

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

February 3, 2010

2:00 p.m.

RECAP

1. SPR 10-1 & A/AR 10-1 Giulio & Cheryl Leone, 318 Blossom Lane, Lot 279.

Propose to demolish existing single family residence and construct an entirely new two story single family residence.

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

Vice Mayor Fiers gave a brief explanation of the purpose of the Development Review Committee. Mr. Fiers noted that this is a tear down of an existing one story home, to be replaced with a new two story home. Two letters from neighbors have been received and reviewed prior to this meeting. Vice Mayor Fiers turned the meeting over to the Town Attorney.

Mr. Davis asked architect Blue Mingas to give a brief presentation on what was proposed. Mr. Mingas stated that he was acting as agent for the owner, and proceeded to give a brief overview of the project:

- Drainage issues are addressed on page A1-D. Total pervious area (green) is 3,506 sq. ft. – out of a lot total of 8,157 sq. ft. (During discussions later in the meeting, it was decided that Town Engineer Lee Collum should review the proposed drainage plan, and provide a report before the Planning and Zoning Board reviews the project.)
- Lot coverage of the first floor is calculated at 34.5%. The second floor is 43.2% of the site, which meets code at 75% of first floor.
- The crown of the road is at 6', the grade elevation is shown at 7' 6" and the mail level of the first floor is shown at 8'. This is also code compliant.
- The railroad ties wall will be x2 high.
- The house will be stucco with red Spanish tile roof and white impact windows.
- Page A3-2 depicts "sightlines north to south", which show how the privacy of the neighboring property will be protected.

Discussion ensued. Vice Mayor Fiers asked if the same idea as the rear yard sightlines holds true for the area adjacent to the front balcony? Mr. Mingas answered that, with only a

9' side setback, the only view (to the west) from the front balcony would be of the neighbor's roof.

Mr. Mingas commented that the house proposed for 318 Blossom Lane is very similar to the house he designed for 318 Tacoma Lane. He opined that he's tried to be very cognizant of the intent of the Town's codes, with the second floor set back, and lots of roof shown.

Attorney Davis made the following comments on the site plan:

- The property is located in Flood Zone B.
- The applicant has not asked for the 2 car garage credit.
- The last column under "proposed" on page 3 should be 49.35%. Mr. Mingas will make this correction.
- Total height needs to be added to the tabular information in the site calculations.
- The site wall is new – a retaining wall constructed of railroad ties – 2 ties high.
- A 6' chain link fence behind a hedge is planned for the other side, from the rear to the side of the house.
- Roof pitch needs to be shown on plans.

Mr. Davis addressed the proposed landscape plan (page A1-L):

- 3 trees are shown in the front yard. These must be at least 16.5' high, which is 75% of beam height.
- Trees must be at least 75% of height of roof in the rear and side yards, in order to screen neighbors from second floor.
- The A/C and pool equipment is tucked into an alcove at the rear of the house, which is allowable under current code.

Rick Laabs stated that his questions had been answered, and opined that this looks like a nice project.

Vice Mayor Fiers suggested that the architect ask the neighbors to come into the house, when it is substantially complete, and make suggestions as to placement of trees that will act as privacy screens at the side and rear of the house. Mr. Laabs concurred with this suggestion. Mr. Mingas seemed amenable to this recommendation.

There was a brief discussion of why the house had to be built 18" (at least) and 6" above the crown of the road. This is now required by FEMA, in order to be covered by flood insurance.

Town Clerk Gangwer reviewed upcoming meeting dates and deadlines for revisions with the applicant.