

PLANNING AND ZONING BOARD
Regular Meeting
December 21, 2022
6:30 pm
247 Edwards Lane / Palm Beach Shores, FL 33404

Chairman Jerald Cohn
Vice Chairman Tim Blash

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

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

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m4c37cd68644308176ea67c37005d8d4a> Meeting number: 2630 731 1532 Password: 1221 Join by phone +1-408-418-9388 United States Toll Access code: 2630 731 1532

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll call

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

3. CONSENT AGENDA:

4. ACTION ITEMS:

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

5. PUBLIC COMMENT:

6. DISCUSSION ITEMS:

- a. Discussion of code revision to address pool dewatering (*by Chairman Jerald Cohn*).
- b. Discussion of Code Revision for Zoning District "D" beam height (*by Chairman Jerald Cohn*).

7. ADJOURNMENT:

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

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

PROJECT NAME: Sandal Ln

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: NCS Partners LLC

PROJECT ADDRESS: Sandal Ln

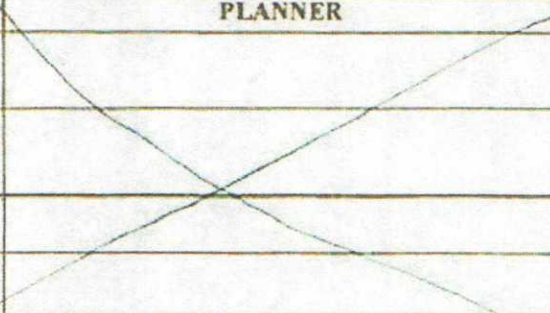
APPLICATION NO.: 1 SUBMITTAL DATE: _____

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

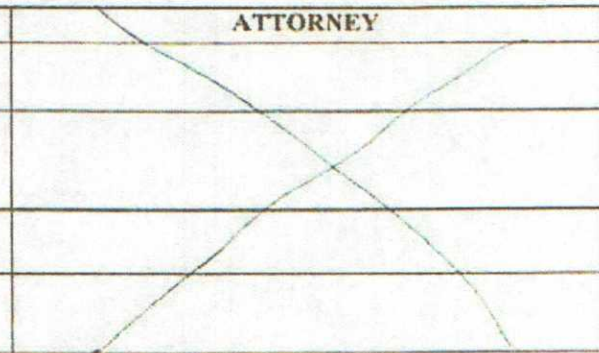
ADMINISTRATIVE APPEAL	N/A	SITE PLAN MODIFICATION (14-62)	N/A
ARCHITECTURAL AND AESTHETIC REVIEW (Pf 14-86)	X	SITE PLAN REVIEW (14-62)	X
COMPREHENSIVE PLAN AMENDMENT (Pf 17.3(B))	N/A	SPECIAL EXCEPTION (Pf 15.8)	N/A
PLAT APPROVAL	N/A	VARIANCE (Pf 15.4)	N/A
REZONING (Pf 17.3(B))	N/A	ZONING TEXT AMENDMENT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

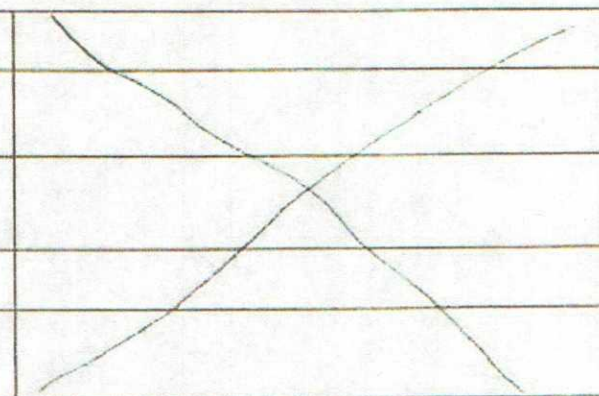
	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:	NCS Partners LLC	
ADDRESS:	1110 N Olive Ave WPB, FL 33401	
PHONE:	352-267-2072	
EMAIL:	nicholis@nrhhomes.com	

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:	Nicholis Heine	
ADDRESS:	300 Linden Ln	
PHONE:	352-267-2072	
EMAIL:	nicholis@nrhhomes.com	

	PLANNER	DEVELOPER
NAME:		Owner
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:	Steve Bruh	Debra Northsea
ADDRESS:	2101 Vista Parkway suite 241 WPB, FL 33411	6008 Eagles Nest Dr Jupiter, FL 33458
PHONE:	561-252-8797	561-758-6739
EMAIL:	Sjbarch.design@gmail.com	DLNLA Design@aol.com

