TENTATIVE:
SUBJECT TO
REVISION

TOWN OF PALM BEACH

PLANNING, ZONING, & BUILDING DEPARTMENT

TOWN COUNCIL MEETING DEVELOPMENT REVIEW

TOWN HALL
COUNCIL CHAMBERS - SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JUNE 12, 2024

9:30 AM

Welcome

For information regarding procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. COMMENTS OF MAYOR DANIELLE H. MOORE

IV. COMMENTS OF TOWN COUNCIL MEMBERS

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VI. APPROVAL OF AGENDA

VII. CONSENT AGENDA

A. **ZON-24-044 (ARC-24-031) 1181 N LAKE WAY (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Town Council review and approval for construction of a new single-family residence on an existing nonconforming parcel comprised of portions of platted lots, which is deficient in lot width. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission approved the project as presented. Carried 7-0.]* Pg. 7

B. **ZON-24-068 (ARC-24-061) 171 EL PUEBLO WAY (COMBO)—SPECIAL EXCEPTION** The applicants, Kevin and Carolyn Ryan, have filed an application requesting Town Council review and approval for a Special Exception to develop the existing nonconforming lot in order to construct a new two-story single-family residence. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission approved the project as presented. Carried 7-0.]* Pg. 15

C. **ZON-24-0003 241 ROYAL PALM WAY—SPECIAL EXCEPTION** The applicant, JPMorgan Chase Bank (Eric Johnson, VP Consumer Bank Regulatory & Support Ops), has filed an application requesting Town Council review and approval of a Special Exception to permit a bank in the C-OPI Zoning District. Pg. 24

VIII. REGULAR BUSINESS

A. Discussion Regarding Bifurcating the Project Designation Manual or Design Review Matrix for LPC and ARCOM as referenced in Chapter 18 of the Town Code of Ordinances Pg. 29

B. Verbal Update Regarding 100 Casa Bendita Pg. 42

C. The Society of the Four Arts Future Land Use Map (CPA-24-0001) and Zoning Map (ZCA-24-001) Amendments - Review and Feedback Pg. 43

D. Discussion Regarding Mechanical Equipment Placed on Rooftops of in Single Family Homes in Residential Zones Pg. 62

IX. DEVELOPMENT REVIEWS

A. Declaration of Use Agreements

1. **ZON-23-046 329 WORTH AVE - CHURCHILL CIGAR COMPANY** - Declaration of Use Progress Update Pg. 63

B. Items Pulled From The Consent Agenda, If Needed

C. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

a. **ZON-23-117 (COA-23-043) 235 BANYAN RD (COMBO)— VARIANCES** The applicant, Richard Kurtz, has filed an application requesting Town Council approval for three (3) variances in accordance with Section 134-201 for: (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8) associated with the construction of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 5-1.] [The Landmarks Preservation Commission approved the project as presented. Carried 5-1.]* Pg. 75

b. **ZON-24-050 (COA-24-014) 218 PHIPPS PLAZA (COMBO)— VARIANCES** The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting Town Council review and approval of variances for three (3) variances for; (1) greater lot coverage, (2) a reduced rear-yard setback, and (3) a reduced side-yard setback in conjunction with the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 6-0.] [The Landmarks Preservation Commission approved the project with conditions. Carried 6-0.]* Pg. 99

c. **ZON-24-025 (ARC-24-015) 153 AUSTRALIAN AVE (COMBO) – SPECIAL EXCEPTION AND VARIANCE** The applicant, Rabbi Zalman Levitin, has filed an application requesting Town Council review an approval for a special exception to develop an existing nonconforming parcel with a new, single-family residence and (1) variance to forgo required garage parking. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative architectural impact to the subject property. Motion Carried 6-1.] [The Architectural Review Commission approved the project with conditions. Carried 5-2.] [Town Council remanded this project back to ARCOM at the May 15, 2024, Town Council meeting.]* ***[This project shall be*** Pg. 116

deferred to the August 12, 2024, Town Council meeting pending Architectural Review.]

d. **ZON-24-039 (ARC-24-033) 1464 N OCEAN BLVD (COMBO) —VARIANCE** The applicant, Manuel & Evan Castelo, has filed an application requesting Town Council review and approval for one (1) variance to reduce landscape open space below minimum requirements with the installation of artificial turf material. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative architectural impact to the subject property. Motion Carried 6-1.] [The Architectural Review Commission approved the project. Carried 6-1.]* Pg. 117

e. **ZON-24-058 (ARC-24-073) 400 ROYAL PALM WAY (COMBO) —VARIANCE(S)** The applicant, Citizens Bank (James Meany), has filed an application requesting Town Council review and approval for eight (8) variances as they relate to the installation of commercial signage, including (1) a variance to install signage on an exterior electronic banking machine, (2-4) variances to exceed maximum sign area permitted, exceed maximum logo size permitted, and exceed maximum sign and logo height above grade permitted on the north elevation, (5) a variance to exceed height of logo above grade on east elevation, and (6 – 8) variances to exceed maximum height and logo size and to permit signage facing a parking area in lieu of a right of way. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved the project with conditions. Carried 6-1.]* Pg. 123

2. New Business

a. **ZON-24-0012 240 PARK AVE—SITE PLAN REVIEW** The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.
2:00 PM TIME CERTAIN Pg. 132

b. **ZON-24-0013 247 PARK AVE—SITE PLAN REVIEW** The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.
2:00 PM TIME CERTAIN Pg. 138

c. **ZON-23-043 (ARC-23-044) 1480 N OCEAN BLVD (COMBO) —VARIANCE** The applicant, Jason Kalisman, has filed an application requesting Town Council review and approval of Pg. 144

modifications to an existing residence with a variance to exceed the maximum allowable cubic content ratio (CCR). The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved the project as presented. Carried 7-0.]*

d. **ZON-24-063 (ARC-24-065) 137 E INLET DR (COMBO)—VARIANCE** The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Town Council review and approval for a variance to reduce the required vehicle queuing space between the driveway gate and edge of roadway. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 5-2.] [The Architectural Review Commission approved the project with conditions. Carried 5-2.]* Pg. 150

e. **ZON-24-043 (ARC-24-035) 620 N LAKE WAY (COMBO)—VARIANCES** The applicant Ocean Front Avenue 2, LLC, a VA limited liability company (Don & Donna Whitaker), has filed an application requesting Town Council review and approval for two (2) variances, (1) to exceed maximum permitted building height and (2) to exceed maximum permitted cubic content ratio (CCR), as it relates to the construction of a new residence. The Architectural Commission shall perform design review of the application. ***[This project shall be deferred to the July 10, 2024, Town Council meeting pending Architectural Review.]*** Pg. 156

D. Time Extensions and Waivers

1. Waiver of Town Code Section 18-237, For Building Permit Extension for **253 El Pueblo** Pg. 157
2. Waiver of Town Code Section 18-237, For Building Permit Extension for **200 Via Bellaria** Pg. 168
3. Waiver of Town Code Section 24-199, For Construction Work Hour Extension at **2660 S Ocean Blvd.** Pg. 183
4. Waiver of Town Code Section 18-237, For Building Permit Extension at **200 Bahama Ln.** Pg. 188
5. Waiver of Town Code Section 18-237, For Building Permit Extension at **2000 S Ocean Blvd.**, Pg. 203

X. ANY OTHER MATTERS

XI. ADJOURNMENT

Procedures for Public Participation:

Note 1: **Live Stream audio:** To watch/listen live, visit the 'Public Meetings' webpage on the Town's website at www.townofpalmbeach.com. and select the "View Event" or "Click Here to Listen" button.

Note 2: Any citizen is entitled to be heard concerning any matter under the sections entitled 'Communications from Citizens' and 'Public Hearings', subject to the three-minute limitation. The public also can speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion. Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you. In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. As a public business meeting, the Town Council President retains the right to limit discussion on any issue.

Alternative public comment is also welcome for Town Council Meetings via four methods:

1. To make a public comment virtually (for Town Council Meetings Only), email a request to publiccomment@townofpalmbeach.com and identify the desired agenda item(s) to be addressed

2. Written public comment submittals should be sent to publiccomment@townofpalmbeach.com.

3. Direct written entry into the public meeting record through the eComment portal on the Public Meetings webpage.

4. Mail or in-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: **Appeals:** If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Note 4: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Consent Agenda

Agenda Title
ZON-24-044 (ARC-24-031) 1181 N LAKE WAY (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Town Council review and approval for construction of a new single-family residence on an existing nonconforming parcel comprised of portions of platted lots, which is deficient in lot width. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission approved the project as presented. Carried 7-0.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-24-044 (ARC-24-031) 1181 N LAKE WAY (COMBO)

MEETING: MAY 29, 2024 ARCOM
JUNE 12, 2024 TC

ARC-24-031 (ZON-24-044) 1181 N LAKE WAY (COMBO). The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape and swimming pool on an existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-044 (ARC-24-031) 1181 N LAKE WAY (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Town Council review and approval for construction of a new single-family residence on an existing nonconforming parcel comprised of portions of platted lots, which is deficient in lot width. The Architectural Commission shall perform design review of the application.

Applicant: Sage Andrew G C III Trust (Gregg Sage, Trustee)
Architecture: J. Graham Goldsmith Architects (Adam Davis)
Landscape: Innocenti & Webel

HISTORY:
The application was deferred at the March 27, 2024 ARCOM hearing with comments to further study architectural details and landscaping, especially as it pertains to the existing Ficus tree at the entry area.

The application was heard at the April 24, 2024 and deferred to the May ARCOM meeting with comments to further study architectural details and retention of the Banyan tree in its existing location. At the May 29, 2024 ARCOM meeting, the Commission approved (7-0) the design of the project.

THE PROJECT:
The applicant has submitted plans, entitled "1181 N. Lake Way" as prepared J. Graham Goldsmith Architects, dated May 07, 2024.

