

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

**April 8, 2010**

**2:00 p.m.**

**RECAP**

---

**1. SPM10-4, Dr. & Mrs. Gary Lammert, 313 Bamboo Road, Lot 394. Applicants propose modification of previously approved site plan SPR9-5.**

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

Mark Shone of Bordland & Associates was present, representing the applicants. He explained that the master suite addition on the west side of the house is already approved. The applicants now wish to make the great room 5' larger and remove the screened area, adding a porch with a mansard roof to match the existing roof to the rear of the property, eliminating the flat roof.

During the ensuing discussion, the following points were made:

- The a/c has already been moved to the west side of the house, and Town Clerk Carolyn Gangwer will check to see if this had been approved by the Planning and Zoning Board;
- The only change in aesthetics is that the roof tile has been modified to an S tile, and this should be made obvious on the plans;
- Color pictures, including one showing the tile color, should be made available at the Planning and Zoning Board meeting;
- The contractor is ready to start immediately, and a construction timetable will be provided.

**2. SPR10-5 & A/AR10-5 Mitchell & Melinda Blackburn, 224 Cascade Lane, Lot 243.**

**Applicant proposes to demolish the existing home and construct a new two story single family home.**

Rob Schiallo and Mike Taliercio from RJS Builders were present along with the homeowner, Belinda Blackburn. Mr. Schiallo explained that the Blackburns wish to tear down the existing home and construct a new two story CVS home with an island design. RJS proposes to use many features that they've used in other projects in Palm Beach Shores: silver metal roof, stucco-detail siding, impact windows. The home would be low-maintenance and weather-resistant. Color renderings will be ready for the Planning and Zoning Board meeting. The elevations were studied, and the new floor elevation would be the average between the elevations of the neighbors on either side.

The following comments were made:

- Elevations would be crowned up to meet FEMA requirements (7') and the Town Engineer will have a look at how the drainage will be handled before the Planning and Zoning Board meeting;
- The lot coverage at 33% is well within Code requirement of 35% (found in Pf. 5.4(b) and the 200 square foot credit for the second floor (Pf. 5.4 (c) will not be needed;
- Town Clerk has spoken with the landscaper, Steve West, and she had suggested that he maintain several existing mature trees. Vice Mayor agreed and emphasized the importance of privacy screening;
- The plans show two left-side elevations, which should be corrected to east and west;
- Mr. Schiallo stated that the turning pattern for the side-loaded garage has enough square footage to be functional;
- No screen enclosure is planned for the pool;
- Roof pitch is within code;
- Town Clerk has spoken with rear neighbor Jo Dolce, who approves of the project as long as her privacy is maintained;
- Applicant will need to submit a landscape plan, color renderings, and engineering, as well as the corrected plans for the Planning and Zoning Board meeting.

Town Clerk Gangwer explained that the deadline for submittal is Monday, April 19<sup>th</sup> for the April 27<sup>th</sup> meeting at 7 p.m. She also gave information regarding impact fees.

**SPR10-6 & A/AR10-6 William & Carol Define,  
308 Claremont Lane, Lot 114.**

**Applicant proposes the addition of a new covered lanai and patio area to the rear of the existing property.**

Homeowner Mr. William Define was present. Vice Mayor Fiers explained that Code has recently been changed to allow for waiving the requirement to appear before the Development Review Committee in certain cases. Mr. Define's project falls within these guidelines, and Mr. Fiers apologized for leaving this on the agenda.

Mr. Define explained that he wished to get rid of the flat roof in the rear. He proposes building a lanai with a roof that ties into the existing main roof. The construction should take

4 to 6 weeks after the building permit is issued, including installation of pavers around the pool area. Town Clerk gave Mr. Define information regarding the construction timetable.

Vice Mayor Fiers inquired about two projects in Town that are languishing. It was determined that a landscaping project on Edwards Lane has been delayed because of the extremely cold winter. Plants have become very difficult to find. A construction project at 315 Inlet Way has been taking too long, and Mr. Palacios stated that he had sent the homeowner a letter regarding the lack of construction activity. Mr. Palacios noted that the project is still within the time frame provided in the approved construction schedule. Town Clerk added that she had received a complaint about this property. She sent a letter regarding the lack of construction activity as well as excessive car parking and other activities. It seems that the parking issue has been addressed.