

**TOWN OF PALM BEACH SHORES  
247 EDWARDS LANE  
DEVELOPMENT REVIEW COMMITTEE MEETING**

June 2, 2010

2:00 p.m.

**RECAP**

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**1. SPR10-8 & A/AR 10-8, Bravado 101 LLC, 101 Bravado Lane,  
Lot 88 Applicant proposes to demolish existing 4 unit building and  
construct 3 new two story town homes.**

PRESENT: Vice Mayor Alan D. Fiers, Rick Laabs, Planning and Zoning Board member, Town Clerk Carolyn Gangwer, Town Manager Cindy Lindskoog, Town Attorney Keith Davis of Corbett & White, P.A., and Zoning Official Manuel Palacios of Hybyrd Inspections, Inc.

Note: Applicant Jeff Kneen was a few minutes late for the meeting, so Agenda Item #2 was presented first, followed by review of the 101 Bravado Lane project.

Jeff Kneen, applicant, and Basil Irving, architect, presented the project. They explained that the building is within code. Parking access is in the rear instead of being off Ocean Avenue, and it is designed so that additional space for a turning radius is not required. There is no parking in the 10' strip.

The following comments were made during the ensuing discussion:

- Guest parking on the south side may work if it is modified so that access is not from the street and if it is green and buffered;
- Elevations should be called out on the plans, both from grade and NGVD, and the crown of the road and grade should also be shown on the plans;
- The palms along Ocean Avenue are royal palms, which will be consistent with the Marriott landscaping nearby;
- The site plan should have a box containing data such as lot size and coverage, etc.;
- Financing should be lined up and dedicated to this project.

Several members of the Board opined that the project looks good and is well done. Town Clerk Gangwer gave the applicants a construction schedule form. She will advertise on the 11<sup>th</sup>, and will require 11 copies of the plan (4 sealed) by June 14<sup>th</sup> for the Planning and Zoning meeting on the 22<sup>nd</sup>.

## **2. SPR10-9 & A/AR10-9 S. Henryk Walkerys & Anna Bednarek, 218 Sandal Lane, Lot 328 Applicant proposes to demolish the existing home and construct a new single family home.**

Architect Leslie Divoll stated that she was representing the applicants. She explained that the proposed one-story home is at maximum lot coverage but there is also a lot of permeable area. There is a general slope to the property and drainage flows across the landscaped area. Ms. Divoll stated that she has chosen lots of ground cover to catch the flow, and the driveway has been kept to a minimum.

Ms. Divoll stated that the proposed home is within the setbacks with the exception of a decorative architectural feature in the front and a 2' bump-out on the west side which offers some relief to a straight wall of 61'. The applicants plan to use natural ventilation as much as possible, using screened doors/windows. The pool is code-compliant, enclosed with a self-closing gate, and the applicants are aware that the location of the pool precludes a screen enclosure. The 6' fence meets code, and the pool equipment and A/C will be located in the rear yard, with underground conduit. It will be landscaped, except around the pool and under the loose-laid pavers. There will be an 18" band of gravel around the house, and a mulch path on either side. The applicants want "soft" grass, so Architect Divoll is using "paspalum", a type of grass that was developed for coastal golf courses. It is very salt-tolerant and once established, will do very well. Unfortunately, two existing banyan trees will have to be removed due to damage from the root system. The applicants intend to keep an existing Cabbage palm, Coconut palm and a Queen palm. There will be Malaysian palms around the existing Coconut palm, 3 Foxtails in front, a cluster of palms at the front center of the property, and triple palms placed to shade the windows. The applicants wish to move the fence to the property line. Architect Divoll will try to dissuade them from having a ficus hedge. She will suggest using Boston fern or something similar.

The following points were discussed:

- The fence will need a gate to the rear, and the latch must be at least 48" high;
- The A/C and pool equipment need to be sight-screened from the neighbors;
- Rear and side setbacks for the pool should be shown on the plans;
- The front entry architectural feature extends more than 2' beyond the building line – Ms. Divoll will make the correction;
- There may be some issues with the architectural feature on the side of the house. The Planning and Zoning Board has discussed this at length but "architectural features" are not clearly defined in the Code (Pf. 5.8), so Ms. Divoll will proceed and present them as is to the Board;
- The roof did not meet code (too much flat roof – Pf. 5.2 (d) – Architect Divoll presented a revised plan showing the code-compliant roof;
- The plans should show the crown of the road at 10.8', and the grade elevation must be raised to a minimum of 18" above that;
- The house will be a cream color with white trim, and dark wood on the doors. There is a vestibule in the front which will have a wrought iron screen door;
- The roof will be metal;
- Ms. Divoll will present brown-toned color examples to the Planning and Zoning Board, but will leave some materials for future decisions.

Town Clerk Gangwer will advertise on June 11<sup>th</sup>, will need revised plans (11 total with 4 sealed) by June 14<sup>th</sup> for the meeting on the 22<sup>nd</sup>.