The following scope of work is proposed:

- New two-story residence.
- New swimming pool, and new hardscape and landscape.

The following Special Exception, Site Plan Review, and/or Variances are required to complete the project:

- SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Sec. 134-893(c): A special

exception with site plan review to develop an existing nonconforming parcel, comprised of portions of platted lots, which is 89' in width, in lieu of the 100' width required.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 17,715 SF	**Crown of Road**	2.87' NAVD
Lot Depth	192'	**Lot Width**	89' *Special Exception Required*
Lot Coverage	Permitted: 30% (5,314.5 SF) Proposed: 23.3% (4,130 SF)	**Enclosed Square Footage**	Proposed: 6,245 SF
Building Height	Permitted: 22' Proposed: 18.5'	**Overall Building Height**	Permitted: 30' Proposed: 25'
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	**FEMA Flood Zone**	AE 6 / X
Maximum Fill	Permitted: 2.09' Proposed: 2.09'	**Zero Datum**	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 47.6%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 69.1%
Surrounding Properties / Zoning			
North	1185 N Lake Way | Residence / R-B		
South	1171 N Lake Way | Residence / R-B		
East	268 Nightingale Trl & 1178 N Lake Way | Residences / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code but requires one (1) Special Exception with Site Plan Review for redevelopment of the existing nonconforming parcel.

2 EAST ELEVATION - PREVIOUS
1/4" = 1'-0"

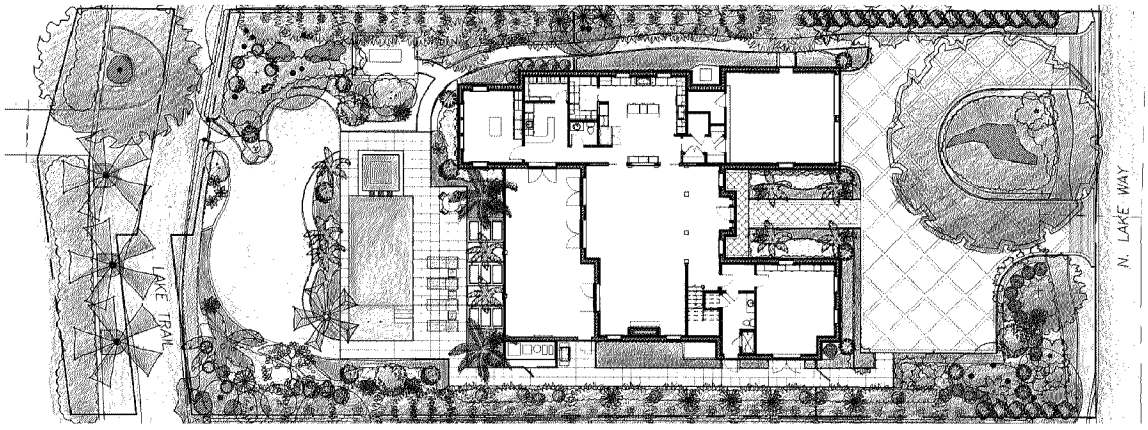
The proposed house is sited in a H-formation with a central courtyard entry and central rear outdoor terrace and pool on center with the entry. The north and south wings feature gable ends with terraces and railings above the first floor. A shed dormer is proposed above the center entry. Windows are six-lite over one with varying sizes. Siding is proposed as painted stucco, windows and shutters to be painted green, with a cement roof in a shake style. Hardscape materials include tabby concrete, old Chicago brick, and crushed coquina. The landscape buffer is proposed to be maintained and enhanced for privacy. Fencing type includes a combination of black chain link and white aluminum fencing. The generator is proposed to be surrounded on all sides by a masonry site wall with gate. A Chippendale style pedestrian gate is proposed at the lake trail.

1 WEST ELEVATION -CURRENT
1/4" = 1'-0"

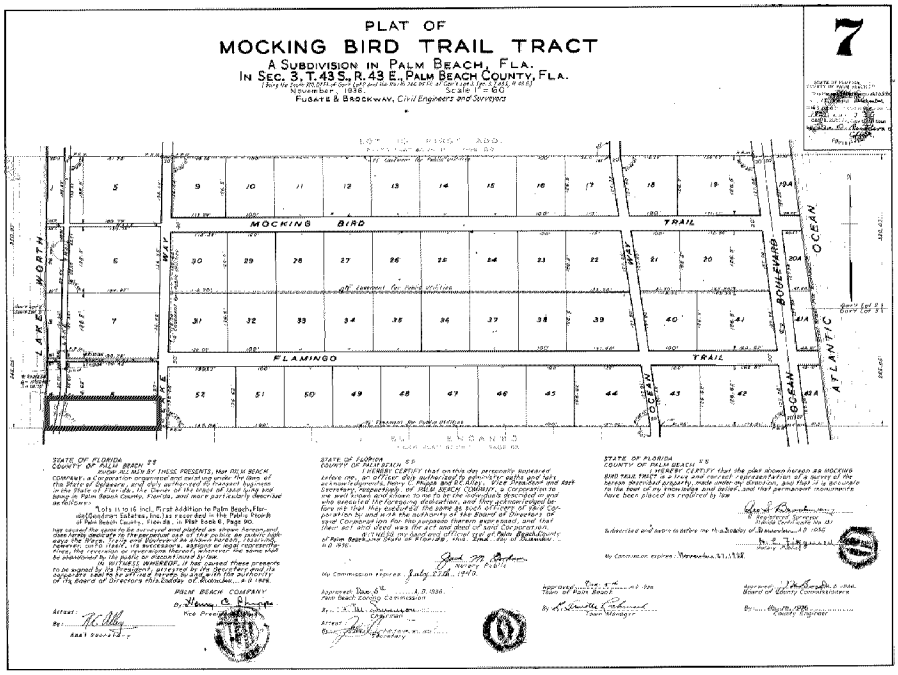
2 WEST ELEVATION - PREVIOUS
1/4" = 1'-0"

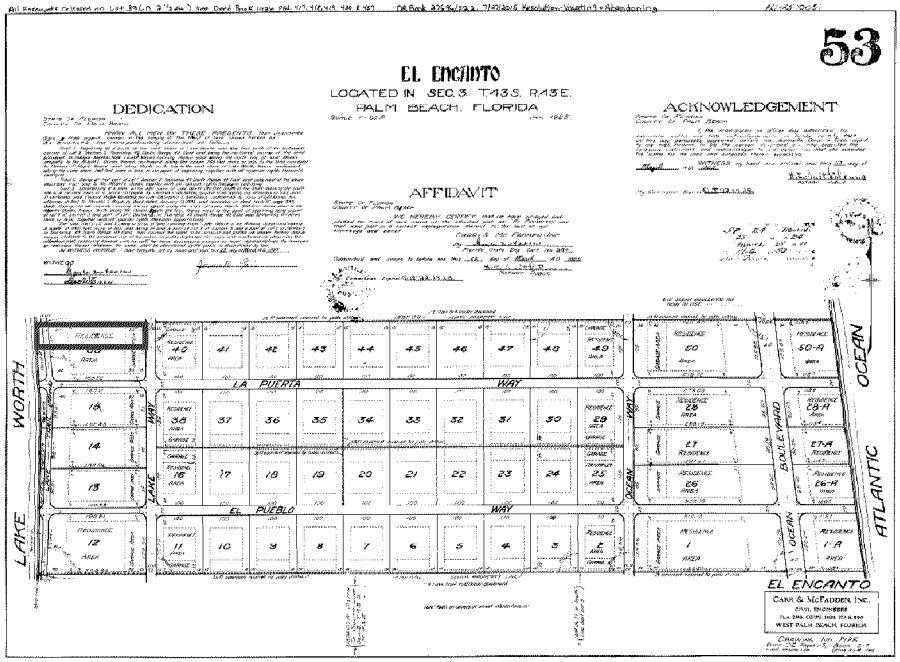
The application was deferred at the April 24, 2024 ARCOM hearing with comments to further study architectural details and landscaping, especially as it pertains to the retention of the existing Ficus tree at the entry area. The applicant has resubmitted plans in response to comments of the

commission including retention of the large Ficus tree in its existing location, removal of the courtyard entry gate, reduction of entry courtyard corridor and elimination of second floor balconies, reconfiguration of the center connecting hall and loggia, elimination of west balcony and incorporation of new balcony between dormers. Lanterns have been incorporated in several locations. Roof material is proposed as previously presented in a lighter shade of grey to mimic weathered cedar shake.



Redevelopment of the existing nonconforming parcel requires approval of a special exception with site plan review by the Town Council. A lot width of 100' is required with only 89' existing. The lot is comprised of a north portion of lot 39 of the El Canto subdivision and a southern portion of lots 4 and 8 of the Mocking Bird Trail Tract.





CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

Approval of the project will require one (1) separate motions to be made by the Town Council:

(1) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

RECEIVED
By yfigueroa at 9:03 am, May 07, 2024

J. GRAHAM GOLDSMITH
ARCHITECTS

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86 Pocomo Road, Nantucket, MA 02554
201 Grenville Road, Hobe Sound, FL 33455
t 800 862 4053 . f 802 864 8267

www.jggarchitects.com

ARCOM REVISIONS

DATE: 05.06.2024 **ARC-24-031**
PROJECT: SAGE RESIDENCE, 1181 N. LAKE WAY, PALM BEACH FLORIDA

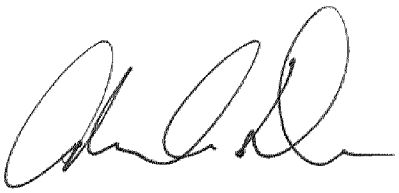
Please see comments from the April 24, 2024 Palm Beach Architectural Review Commission below, and how we have addressed their concerns in bold:

1. The committee insists that the banyan tree remain in its current location.
    a. **RESPONSE: The tree will stay in its original location. With the tree remaining, the two driveway curb cuts will also remain, slightly adjusted from original locations, with new lower plantings and screening.**
2. Front entry gate should be removed.
    a. **RESPONSE: Entry gate has been removed from design.**
3. Front door and walkway appear too long. The eastern facing gables come out too far and should be reduced.
    a. **RESPONSE: To reduce the corridor to the front door, the proposed design has reduced the eastern facing wings by 10' and removed the 2nd floor balconies.**
4. Similar concern for the western facing gables and patio. Suggestions for making a deeper loggia off the living room to extend further west for better massing.
    a. **RESPONSE: Per recommendations, the connecting loggia and south west loggia have been combined, creating one larger space spanning north - south. With this change, the south west balcony has been removed, and we now have a 2nd floor balcony in between the gables in order to break up the loggia roofline.**
5. A question regarding exterior lighting, and if there were any lanterns proposed.
    a. **RESPONSE: Wall mounted lanterns have been added by the front door, garage, loggia and primary suite balcony.**

6. The dark roof color looks heavy. Would we consider changing the roof color to white?
    a. **The roof material is intended to mimic weathered cedar shingle. We are proposing a lighter grey than the previous brownish-grey.**

These comments have been provided as a preliminary review from our presentation at the last ARCOM hearing. We look forward to reviewing the revised project in May.

Thank you for your consideration.



Adam A Davis AIA - **J. Graham Goldsmith Architects**

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Consent Agenda

Agenda Title
ZON-24-068 (ARC-24-061) 171 EL PUEBLO WAY (COMBO)—SPECIAL EXCEPTION The applicants, Kevin and Carolyn Ryan, have filed an application requesting Town Council review and approval for a Special Exception to develop the existing nonconforming lot in order to construct a new two-story single-family residence. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission approved the project as presented. Carried 7-0.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans 1 of 2**
- **Plans 2 of 2**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-068 (ARC-24-061) 171 EL PUEBLO WAY (COMBO)

MEETING: MAY 29, 2024, ARCOM
JUNE 12, 2024, TC

ARC-24-061 (ZON-24-068) 171 EL PUEBLO WAY (COMBO). The applicants, Kevin and Carolyn Ryan, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool with a special exception to develop the existing nonconforming lot. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-068 (ARC-24-061) 171 EL PUEBLO WAY (COMBO)—SPCIAL EXCEPTION. The applicants, Kevin and Carolyn Ryan, have filed an application requesting Town Council review and approval for a special exception to develop the existing nonconforming lot in order to construct a new two-story single-family residence. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicants: Kevin and Carolyn Ryan
Architecture: D. Stanley Dixon Architect
Landscape: BGS Landscape Architecture & Engineering

HISTORY:
At the May 29, 2024 ARCOM meeting, the Commission approved (7-0) the design of the project.

THE PROJECT:
The applicant has submitted plans, entitled "A NEW RESIDENCE FOR THE RYAN FAMILY" as prepared by D. Stanley Dixon Architect, dated April 15, 2024.

The following scope of work is proposed:
- New two-story residence.
- New swimming pool, hardscape, and landscape.

The following Special Exception is required to complete the project:
- SPECIAL EXCEPTION: Sec. 134-893(c): A special exception to develop an existing nonconforming parcel, comprised of portions of platted lots, which is 85' in width (in lieu of the 100' width required) and has a lot area of 9,960.46 SF (in lieu of the 10,000 SF required).

Site Data

Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 9,960.46 SF *Special Exception Required*	**Crown of Road**	4.00' NAVD
Lot Depth	117.75'	**Lot Width**	Required: 100' Existing: 85' *Special Exception Required*
Lot Coverage	Permitted: 30% (2,988.14 SF) Proposed: 28.97% (2,885.97 SF)	**Enclosed Square Footage**	Proposed: 4,416.72 SF
Cubic Content Ratio (CCR)	Permitted: 4.00 (39,841.84 CF) Proposed: 3.99 (39,778.80 CF)	**Angle of Vision**	Permitted: 100° Proposed: 32°
Building Height	Permitted: 22' Proposed: 18.5'	**Overall Building Height**	Permitted: 30' Proposed: 26.50'
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	**FEMA Flood Zone**	AE 6 / X
Maximum Fill	Proposed: 1.5'	**Zero Datum**	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 46.1%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 62.92%
Surrounding Properties / Zoning			
North	1161 N Ocean Way | Residence / R-B		
South	110 El Pueblo Way | Residence / R-B		
East	1160 N Ocean Blvd | Residence / R-B		
West	1150 N Ocean Blvd | Residence / R-B		

STAFF ANALYSIS

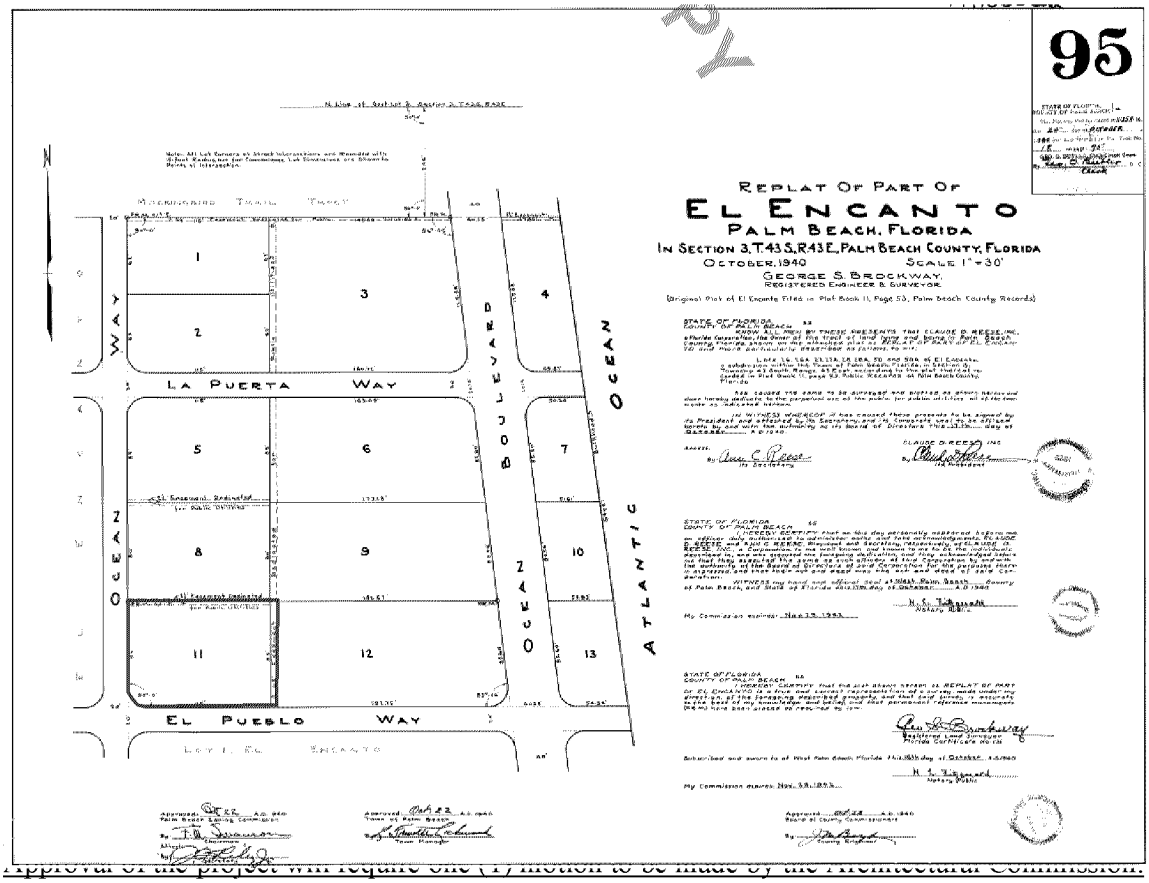
The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code but requires one (1) Special Exception for redevelopment of the existing nonconforming parcel, specifically short of the lot area and width requirements for the R-B zoning district.

located on the south side of the property, fronting El Pueblo Way. Vehicular ingress and egress are proposed from both abutting rights-of-way. A front-facing garage is proposed with access from El Pueblo Way.

The residence's massing features one-story and two-story volumes. According to the project architect, *"the design of the home pulls inspiration from the local and classical vernacular traditions to provide for a design that is appropriate for its place both in scale and architectural character"*. The two-story volume features a hip roof with wood shingles. Exterior detailing includes a plaster chimney with cornice details, wood shutters, plaster parapets, wood brackets and trellises, plaster reliefs, wood garage doors, and wood rafter tails. The fenestration is proposed with sash windows and French doors that include divided-light patterns. An oval accent window with divided lights and an iron grille is also proposed. The residence's exterior will feature a smooth plaster finish.

Hardscape materials include tabby concrete driveways and stone pool surround. The fencing type includes a combination of black chain link and site walls. The generator will be screened by a site wall along the north property line. A water feature is also proposed on the north side of the property.

Redevelopment of the existing nonconforming parcel requires approval of a special exception by the Town Council. A lot width of 100' is required with only 85' existing and a lot area of 10,000 SF is required with only 9,960.46 SF existing. The parcel is comprised of Lot 11 and the west 2.75 feet of Lot 12 of the Replat of Part of El Encanto subdivision.



Approval of the project will require one (1) motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that the approval will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: FHM: ALF

RECEIVED
By yfigueroa at 11:49 am, Apr 15, 2024

D. STANLEY DIXON
ARCHITECT

Letter of Intent

Project Address: 171 El Pueblo Way

Project Numbers: ARCOM ARC-24-061, Town Council ZON-24-068

This proposal is for the construction of a new, two-story, single-family residence at 171 El Pueblo Way, the northeast corner of El Pueblo Way and North Ocean Dr. The site has an existing home which will be fully demolished. In addition to the new residence, upgrades will include a new pool and new landscaping throughout. The main entrance and address of the home is to be changed from El Pueblo Way to North Ocean Way.