	SURVEYOR	ATTORNEY
NAME:	PM Surveying	
ADDRESS:	4546 Cambridge St WPB, FL 33415	
PHONE:	561-478-7764	
EMAIL:	angela@pmsurveying.net	

	ENGINEER (USE ADD'L SHEET FOR MULTIPLE ENGINEERS)	
NAME:	Samuel Palermo PE	
ADDRESS:	3100 Swift Way Riviera Beach, FL 33404	
PHONE:	561-351-5278	
EMAIL:	Spalermo@ecpc-us.com	

OWNER ACKNOWLEDGMENT & CERTIFICATION

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

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

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


Signature of Owner

11/4/22
Date


NCT Partners LLC
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 4 day of November 2022.

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

Leah Wallesverd
(Name - type, stamp or print clearly)


(Signature)

NOTARY'S SEAL



Leah Wallesverd
Comm. #HH097544
Expires: May 2, 2025
Bonded Thru Aaron Notary

AUTHORIZATION OF AGENT & ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY

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

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

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

Signature of Owner or Trustee

Date

STATE OF FLORIDA
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____.

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

(Name - type, stamp or print clearly)

(Signature)

NOTARY'S SEAL

Agent Information:

Printed Name of Agent

Name of Firm

Signature of Agent

Date

PROCEDURES AND TIMELINES

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

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

APPLICATION FEE INFORMATION

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

NUMBER OF COPIES REQUIRED

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

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

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

PROJECT NAME: Sandal Ln

PROJECT ADDRESS: xxx Sandal Ln

PROJECT LEGAL DESCRIPTION: Lot 332, Palm Beach Shores, Lot 343

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

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)	None	SF	SF
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)	None	Residential	Residential
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)	None	A	A
FLOOD ZONE CATEGORY:	None	"X"	"X"
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)	None	8,628	8,628
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)	40% + 200 sq. ft. Pf. 5.4(a)	N/A	38%
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)	20%	100%	37%
OFF-STREET PARKING (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)	N/A	N/A	N/A
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)	25' Pf. 5.5	N/A	25'
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)	15' - 25' Pf. 5.6	N/A	15' For 25' 25' for rest of house
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)	7' Pf. 5.7	N/A	7' 1.5"

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.)	None	N/A	3,247
SECOND FLOOR AREA (sq. ft.) (PF 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
TOTAL FLOOR AREA (sq. ft.) (PF 2.23, Zoning Ordinance)	None	N/A	3,247
FLOOR AREA RATIO (PF 5.4.2, Zoning Ordinance)	N/A	N/A	N/A
DWELLING UNIT DENSITY (PF 6.5, 7.6 or 8.6, Zoning Ordinance)	1	1	1
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.)	3,247	N/A	3,247
OTHER IMPERVIOUS AREA (sq. ft.) (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)	2,190	N/A	2,190
TOTAL IMPERVIOUS AREA (sq. ft.)	5,437	N/A	5,437
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD) (PF 4.6, Zoning Code)	1.5' - 2.0' Abv Crown of Road	9.63	10.25
ESTABLISHED 1 st FLOOR ELEVATION (NAVD) (PF 4.6, Zoning Code)	min. 1/2 foot max 2 1 1/2 Feet abv. highest site grade PF 4.600	9.96	10.75
MEAN CROWN OF ROAD ELEVATION (NAVD)	None	8.75	8.75
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD) (PF 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	24'	N/A	21' 3 5/8"
TOP OF BEAM HEIGHT (NAVD) (PF 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)	N/A	N/A	14' 1"
ROOF PITCH (PF 5.2, 6.2 or 7.3, Zoning Ordinance)	PF 5.2 (b)	N/A	5/12
FLAT ROOF PERCENTAGE (PF 5.2, Zoning Ordinance)	N/A	N/A	N/A

JUSTIFICATION STATEMENT

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

attached

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:

\$600,000

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

Vacant Land

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).

No history

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

We Plan to build a SF home that complies with all planning & zoning requirements.

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

None

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).

The home will compliment the street along with the subject property.
there will be a circle drive way to allow for maximum parking.

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)

The home will have lush landscape installed exceeding landscape standards.
The architectural style will be Florida coastal and will have black slate roof tiles,
smooth stucco, light green aluminum shutters, and a white color exterior paint color.

