Code does not adequately contemplate recent updates to the Federal Emergency Management Agency's ("FEMA's") requirements for finished floor elevations and how this impacts the grade elevation of a property in relation to the adjacent parcels; and

WHEREAS, this increase in required grade elevation and finished floor elevation of a structure, particularly on those parcels located in the AE Flood Zone, creates the potential for mismatched grades at the common property line between parcels within the Town; and

WHEREAS, the creates rear yards and pool decks with differing elevations which leads to line of sight and privacy concerns into the neighboring properties; and

WHEREAS, the Town Commission of the Town of Palm Beach Shores believes these amendments to the Town's Code are in the best interest of the health, safety and welfare of the Town, its citizens, and all those doing business with the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, THAT:

Section 1: Appendix A. – Zoning Ordinance of the Code of Ordinances of the Town of Palm Beach Shores is hereby amended at Section IX. Walls, Fences and Hedges., Pf. 9.2. Limitations. to establish a maximum retaining wall heights and fence heights necessary to screen neighboring properties where uneven grades exist at common property line; providing that Pf. 9.2. shall hereafter read as follows:

Pf. 9.2. – Limitations

(a) *Generally*. Unless otherwise provided herein, walls, fences and hedges shall conform to the following general requirements.

1. Walls and fences may be placed on private property as near the lot lines of the property as can be reasonably accommodated.

a. When located behind the front building line (also known as the front setback), walls and fences may be a maximum of six (6) feet in height measured from the grade excepted as provided in subpart 3 below.

[Subsections (b) through (d) to remain in full force as adopted.]

[Subsection (2) to remain in full force as adopted.]

3. *Inconsistent grades*. If the grade elevation at the lot line of the abutting lot is not a reasonable match to the grade elevation at which the wall, fence or hedge is to be placed, the height of the wall, fence or hedge shall be measured from the lower of the conflicting grade elevations.

a. Retaining walls installed at the adjoining lot line shall be a maximum of three (3) feet in height measured from the lower of the conflicting grade elevations and placed to the rear of the front setback line. Retaining walls within the front setback shall be a maximum of two (2) feet in height as measured from the lower of the conflicting grade elevations. A transitional zone shall be provided at a length of 10 feet to allow for the grade change to accommodate the retaining wall height. This transition shall not occur nearer than five (5) feet to the face of the front building façade.

b. The exterior side of retaining walls shall be finished with painted stucco or painted cement block in a neutral color to match the subject property's principal structure. Compliance with this requirement shall be considered by the Planning and Zoning Board as part of the Architectural and Aesthetic application review.

c. Fences or fencing affixed to or atop of a retaining wall shall, when measured to include both the retaining wall and fence or fencing, have

a combined total maximum height of seven (7) feet as measured from the lower of the conflicting grade elevations.

d. Where an inconsistent grade exists with decking or similar improvement equal to the elevation found at the highest point of the retaining wall, the use of landscaping in the form of hedges or trees shall be used to screen the view into the adjacent property to a minimum height of six (6) feet as measured from the highest elevation.

e. If a retaining wall is installed at the adjoining property line, drainage shall be accommodated on-site and shall not discharge to adjacent properties.

Section 2: Each and every other Section of Appendix A. – Zoning Ordinance. shall remain in full force and effect as previously adopted.

Section 3: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5: Specific authority is hereby granted to codify this Ordinance.

Section 6: This Ordinance shall take effect immediately upon passage.

FIRST READING this ____ day of _____, 2023.

SECOND AND FINAL READING this ____ day of _____, 2023.

TOWN OF PALM BEACH SHORES

Alan Fiers, Mayor

ATTEST:

Jude Goudreau, Town Clerk

(Seal)

Approved as to form and legal sufficiency.

Keith Davis, Town Attorney