The proposal asks for no variances but will require Special Exception and Site Plan Review with the lot size being under the typical minimum of 10,000 square feet (site is 9,960.46 square feet) and minimum lot depth of 100' (site is 70' deep).

Care has been taken to minimize any potential impact on the north side of the home to help protect a specimen tree on the neighboring lot. The existing pool adjoining this neighboring lot will be filled, and an existing wall with remain in place to minimize impact. The new pool is proposed on the opposite side of the lot.

The design of the home pulls inspiration from the local classical and vernacular traditions to provide for a design that is appropriate for its place both in scale and architectural character. The entry of the home, the primary elevation, is a one-story façade designed to welcome at a scale appropriate to the street. The two-story portions of the home are removed from the street.

Section 18-205

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality. This is done throughout, from the massing of the home to its details, by referencing local architectural character and the urbanism of the neighborhood.

2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable. The parti of the proposed design places the massing of the building and the pool in prime locations to assist with this.

3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value. Care has been taken to ensure this at all scales from the home's massing to its details as shown in the design sets.

4. The proposed residence is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. The parti of the home and its use both fit properly within its neighborhood and the larger scale of the city.

5. The proposed residence is not excessively similar to other structures existing or within 200 feet of the proposed site in because:

a) This proposal does not have identical front or side elevations.

b) This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.

2300 PEACHTREE ROAD . SUITE C-101 . ATLANTA, GEORGIA 30309 . FAX: 404.574.1435 . TEL:404.574.1430

c) We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.

6. The proposed residence is not excessively dissimilar in relation to other structures existing or within 200 feet of the proposed site in the following cases:

a) Height of building or height of roof. The proposal is scaled appropriately to fit within its context.

b) Other significant design features including, but not limited to, materials or quality of architectural design. The features allow for finishes and design to be at the level the neighborhood deserves.

c) Architectural compatibility. By referencing the location architectural character, the proposed plan fits appropriately in architectural compatibility.

d) Arrangements of components of the structure. As a relatively clear and straightforward massing, all components have been designed to fit within its context.

e) Appearance of mass from the street or from any perspective visible to the public or adjoining property owners. The one and two story massing was arranged to fit within the two scales of the streets.

f) Diversity of design that is complimentary with the size and massing of adjacent properties.

g) Design features that will avoid the appearance of mass through improper proportions. The proportions of the home were studied and designed to accomplish this appropriately.

h) Design elements that protect the privacy of a neighboring property. The parti of the proposed design was designed to accomplish this, placing living and outdoor spaces in strategic areas.

7. N/A

8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way. The neighborhood and local vernacular were studied and utilized to accomplish this throughout the design.

9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. Care was taken at all levels to accomplish this.

10. The project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The home's parti was designed to have minimal impact on the neighbors and also to protect a specimen tree on the adjoining property.

Special Exception 134-229

Section 134-893(c) and 134-329: Special Exception with Site Plan Review to construct a new two story residence on a non-conforming lot that is 85 feet wide in lieu of the 100 foot minimum required; and 9,960 SF in area in lieu of the 10,000 SF minimum required in the R-B Zoning District.

1. This proposed use, a single family residence, is a permitted use in the RB Zoning District with special exception approval for a non-conforming lot 15 feet short of the required lot width.

2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.

3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.

4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.

5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code.

6. The proposed single family residence will comply with the comprehensive plan.

7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.

8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence. The design of the home, landscape, and added garage bay assist with this.

9. There are no signs being proposed.

10. Utility service will be improved, thus there will be no negative impact on health and safety.

11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

12. N/A – Town serving

13. The specimen tree on the adjacent property will be protected.

14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

Site Plan Review 134-329

1. The owner of the property, Kevin Ryan and Carolyn Pressly-Ryan, are in control of the property. A single family residence is a permitted use in the RB Zoning District.

2. The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.

3. Ingress, egress, utilities and refuse collection will be via El Pueblo Way, which is capable of handling traffic and other such uses in a residential neighborhood.

4. N/A

5. The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.

6. The proposed drainage plan meets the Town of Palm Beach's drainage requirements.

7. The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

8. The recreation facilities are private and will be screened from the neighboring properties by landscaping.

9. N/A

10.N/A

11. The proposed two-story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.

Sincerely,

Stan Dixon, Architect

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Consent Agenda

Agenda Title
ZON-24-0003 241 ROYAL PALM WAY—SPECIAL EXCEPTION The applicant, JPMorgan Chase Bank (Eric Johnson, VP Consumer Bank Regulatory & Support Ops), has filed an application requesting Town Council review and approval of a Special Exception to permit a bank in the C-OPI Zoning District.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

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Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-0003 241 ROYAL PALM WAY

MEETING: JUNE 12, 2024

ZON-24-0003 241 ROYAL PALM WAY—SEPCIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, JPMorgan Chase Bank (Eric Johnson, VP Consumer Bank Regulatory & Support Ops), has filed an application requesting Town Council review and approval of a special exception to permit a bank in the C-OPI Zoning District.

Applicant: JPMorgan Chase Bank (Eric Johnson, VP Consumer Bank Regulatory & Support Ops)

HISTORY:
At the September 11, 2012 Town Council meeting, the subject property was approved for a Special Exception request for a new bank office (First Republic Bank), site plan modifications and a variance to reduce the number of parking spaces from 32 spaces to 30, pursuant to zoning file #8-2012.

THE PROJECT:
The applicant has submitted plans, entitled "JPMORGAN CHASE BANK", as prepared by **J.P.Morgan** received May 23, 2022.

The following is the scope of work for the Project:
- Bank to bank

The following Variance(s) is required to complete the project:
- SPECIAL EXCEPTION 1: Sec. 134-1209(8): A Special Exception request for a bank in the C-OPI zoning district.

Site Data			
Zoning District	C-OPI	**Total Parking On-site:**	30
Future Land Use	COMMERCIAL	**Building Size (SF)**	2-story with rooftop parking
Existing GLA Space	8,945 SF	**Proposed GLA Space**	8,945 SF
Surrounding Properties / Zoning			
North	Two-story residence / R-C		
South	Four-story office / C-OPI		

East	Two-story office/ C-OPI
West	Six-story office/ C-OPI

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **office use** is **consistent** with the **Commercial** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS:

The subject property is a midblock parcel on the northern side of Royal Palm Way currently improved with an existing two-story office building with rooftop parking for 30 spaces. The space is currently comprised of one (1) tenant space- First Republic Bank - totaling approximately 8,945 SF of office space on two levels. This project is being submitted to the Town Council to request approval for a Special Exception to grant a business license, a bank to bank name change to JPMorgan Chase Bank from First Republic Bank. The applicant is proposing interior renovations, but no new square footage is being added and therefore parking is not impacted. There are no exterior changes to the building with the exception to rebrand signage accordingly. Staff has no objections to the request.

WRB:JGM

CHASE

April 24, 2024

Town of Palm Beach Town Council
360 South County Road
Palm Beach, FL 33480

Re: 241 Royal Palm Way
Project Number: ZON-24-0003

Letter of Intent

Dear Town Council:

We are pleased to submit this project to the Town of Palm Beach Town Council. JPMorgan Chase Bank as acquirer of certain assets and liabilities of First Republic Bank from the FDIC as Receiver on May 1, 2023 requests to change the current entity name on the business license for the banking office located at 241 Royal Palm Way, Palm Beach, Florida from First Republic Bank to JPMorgan Chase Bank. This is a leased office space and as such, only minor changes to the exterior will be made to rebrand signage accordingly.

Special Exception Sec. 134-1209(8)

This project is being submitted to the Town Council to request approval for a Special Exception to grant a business license to JPMorgan Chase Bank for the banking office at 241 Royal Palm Way acquired through First Republic Bank. The use as a bank is a permitted special exception use in the C-OPI zoning district for office, professional and institutional district pursuant to the exception for Banks and financial institutions, excluding brokerage and trust companies as provided in Sec. 134-1209(8).

JPMorgan Chase Bank will continue bank operations at this location.

a. The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

b. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

c. The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

d. The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

e. The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

Thank you for your consideration.

Respectfully submitted,

Mauricio Delgado

Mauricio Delgado

VP | Market Director of Construction

mauricio.r.delgado@jpmchase.com

CHASE

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Regular Business

Agenda Title
Discussion Regarding Bifurcating the Project Designation Manual or Design Review Matrix for LPC and ARCOM as referenced in Chapter 18 of the Town Code of Ordinances

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Revised Draft LPC Approval Matrix**
- **Revised Draft ARCOM Approval Matrix**
- **Adopted LPC/ARCOM Approval Matrix - 7.13.22**

TOWN OF PALM BEACH

Information for Town Council D. R. Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building WRB

Re: Resolution 017-2024 – Revisions to Project Designation Manual & Matrix

Date: May 30, 2024

STAFF RECOMMENDATION

The primary goal with this update is to bifurcate the Project Designation Manual & Matrix aka "design matrix" into a separate ARCOM and LPC graphic chart to be more relevant and user-friendly for all involved in the design review process. This was and will continue to be the goal through periodic reassessment as needed. Staff recommends that the Town Council approve the revised Project Designation Manual as presented.

GENERAL INFORMATION

The Town has an ARCOM Project Designation Manual, which is the guide to the category of construction and renovation projects that are presented to the Town. In 2015, the Project Designation Manual was first adopted by Resolution by Town Council, pursuant to Resolution # 037-2015; later amended on August 12, 2020 (Resolution # 058-2020), May 12, 2021 (Resolution # 054-2021), and July 13, 2022 (Resolution # 079-2022), which summarizes the classification of projects to assist applicants in determining the type of architectural review required for their project.