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.)

The landscape will meet and exceed PB Shores standards. We have built multiple
homes and always do nice landscaping. Foxtail, Christmas, and coconut Palms will be
used along with Clusia hedges, Panama Rose, and hibiscus plants.

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

The design is a Florida Coastal look. We have built these homes multiple
times and everything flows very well.

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

attached color renderings

REQUEST FOR SITE PLAN MODIFICATION

1. Previously approved (Original) site plan information:

a. Original Project Name: _____

b. Original Site Plan Application No.: _____

c. Original Site Plan Approval Date: _____

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

2. Requested Modification(s): _____

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

REQUEST FOR VARIANCE

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

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

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

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

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

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

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

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

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

REQUEST FOR SPECIAL EXCEPTION

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

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

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

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

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

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

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

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

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



FRONT ELEVATION

XXX Sandal Ln

Period Highlight:

Q

Plan Duration:

Actual Start

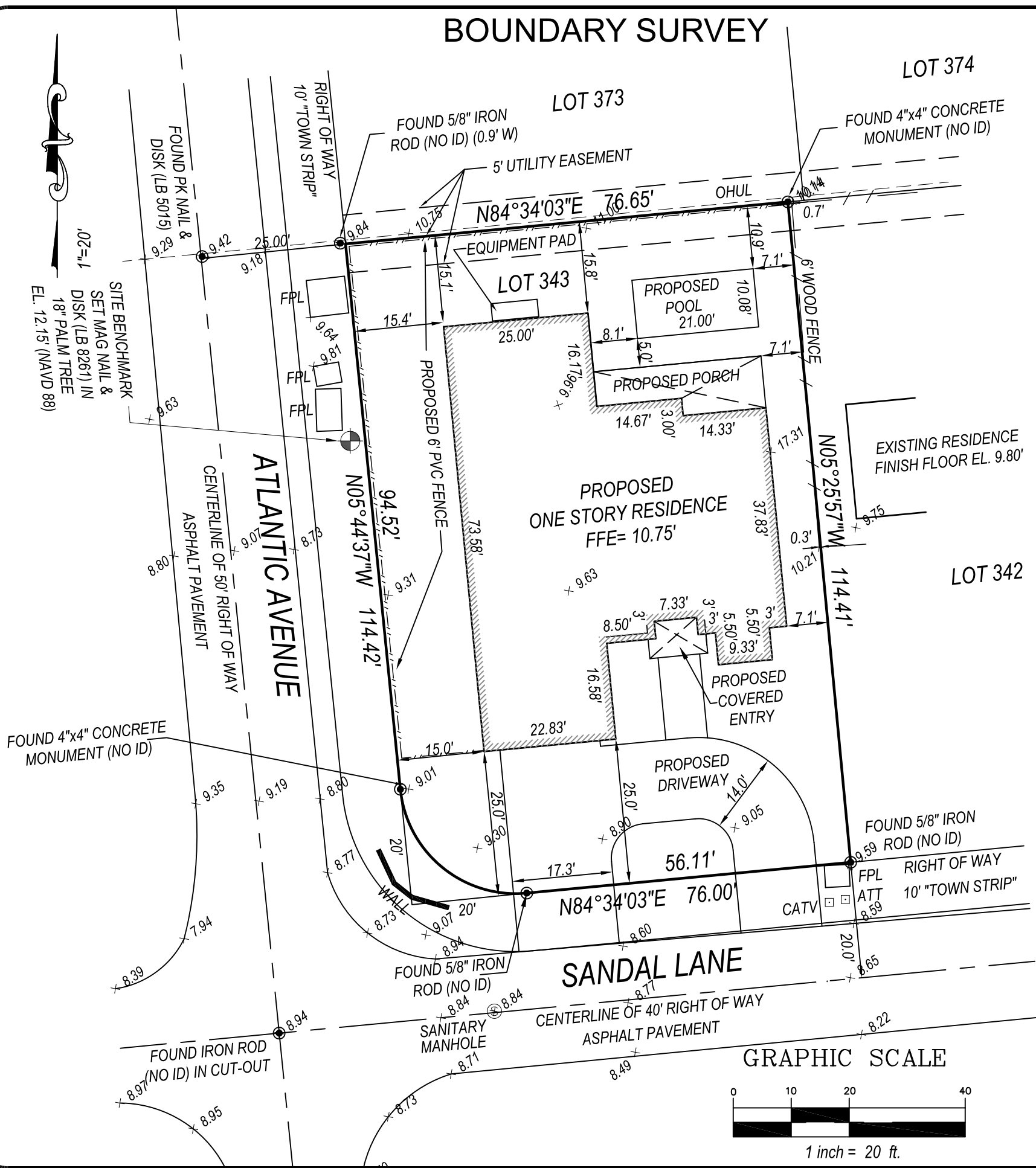
% Complete

Actual/forecast plan

% Complete (forecast plan)

ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION	PERCENT COMPLETE	Dec	Jan	Feb	Mar	Apr	May	June	July
						1	2	3	4	5	6	7	8
Advisory Board	1	1	1	1	100%								
Zoning Board/ Permitting	2	1	2	1	100%								
Home Start-Finish	3	6	4	6	100%								

BOUNDARY SURVEY



PROPERTY ADDRESS:
XXX SANDAL LANE
PALM BEACH SHORES, FL 33404

FLOOD ZONE: "X"
PANEL NO: 12099C 0393F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. NRH HOMES, LLC.

LEGAL DESCRIPTION:
LOT 343, PALM BEACH SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

12-08-22
11-03-22
08-17-22
07-18-22

JH
CD
DPK
DB

DATE
DRAFT
FIELD
PURPOSE

TOWN STRIP
REVISION SITE PLAN
SITE PLAN
BOUNDARY SURVEY

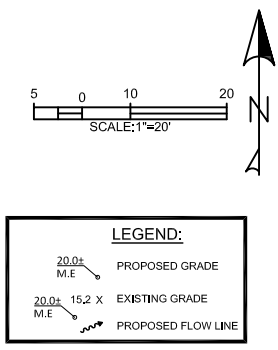
S22-489

JOB#

SIGNED:

DOUG WALKER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 17211

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764



GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCE TO NAVD 88.
2. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
3. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING FOUNDATION A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING.
4. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED FLOOR PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AS PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE AND CONTINUING CONTROL OF POLLUTANTS AND APPROPRIATE ENVIRONMENTAL PROTECTION MEASURES, INCLUDING BUT NOT LIMITED TO: METHODS FOR PROTECTION OF FEATURES TO BE PRESERVED WITHIN THE AUTHORIZED WORK AREAS; EROSION AND SEDIMENT CONTROL METHODS; FOR PROTECTING SURFACE WATERS, WETLANDS, AND GROUNDWATER DURING CONSTRUCTION; ANY HAZARDOUS OR POTENTIALLY HAZARDOUS SUBSTANCES TO BE USED ON THE SITE AND ACTIONS THAT WILL BE IMPLEMENTED TO PREVENT ACCIDENTAL OR INTENTIONAL INTRODUCTION OF THESE MATERIALS INTO THE AIR, GROUND, WATER, WETLANDS OR DRAINAGE AREAS; CONTINGENCIES FOR DISCHARGES OF HAZARDOUS, TOXIC, OR PETROLEUM SUBSTANCES; AND MONITORING REQUIREMENTS FOR PROTECTED OR THREATENED SPECIES.
9. ALL SITE CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE PALM BEACH COUNTY LAND DEVELOPMENT ORDINANCE FOR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL.
10. SITE FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF DISTURBED AREAS.
11. ALL AREAS OUTSIDE OF SILT FENCE SHALL REMAIN UNDISTURBED.
12. CONTRACTOR SHALL MAINTAIN SILT FENCE UNTIL ALL DISTURBED AREA ARE SODDED.
13. CONTRACTOR SHALL FULLY SOD RETENTION AREA IMMEDIATELY AFTER CONSTRUCTING.
14. ALL DISTURBED AREAS SHALL BE SODDED PRIOR TO PROJECT COMPLETION.

<p>NRH HOMES, LLC. 2580 15TH STREET SW VERO BEACH, FL 32962</p>		<p>SHEET</p>
<p>GRADING PLAN</p>		<p>DESIGNED BY SP</p>
<p>CHECKED BY SP</p>		<p>APPROVED BY SP</p>
<p>SCALE: 1"=20'</p>		

**EVERGLADES CONSTRUCTION
 PROJECT CONSULTANTS INC.**

3100 SURF WAY
 RIVIERA BEACH FL 33404
 PHONE: (561) 351-5278

ENGINEER OF RECORD:

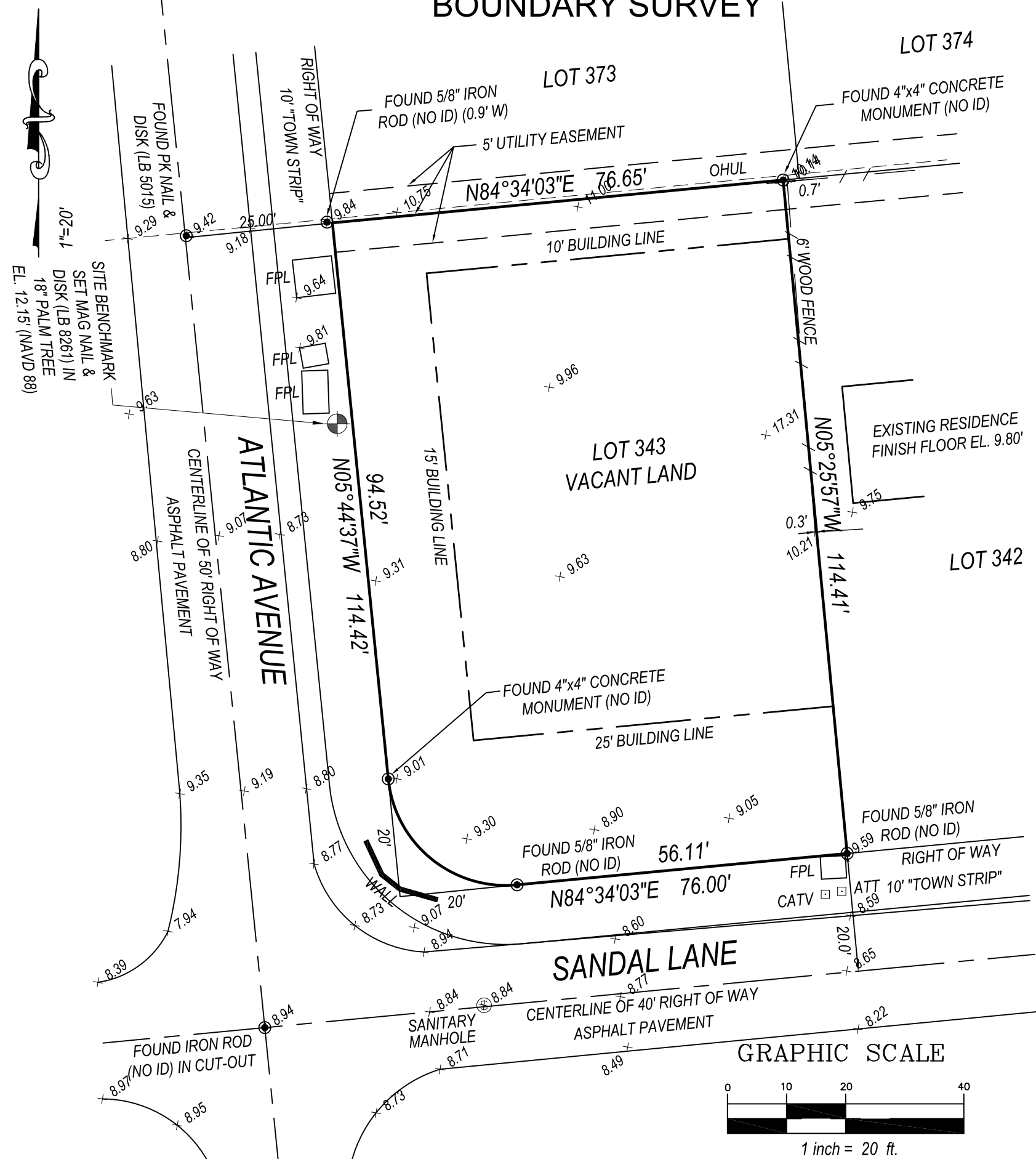
SAMUEL PALERMO II
 FLORIDA P.E. LICENSE
 NO.: 70130

REVISION	DATE	COMMENTS

PROJECT NO.	22-03,1
DATE	11-18-2022
SHEET	

C-01

BOUNDARY SURVEY




PROPERTY ADDRESS:
XXX SANDAL LANE
PALM BEACH SHORES, FL 33404

FLOOD ZONE: "X"
PANEL NO: 12099C 0393F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. NRH HOMES, LLC.

LEGAL DESCRIPTION:
LOT 332, PALM BEACH SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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SIGNED: 
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License Number 7211

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