

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

June 4, 2008

2:00 p.m.

AGENDA

- 1. SPR08-6 & A/AR08-6 Alan Dito, 112 Bravado Lane, lot 85.
Applicant proposes an addition and renovations to an existing
4 unit multi-family building.**

- 2. SPM08-8 Peter Clarke, 318 Tacoma Lane, lot 153.
Applicant requests modification of approved SPR07-19 in order
to relocate A/C equipment from rear yard to northeast side
yard, behind a block wall.**

- 3. SPR08-9 & A/AR08-9 Mark & Stephanie Neary, 227 Bravado
Lane, lot 99.
Applicant proposes to enclose existing carport and put new
roof on existing atrium.**

- 4. SPM08-10 & A/AR08-10 Hugh Joyce, 200 Tacoma Lane, lot
163.
Applicant proposes revisions to approved SPM08-3.**

Present: Attorney Keith Davis, Zoning Official Manuel Palacios, Planning and Zoning Board member Richard Laabs, Town Administrator Cindy Lindskoog, Town Clerk Carolyn Gangwer and Mayor Thomas Mills.

Mayor Mills opened the meeting by giving a brief outline of the procedures followed by the Development Review Committee. He turned the meeting over to Attorney Davis.

1. SPR08-6 & A/AR08-6 Alan Dito, 112 Bravado Lane, Lot 85.

Attorney Davis explained that this is the second time that the DRC has seen this project. He asked the applicant's agent and architect, Ray Berry to walk through the modifications requested at last month's meeting.

Mr. Berry noted the following revisions to the plan presented last month:

- The front elevation is now complete.
- Now shows railings as existing.
- Added vertical control line with elevations shown with USGS data.
- Calculations restructured and plan information now matches application.
- South elevation added to plan.

The height of the crown of the road as relates to the grade elevation and the first finished floor was discussed. Mr. Davis asked that Mr. Berry identify the grade elevation line on the plan.

In addition, Mr. Berry confirmed that the height of the building was 27' (the new plan shows 27' to the eave, and this will be adjusted)

There was some discussion regarding the location and size of the off street parking spaces. Mr. Berry explained that the plans reviewed last month showed the sidewalk and some trees, which have been removed. He confirmed that there are 6 spaces outside, and 2 in the new garage. The spaces are shown at 9' x 20', which meet Town Code, stated Attorney Davis.

Rick Laabs inquired about the look and construction of the roof. Mr. Berry explained that he has completed the roof drawings, and dimensional rafters will be used for the inside framing of the roof, which will allow for a nice vaulted ceiling.

It was suggested that the applicant should bring photos of the existing building, and color selections for architectural/aesthetic review. Mr. Berry stated that he will prepare a color rendering for the Planning and Zoning Board meeting. The applicant is aware that a landscaping plan will be needed as part of the A/A review.

The Attorney confirmed with the Town Clerk that the legal ad for this site plan will run on June 13th.

2. SPM08-8 Peter Clarke, 318 Tacoma Lane, Lot 153.

Architect Blue Mingas was present, acting as agent for Mr. Clarke. He explained the need for a modification to the approved site plan. When the plan was originally approved, one condition was that the A/C equipment should be placed in a depressed area in the rear yard. Per FEMA regulations, this is prohibited. There was some discussion of FEMA regulations, and whether or not a variance from the Town's floodplain ordinance could even be sought.

Mr. Mingas stated that when testing was done on the site, the water table was at 4'. So, they are proposing moving the A/C equipment to the east side of the house, next to the neighbor's garage. The equipment will be screened from the road with a stucco wall.

Mr. Mingas recalled that the neighbors to the rear of the Clarke property asked that the A/C equipment not be placed in the rear yard.

Mr. Laabs confirmed with the architect that the units were new. He noted that most of the newer A/C equipment runs exceptionally quietly. Mr. Laabs confirmed that the 2 compressors will not encroach into the side building line.

On another issue with this project, the Zoning Officer noted that west side neighbor Andy Lyes mentioned that use of gutters and downspouts on the Clarke house would go a long way to solving any water “problems” at this site. Mr. Mingas agreed that if there are water problems on the Clarke property after the house is constructed, then gutters and downspouts will be installed.

Mayor Mills asked if the drainage issue was finally resolved? Town Clerk Gangwer provided revised drainage plans for the Clarke project accompanied by an approval letter from the Town Engineer. The committee members agreed that the plan looked like it solved the problems.

Mayor Mills confirmed that all elevations on the site plan are now correct. Mr. Mingas noted that plans with the revised elevations have been added to the permit set.

This site plan hearing will be advertised on June 13th.

3. SPR08-9 & A/AR08-9 Mark & Stephanie Neary, 227 Bravado Lane, lot 99.

Mark Neary and his neighbor Mike Williams (who is a general contractor) were present to discuss this project.

Mr. Neary presented photos of his existing house, and explained what he planned. The carport/porch, depicted on page A-1 will become a master bathroom. No walls are being moved/removed. The 4 arches will be reduced to 2 arches and a 2 window gallery area. A new roof and fixed windows on the existing atrium will complete the plans.

Attorney Davis confirmed that there is no living space in the atrium. The square footage of the gallery is 270 sq. ft.

The vegetation will remain the same as shown in the photos. Perhaps some more vegetation added in the future.

Mr. Davis asked that the height of the house be depicted on the elevation based on the crown of the road. A note to this effect, attached to the plan will suffice.

The dates for receipt of revised plans, for legal ad and the meeting date were reviewed with the applicant. Ms. Gangwer provided Mr. Neary with a construction schedule form, which will need to be approved by the Planning and Zoning Board at some point.

4. SPM08-10 & A/AR08-10 Hugh Joyce, 200 Tacoma Lane, lot 163.

Mr. Joyce joined the meeting via telephone. Attorney Davis gave a short history of this project. The applicant is proposing a complete tear down (rather than just a remodel of existing), and then planning to build the same project as previously approved, at current grade elevation, etc.

Mr. Davis pointed to a problem with the rear setback, which is only 10 feet – current code requires a 15'/25' rear setback (would come into effect if the building were torn down).

After brief discussion, Mr. Joyce withdrew his application, explaining that he will go ahead with the project as previously approved.