The modifications proposed are slight. One specific line item identifies square footages for one-story accessory structures and their associated level of design review—which is really more of a point of clarification as the inclusion of a square footage amount would be considered 'more restrictive' in nature. The primary purpose of the modification is to bifurcate the document for LPC and ARCOM to provide applicants a clearer understanding of which Design Commission the project will correlate with.

Descriptions are provided as examples only and are not intended to be all-inclusive. The Director of the Planning, Zoning and Building Department, or his or her designee, may determine that the particular characteristics of a proposed project may warrant notice and/or further review by the Commission.

REQUESTED ACTION

Resolution No. 017-2024 is ready for your consideration and approval.

Attachments: LPC Designation Manual
ARCOM Designation Manual

RESOLUTION NO. 017-2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, ADOPTING THE ARCOM PROJECT DESIGNATION MANUAL AS REFERENCED IN CHAPTER 18 OF THE TOWN CODE OF ORDINANCES, PROVIDING AN EFFECTIVE DATE.

*****

WHEREAS, Ordinance 011-2015, adopted on April 14, 2015, provided an amendment to Chapter 18, Buildings and Building Regulations, Article III, Architectural Review, and

WHEREAS, that amendment contains references to an ARCOM Project Designation Manual in Section 18-175, Issuance of Permits, and

WHEREAS, such a manual is intended to provide users with a means to determine the type of review and notice that is required for projects requiring ARCOM approval, and

WHEREAS, the Town Council has identified the need to provide updates to the various projects and information contained in the manual, and

WHEREAS, the ARCOM Project Designation Manual has consequently been amended on August 12, 2020 (Resolution # 058-2020), May 12, 2021 (Resolution # 054-2021, and July 13, 2022 (Resolution # 079-2022),

WHEREAS, the Town Council meeting wherein this Resolution is adopted is held in accordance with Chapter 2, Administration, Division 3, Town Council Rules of Procedure.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: This Resolution is hereby adopted to include the ARCOM and LPC project Designation Manual as Exhibit "A" attached and made a part hereto.

Section 2. This Resolution shall become effective immediately.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 12th day of June 2024.

Danielle H. Moore, Mayor	Bobbie D. Lindsay, Town Council President
	Lewis S.W. Crampton, Council President Pro Tem
ATTEST:	Julie Araskog, Town Council Member
	Edward A. Cooney, Town Council Member
Kelly Churney, Acting Town Clerk	Bridget Moran, Town Council Member

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

LANDMARKS PRESERVATION COMMISSION (LPC)

Landmarks, Districts, and Historically Significant Buildings

PROJECT	COMMISSION REVIEW *Submit Development Review Application*	ADMINISTRATIVE CHAIR REVIEW *Submit Administrative Review Application* *Chair will Approve or remand to Commission*
NEW CONSTRUCTION	New Residential or Commercial Building *-or-* 2 Story/1 Story greater than 500 SF Accessory Structure	1 Story Accessory Structure (500SF or less)
DEMOLITION	Landmarked Structures	Non-Original Features *-or-* Non-Original / Not Visible Buildings or Additions
ADDITIONS	Additions Visible from R-o-W *-or-* Additions to 3rd Floor or Above	One Story Addition not visible from R-o-W *-or-* Second Floor Addition not visible from R-o-W
BUILDING ALTERATIONS	Major Façade Alterations impacting Architectural Style or Original Features	Removal, Replacement, or Addition of Architectural Features
SOLAR PANELS	Solar Panel Install	
PAINT		Change in Color
OUTDOOR SEATING		Commercial Furnishings
AWNINGS		New or Replacement
HURRICANE SHUTTERS		New or Replacement
FENCES, WALLS, and GATES	Use of PVC Products *-or-* Corrugated Sheet Piling	*In-Kind Replacement -or- New in Front Yard Setback, Interior to Lot -or- New on Side or Rear Property Lines with ***Neighbor Consent***
MECHANICAL EQUIPMENT *Condensing Units, Pool Equipment, Cooling Towers, and Generators over 100kW** *101kW+ Generators are required to be housed in a building. See New Construction or Additions	New Equipment Visible from R-o-W	New Equipment Outside of Setbacks *-or-* Replacement of Equipment in Existing Location *-or-* New Mechanical Equipment Located within Setbacks with ***Neighbor Consent*** *-or-* Replacement Equipment in Non-Conforming Location with ***Neighbor Consent***

LANDMARKS PRESERVATION COMMISSION (LPC)		
PROJECTS	**COMMISSION REVIEW** *Submit Development Review Application*	**ADMINISTRATIVE CHAIR REVIEW** *Submit Administrative Review Application* *LPC Chair will Approve or remand to Commission*
MODIFICATIONS to ACTIVE DEVELOPMENT APPROVALS		Maximum of (4) per year
SITE ALTERATIONS ***Hardscape*** *Driveways, Patios, Pools, etc.*	Substantial Alterations to Site Hardscape	Minor Alterations to Site Hardscape
SITE ALTERATIONS ***Landscape***	Substantial Alterations to Site Landscape	Minor Alterations to Site Landscape *-or-* Alterations On Side or Rear Property Lines with ***Neighbor Consent***
ARTIFICIAL TURF	Front Yard or Readily Visible from R-o-W	Side and Rear Yards
LANDSCAPE LIGHTING		With ToPB Exterior Lighting Affidavit
SPORTS COURTS	Multifamily, Commercial, or Single-Family Use	
SIGNAGE	Illuminated	Non-Illuminated
STATUARY	Visible from R-o-W *-or-* Over 6' in height	Not Visible from R-o-W
VARIANCE	All Variance Requests and Corresponding Projects	

ADMINISTRATIVE REVIEW applications will be subject to design review by the Chair of the Landmarks Commission and will require full compliance with Town of Palm Beach zoning. The Chair or his/her designee may remand the application to Commission Review at their discretion.

COMMISSION REVIEW applications require review by the Landmarks Preservation Commission. Please contact PZB Staff to schedule a pre-application meeting.

NEIGHBOR CONSENT is required for projects which may substantially impact neighboring properties. A completed Neighbor Consent Form provided by the Town shall be submitted with the Administrative Review application.

***Please note** that requests for in-kind replacements shall utilize the same or substantially similar product in size, design, and other visually related qualities as the existing feature. Documentation on the existing feature and replacement feature shall be provided. Alterations to multi-tenant buildings (condominiums, commercial, townhouses, etc.), require a signed approval letter from the building's governing body (HOA, Condo Association, etc.) as part of the application.

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ARCHITECTURAL REVIEW COMMISSION (ARCOM)

PROJECT	COMMISSION REVIEW *Submit Development Review Application*		ADMINISTRATIVE REVIEW *Submit Administrative Review Application*	
	ARCOM MAJOR	**ARCOM MINOR**	**CHAIR'S DISCRETION** *Remands Application to Commission or Approves*	**STAFF REVIEW**
NEW CONSTRUCTION	New Residential *-or-* Commercial Building	2 Story Accessory Structures	1 Story Accessory Structures (500SF or less)	
DEMOLITION	Commercial Buildings			
ADDITIONS	Two Story Additions visible from R-o-W *-or-* Additions to 3rd Floor or Above	One Story Addition visible from R-o-W *-or-* Second Floor Addition visible from R-o-W	One Story Addition not visible from R-o-W *-or-* Second Floor Addition not visible from R-o-W	
BUILDING ALTERATIONS	Major Façade Alterations impacting Architectural Style	C-WA District Street Facing Fenestration Alterations	Removal, Replacement, or Addition of Architectural Feature with Alternate Design	*In-Kind Replacement of Architectural Features
SOLAR PANELS		Solar Panel Install		
PAINT			Commercial Building Change of Color	
OUTDOOR SEATING				Commercial Furnishings
AWNINGS				New or Replacement
HURRICANE SHUTTERS			New Permanent on Commercial	Replacement or Installation of New Removable
FENCES, WALLS and GATES		Use of PVC Products *-or-* Corrugated Sheet Piling	New within Front Yard Setback	*In-Kind Replacement *-or-* New, Interior to Lot, Not on Property Lines *-or-* New on Side or Rear Property Lines with ***Neighbor Consent***
MODIFICATIONS to ACTIVE DEVELOPMENT APPROVALS			Maximum of (4) per year	

ARCHITECTURAL REVIEW COMMISSION (ARCOM)

PROJECT	COMMISSION REVIEW *Submit Development Review Application*		ADMINISTRATIVE REVIEW *Submit Administrative Review Application*	
	ARCOM MAJOR	**ARCOM MINOR**	**CHAIR'S DISCRETION** *Remands Application to Commission or Approves*	**STAFF REVIEW**
MECHANICAL EQUIPMENT *Condensing Units, Pool Equipment, Cooling Towers, and Generators over 100kW** *101kW+ Generators are required to be housed in a building. See New Construction or Additions Row		New Equipment Visible from R-o-W		New Equipment Outside of Setbacks *-or-* Replacement of Equipment in Existing Location *-or-* New Mechanical Equipment Located within Setbacks with ***Neighbor Consent*** *-or-* Replacement Equipment in Non-Conforming Location with ***Neighbor Consent***
SITE ALTERATIONS *Hardscape* *Driveways, Patios, Pools, etc.*		Substantial Alterations to Site Hardscape	Minor Alterations to Site Hardscape	Interior to Lot, Not Readily Visible from R-o-W
SITE ALTERATIONS *Landscape*		Substantial Alterations to Site Landscape	Alterations within Front Yard	Alterations On Side or Rear Property Lines with ***Neighbor Consent***
ARTIFICIAL TURF		Front Yard or Readily Visible from R-o-W		Side and Rear Yards
LANDSCAPE LIGHTING				With ToPB Exterior Lighting Affidavit
SPORTS COURTS	Multifamily or Commercial Use	Single Family Use		
SIGNAGE	Illuminated			Non- Illuminated
STATUARY		Visible from R-o-W		Not Visible from R-o-W
VARIANCE	All Variance Requests and Corresponding Projects			

ADMINISTRATIVE REVIEW applications are subject to Chair and/or Staff design review and will require full compliance with Town of Palm Beach zoning. The Chair or his/her designee may remand the application to Commission Review at their discretion.
COMMISSION REVIEW applications are determined as Major or Minor projects. Please contact PZB Staff to schedule a pre-application meeting.
NEIGHBOR CONSENT is required for projects which may substantially impact neighboring properties. A completed Neighbor Consent Form provided by the Town shall be submitted with the Administrative Review application.

Please note that requests for in-kind replacements shall utilize the same or substantially similar product in size, design, and other visually related qualities as the existing feature. Documentation on the existing feature and replacement feature shall be provided. Alterations to multi-tenant buildings (condominiums, commercial, townhouses, etc.), require a signed approval letter from the building's governing body (HOA, Condo Association, etc.) as part of the application.

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PROJECT DESIGNATION MANUAL MATRIX
Architectural Review Commission
Landmarks Preservation Commission

**Adopted 7/13/2022*

PROJECT	COMMISSION REVIEW		COMMISSION CHAIR REVIEW ⇦ ⇨	STAFF REVIEW	
	ARCOM MAJOR LPC: COA *or* HSB	**ARCOM MINOR** LPC: COA *or* HSB		STAFF APPROVAL	NEIGHBOR CONSENT
NEW CONSTRUCTION	New Residential *-or-* Commercial Building	Two Story Accessory Structure	One Story Accessory Structure	Freestanding Unenclosed Accessory Structure *(Pergolas, Trellises, Arbors, Follies, Canopies, etc.)*	
DEMOLITION	Landmark and Commercial Structures				
ADDITIONS	Two Story Addition visible from R-o-W *-or-* Additions to 3rd Floor or Above	One Story Addition visible from R-o-W *-or-* Two Story Addition not visible from R-o-W	One Story Addition not visible from R-o-W > 400 SF *-or-* Second Floor Addition not visible from R-o-W > 200 SF	One Story Addition not visible from R-o-W < 400 SF *-or-* Second Floor Addition not visible < 200 SF	

PROJECT	COMMISSION REVIEW		COMMISSION CHAIR REVIEW ⇦ ⇨	STAFF REVIEW	
	ARCOM MAJOR LPC: COA *or* HSB	**ARCOM MINOR** LPC: COA *or* HSB		STAFF APPROVAL	NEIGHBOR CONSENT
BUILDING ALTERATIONS (*Windows, Doors, Garage Doors, Roof, Siding, Gutters, Decorative Shutters, etc.)*	Major Façade Alterations impacting Architectural Style	C-WA District Street Facing Fenestration Alterations	Removal, Replacement, or Addition of Architectural Feature with Alternate Design *-and-* Installation of new "S" Tile	In-Kind Replacement of Architectural Features *including* "S" Tile Replacement	
SOLAR PANELS		Solar Panel Install			
PAINT			Change in Color Landmark & Commercial Buildings		
OUTDOOR SEATING				Furnishings Design Review	
AWNINGS				New Awnings or Recovering	
HURRICANE SHUTTERS			New Permanent Fixtures visible on Commercial	Replacement and Installation of Removable	

PROJECT	COMMISSION REVIEW		COMMISSION CHAIR REVIEW ⇦ ⇨	STAFF REVIEW	
	ARCOM MAJOR LPC: COA *or* HSB	**ARCOM MINOR** LPC: COA *or* HSB		**STAFF APPROVAL**	**NEIGHBOR CONSENT**
FENCES, WALLS, and GATES		New Visible from R-o-W *-or-* Use of PVC Products And Corrugated Sheet Piling		In-Kind Replacement *-or-* New, Interior to Lot, Not on Property Lines or Readily Visible	New on Side or Rear Property Lines ** Moves to Minor Project without Consent*
MECHANICAL EQUIPMENT *Condensing Units, Pool Equipment, Cooling Towers, Water Filtration, and Generators up to 100kW** *100kW+ Generators are required to be housed in a building. See New Construction or Additions Row		New Equipment Visible from R-o-W		New Equipment Outside of Setbacks and not Visible from R-o-W* *-or-* Replacement Equipment in Existing Location* **Meeting all FEMA, Screening, and Zoning Requirements*	New Mechanical Equipment Located within Setbacks* *-or-* Replacement Equipment in Non-Conforming Location meeting FEMA Requirements* ** Moves to Minor Project without Consent*
MODIFICATIONS to ACTIVE DEVELOPMENT APPROVALS			Maximum of (4) per year		

PROJECT	COMMISSION REVIEW		COMMISSION CHAIR REVIEW ⇦ ⇨	STAFF REVIEW	
	ARCOM MAJOR LPC: COA *or* HSB	**ARCOM MINOR** LPC: COA *or* HSB		STAFF APPROVAL	NEIGHBOR CONSENT
SITE ALTERATIONS ***Hardscape*** *Driveways, Patios, Pools, etc.*		Substantial Alterations to Site Hardscape	Minor Alterations to Site Hardscape	Interior to Lot, Not Readily Visible from R-o-W	
SITE ALTERATIONS ***Landscape***		Substantial Alterations to Site Landscape		Alterations within Front Yard	On Side or Rear Property Lines ** Moves to Minor Project without Consent*
ARTIFICIAL TURF		Front Yard or Readily Visible from R-o-W		Side and Rear Yards	
LANDSCAPE LIGHTING				With ToPB Exterior Lighting Affidavit	
SPORTS COURTS	Multifamily or Commercial Use	Single Family Use			
SIGNAGE	Illuminated			Non-Illuminated	

PROJECT	COMMISSION REVIEW		COMMISSION CHAIR REVIEW ⇦ ⇨	STAFF REVIEW	
	ARCOM MAJOR **LPC: COA *or* HSB**	**ARCOM MINOR** **LPC: COA *or* HSB**		**STAFF APPROVAL**	**NEIGHBOR CONSENT**
STATUARY		Visible from R-o-W *-or-* Over 6' in height		Not Visible from R-o-W	
VARIANCE	All Variance Requests and Corresponding Projects as Determined by Staff				

The Project Designation Manual Matrix is intended to aid homeowners, design professionals, and Town staff in determining the path and level of design review authority for the above-mentioned categories for site and construction improvements within the Town of Palm Beach.

- All applications submitted for **Staff Review** will be subject to staff design review and will require full compliance with the Town of Palm Beach Zoning Code of Ordinances. Any project which may substantially impact neighboring properties or require zoning exceptions may require design review by a Commission, subject to determination by the Director of Planning and Zoning. Projects under the **Neighbor Consent** column require a written waiver of objection to the project by the immediately adjacent/abutting neighbor. A completed Neighbor Consent Form provided by the Town shall be submitted with the staff review application. Projects where neighbor consent is not obtained shall proceed to the Architectural Commission as a Minor Project, or to the Landmarks Preservation Commission as a Certificate of Appropriates (COA) or Historically Significant Building (HSB).
- For items submitted for **Commission Chair Review**, the respective Chair will delegate the request to either Commission Review (ARCOM or LPC) or Staff Review depending on the architectural compatibility of the request and of its potential impacts. Should the Chair determine that Commission Review is required, projects will proceed to the Architectural Commission as a Minor Project, or to the Landmarks Preservation Commission as a Certificate of Appropriates (COA) or Historically Significant Building (HSB).
- Any project that requires a **Variance** will proceed to the Architectural Commission as a Major Project, or to the Landmarks Preservation Commission as a Certificate of Appropriates (COA) or Historically Significant Building (HSB).
- For projects that require **Commission Review**, please see the Town of Palm Beach Schedule of Meetings and Deadlines.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Regular Business

Agenda Title
Verbal Update Regarding 100 Casa Bendita

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Regular Business

Agenda Title
The Society of the Four Arts Future Land Use Map (CPA-24-0001) and Zoning Map (ZCA-24-001) Amendments - Review and Feedback

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **100 FOUR ARTS PLZ_APPLICATION_FLU Map Amendment**
- **100 FOUR ARTS PLZ_LOI_FLU Map Amendment_05-09-2024**
- **100 FOUR ARTS PLZ_Exhibit A_FLU Map Amendment Draft**
- **100 FOUR ARTS PLZ_APPLICATION_Zoning Map Amendment**
- **100 FOUR ARTS PLZ_LOI_Zoning Map Amendment_05-09-2024**
- **100 FOUR ARTS PLZ_Exhibit A_Zoning Map Amendment Draft**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building WB

Re: Comprehensive Plan Future Land Use and Zoning Map Amendments Related to Private Group Use and the CI Cultural Institution Zoning District

Date: May 30, 2024

STAFF RECOMMENDATION

Pursuant to Code Section 134-261, staff recommends that the Town Council consider the privately initiated map amendments of Harvey E. Oyer, III, on behalf of the Society of the Four Arts, Inc. (Four Arts) for review and feedback.

GENERAL INFORMATION

Attached please find the applications to amend the Future Land Use and Zoning Maps from Recreation and Single Family to Private Group Use and from R-B Low Density Residential to the new CI Cultural Institution Zoning District for the Four Arts campus, respectively. In association with the applications, the titles of the ordinances are provided below.

On March 13, 2024, the Town Council conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the text amendments to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan and Zoning Code. The amendments provided changes to the Private Group Use text and created a new Zoning district necessary to properly correspond to the Future Land Use category of Private Group Use.

The Future Land Use text amendment was transmitted to the state planning agency, Florida Department of Commerce, and no comments were received. These map amendments are the subsequent requirements that the applicant must take in order to apply for a site plan modification for the Four Arts campus.

Per Code Section 261, the Town Council shall provide review and feedback on the proposal at their June 12, 2024 meeting. Following, the Planning and Zoning Commission will opine on the map amendments and submit a recommendation to the Town Council.

Below are the proposed titles for the required Ordinances to amend the Future Land Use and Zoning Maps of the Town of Palm Beach.

ORDINANCE NO. 020-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA; AMENDING THE ADOPTED 2017 TOWN OF PALM BEACH'S COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FOR PARCELS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM "RECREATION" AND "SINGLE FAMILY" TO "PRIVATE GROUP USE"; PROVIDING FOR INCLUSION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE. (CPA-24-0001)

ORDINANCE NO. 021-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE AMENDED OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH UPDATED JULY 26, 2022; REZONING PARCELS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM "R-B LOW DENSITY RESIDENTIAL" DISTRICT, TO "CI CULTURAL INSTITUTION DISTRICT"; PROVIDING FOR INCLUSION ON THE ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Attachment: Applications

cc: James Murphy, Assistant Planning Director
Jennifer Hofmeister-Drew, Planner III, AICP

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

DEVELOPMENT REVIEW APPLICATION

Updated 05/19/23

FILE NUMBER: TBD	**ZONING NUMBER (if applicable):** TBD	**DATE:** 05/09/2024

ADDRESS: 100 Four Arts Plaza

☐ LANDMARKS	☐ ARCOM
☐ Certificate of Appropriateness for design approval ☐ Certificate of Appropriateness for demolition ☐ Historically Significant building ☐ Historic district/ Site designation / undesignation ☐ Other (expand below) ☐ Waiver	☐ Design review approval- **major project** ☐ Design review approval- **minor project** ☐ Design review approval- **minor no notice** ☐ Demolition ☐ Other (expand below)
☐ Tax abatement project	

■ TOWN COUNCIL

☐ Special exception
☐ Variance(s)
☐ Site plan review
☐ Division of land / replat
■ Amendment to the Town's Zoning Code or Zoning Map or Comprehensive Plan or Future Land Use Map
☐ Other (expand below)

☐ **Other:** See Survey included with this application.

Property Information

ADDRESS OF PROPERTY
100 Four Arts Plaza

LEGAL DESCRIPTION (if necessary attach as separate exhibit)
TBD

PROPERTY OWNER NAME
Society of the Four Arts Inc

CONTACT NUMBER AND/OR EMAIL
See authorized representative info

APPLICANT NAME (if different than owner)
Society of the Four Arts Inc c/o Dr. Philip Rylands

CONTACT NUMBER AND/OR EMAIL
See authorized representative info

Authorized Representative(s) Information (if applicable)

NAME	
Harvey E. Oyer, III / Roger Ramdeen	■ Attorney ■ Agent ■ Other Land Planner
CONTACT PHONE (561) 671-5853	EMAIL ADDRESS HOyer@shutts.com / RRamdeen@shutts.com

Summary of Request (NOTE: A separate Letter of Intent (LOI) is required as part of the submittal prerequisite)
PROVIDE A BRIEF SCOPE OF PROJECT REQUEST On behalf of the Society of the Four Arts, Inc. ("Applicant"), Shutts & Bowen LLP ("Agent") submits this request for an Amendment to the Future Land Use ("FLU") Map of the Comprehensive Plan ("Comp Plan") from the Single Family ("SF") FLU to the Private Group Use ("PGU") FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza, and from the Recreation ("REC") FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake Worth Lagoon (collectively the "Site").

Project Information		
Is there an existing building(s) on the site?	■ YES	☐ NO
Does the project include minor exterior demolition?	☐ YES	■ NO
Does the project include total demolition?	☐ YES	■ NO
Does the project include exterior alterations?	☐ YES	■ NO
Does the project include site plan modifications?	☐ YES	■ NO
Provide the total square footage of the new construction. N/A SF.		
Provide the gross square footage of the new construction (including parking and all usable area). N/A SF.		

Design Professional (primary design professional responsible for project design)	
NAME: N/A LICENSE #: ☐ Check this box if you are a Commission member that will result in a voting conflict of interest	☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Other _____
CONTACT PHONE See Agent info	EMAIL ADDRESS See Agent info

Please read the following and acknowledge below:

☑ As part of the project approval, I voluntarily agree to dedicate a utility easement supporting the undergrounding project to the satisfaction of the Town of Palm Beach, which may include the installation of aboveground electrical equipment and pads to be placed on my property.

The aforementioned is acknowledged by:

☐ Owner of the subject property
■ Authorized representative

Roger Ramdeen **SIGNATURE**

Digitally signed by: Roger Ramdeen
DN: CN = Roger Ramdeen email = RRamdeen@shutts.com, OU = WPB, USERS, STAFF
Date: 2024.05.09 12:46:46 -04'00'

PRINT NAME

05/09/2024

DATE SIGNED

LETTER OF INTENT

FIRST SUBMITTAL

DATE: May 9, 2024

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: ZON-24-00x 100 FOUR ARTS PLZ

REQUEST

On behalf of the Society of the Four Arts, Inc. ("**Applicant**"), Shutts & Bowen LLP ("**Agent**") submits this request for an Amendment to the Future Land Use ("**FLU**") Map of the Comprehensive Plan ("**Comp Plan**") from the Single Family ("**SF**") FLU to the Private Group Use ("**PGU**") FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza, and from the Recreation ("**REC**") FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake Worth Lagoon (collectively the "**Site**").

FIGURE 1 – Location map

Existing FLU:	Single Family ("**SF**") and Recreation ("**REC**")
Proposed FLU:	Private Group Use ("**PGU**")
Existing Zoning District:	R-B Low Density Residential District ("**R-B District**")
Proposed Zoning District:	Cultural Institution District ("**CI District**") *(tandem application)*
Parcel Control Number (PCN):	0.22-acre: 50434322000030030 0.78-acre: 50434323050210010
Municipality:	Town of Palm Beach ("**Town**")

BACKGROUND

Specifically, the request is to amend the Comp Plan's FLU Map to allow for a consistent applicability of FLU designations on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row ("**Property**"). The request will amend the FLU designation of the Site as follows (see **Exhibit "A"**):

1. SF FLU to the PGU FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza; and,
2. REC FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake

This request is contingent upon the approval of three tandem zoning applications as outlined below:

Application for a Zoning Text Amendment: The Town assigned the Site and other properties a PGU FLU designation, but failed to create a zoning district consistent with the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Zoning Text Amendment to the Town's Code of Ordinances ("**Code**") to create the CI District for that purpose. This application is proposed to be adopted by the Town Council ("**TC**") on May 15, 2024.

Application for a Zoning Change: The zoning change from the R-B District to the CI District on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row. This application is submitted concurrent with this FLU Map Amendment application.

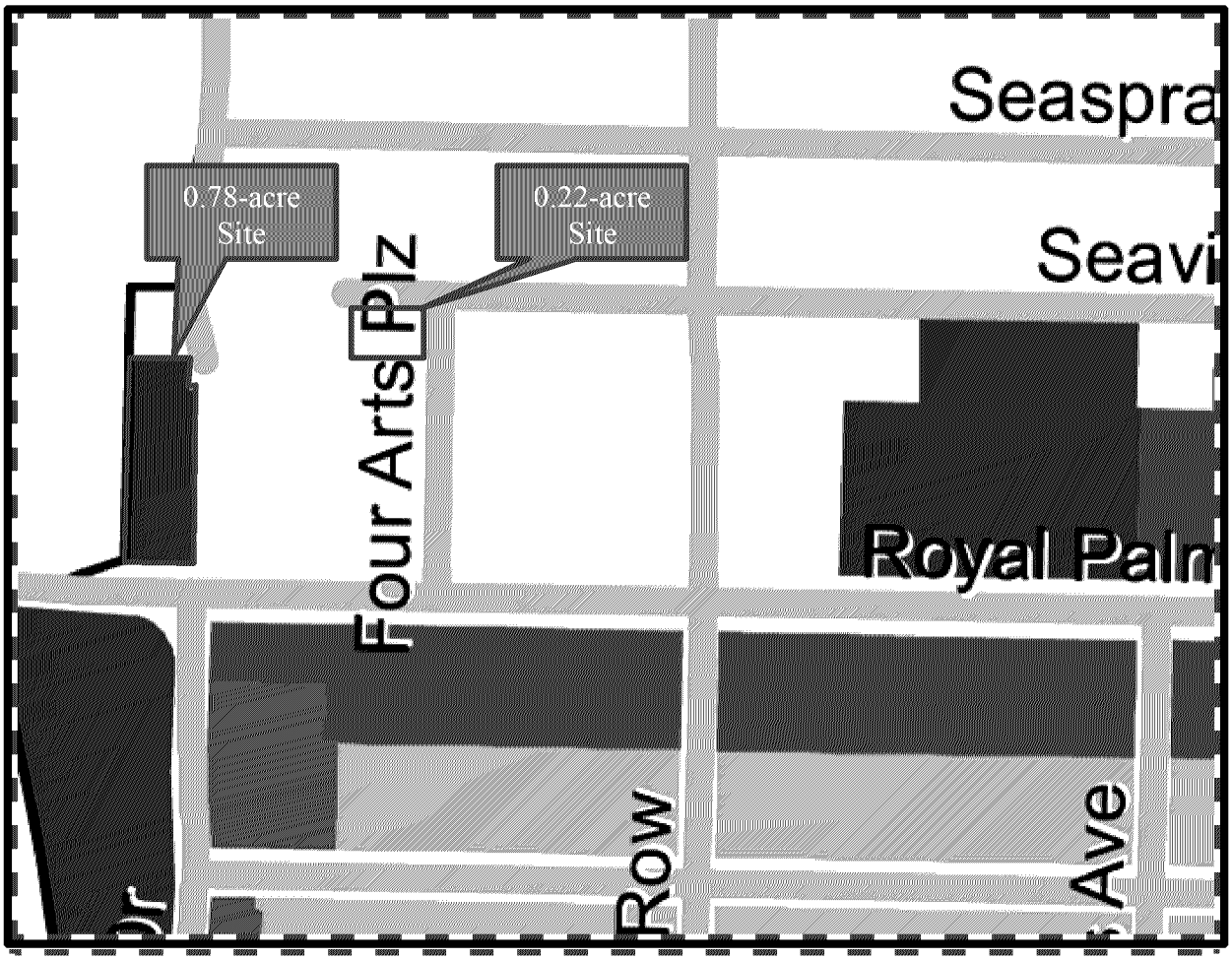
Application for a Comp Plan Text Amendment: All Zoning Text Amendments are required to be consistent with the Comp Plan. In order to ensure there is consistency between the Code and the Comp Plan, there was a need to amend the language under the FLU Element of the Comp Plan specific to the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Comp Plan Text Amendment to amend the text to ensure consistency between the Code and the Comp Plan. This application is proposed to be adopted by the Town Council ("**TC**") on May 15, 2024.

These zoning applications are in process with the Town's Planning, Zoning, and Building Department. Town staff has required that this tandem FLU Map amendment application be submitted with the Zoning and Comp Plan Text Amendment, and the Zoning Change applications for consistency purposes.

Note that no change is proposed to the 0.7-acre parcel located at the southwest corner of Seaview Avenue and Cocoanut Row which will remain assigned the Public FLU designation.

EXHIBIT A

EXISTING FLU MAP *(Only the Site-specific section of FLU Map)*



TOWN OF PALM BEACH FUTURE LAND USE MAP - 2027
Planning, Zoning & Building Department

APPROVED PUD	MULTI-FAMILY	PUBLIC
COMMERCIAL	MULTI-FAMILY- HIGH DENSITY	RECREATION
CONSERVATION	PRIVATE GROUP USE	SINGLE-FAMILY

PROPOSED FLU MAP *(Only the Site-specific section of FLU Map)*

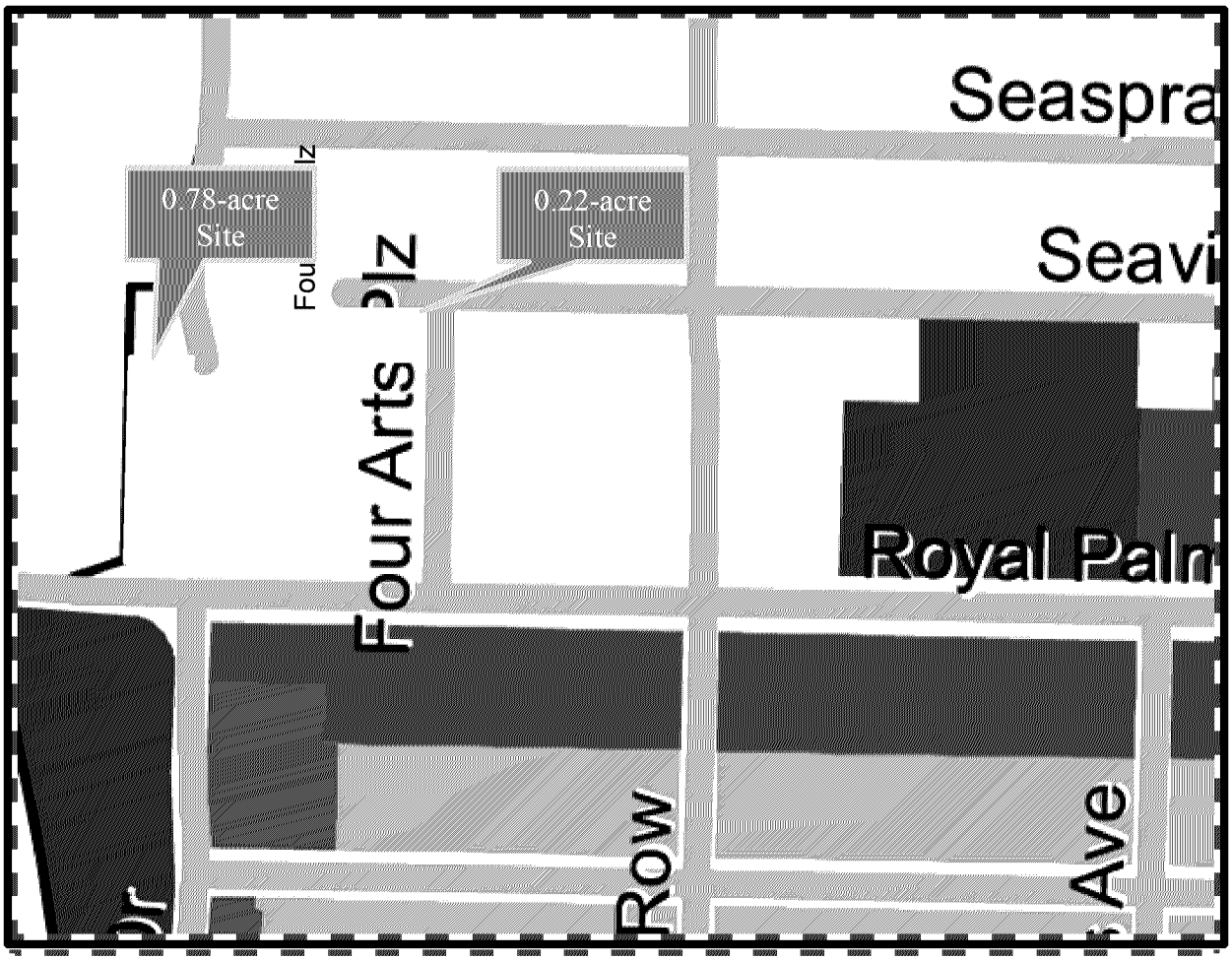
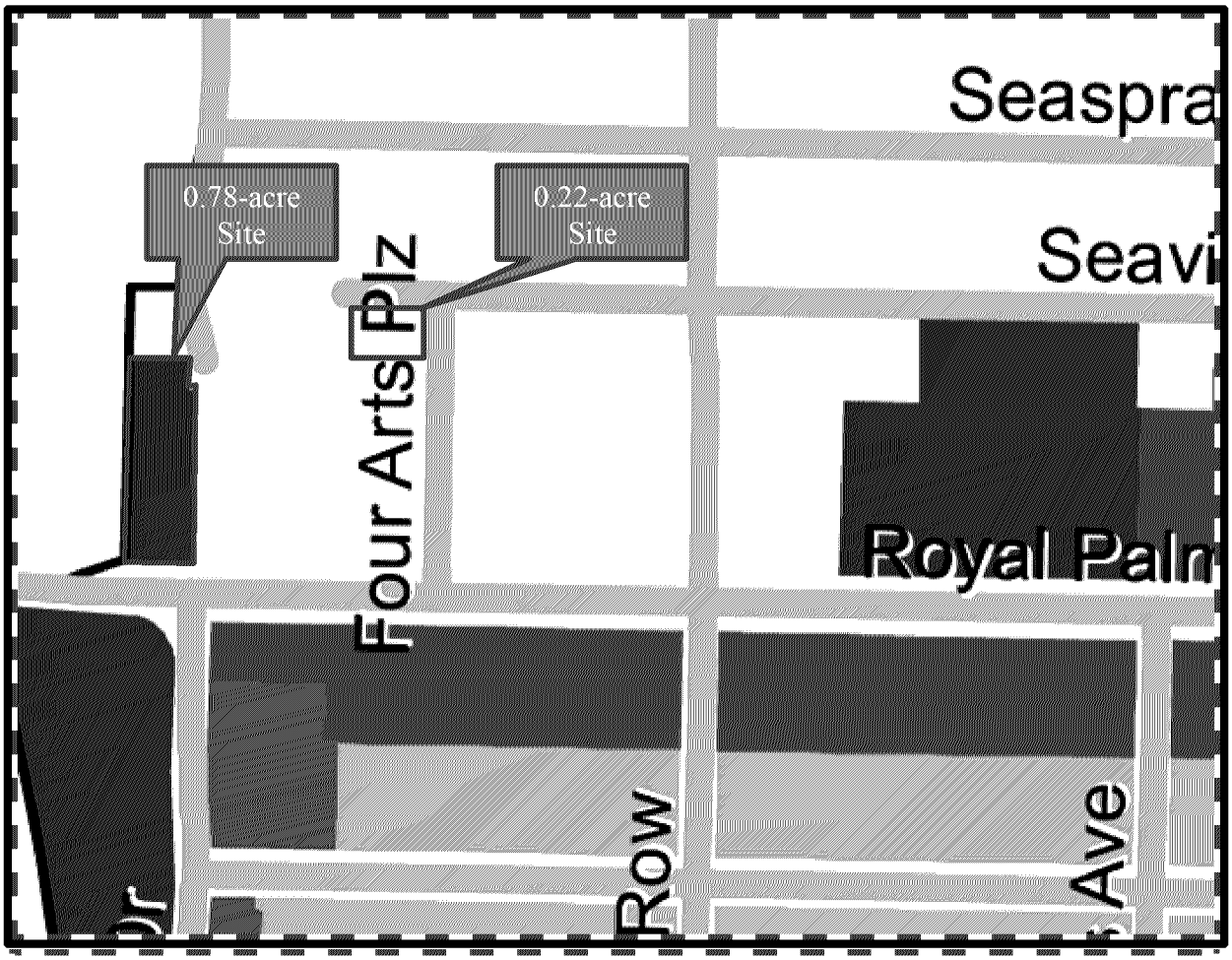


EXHIBIT A

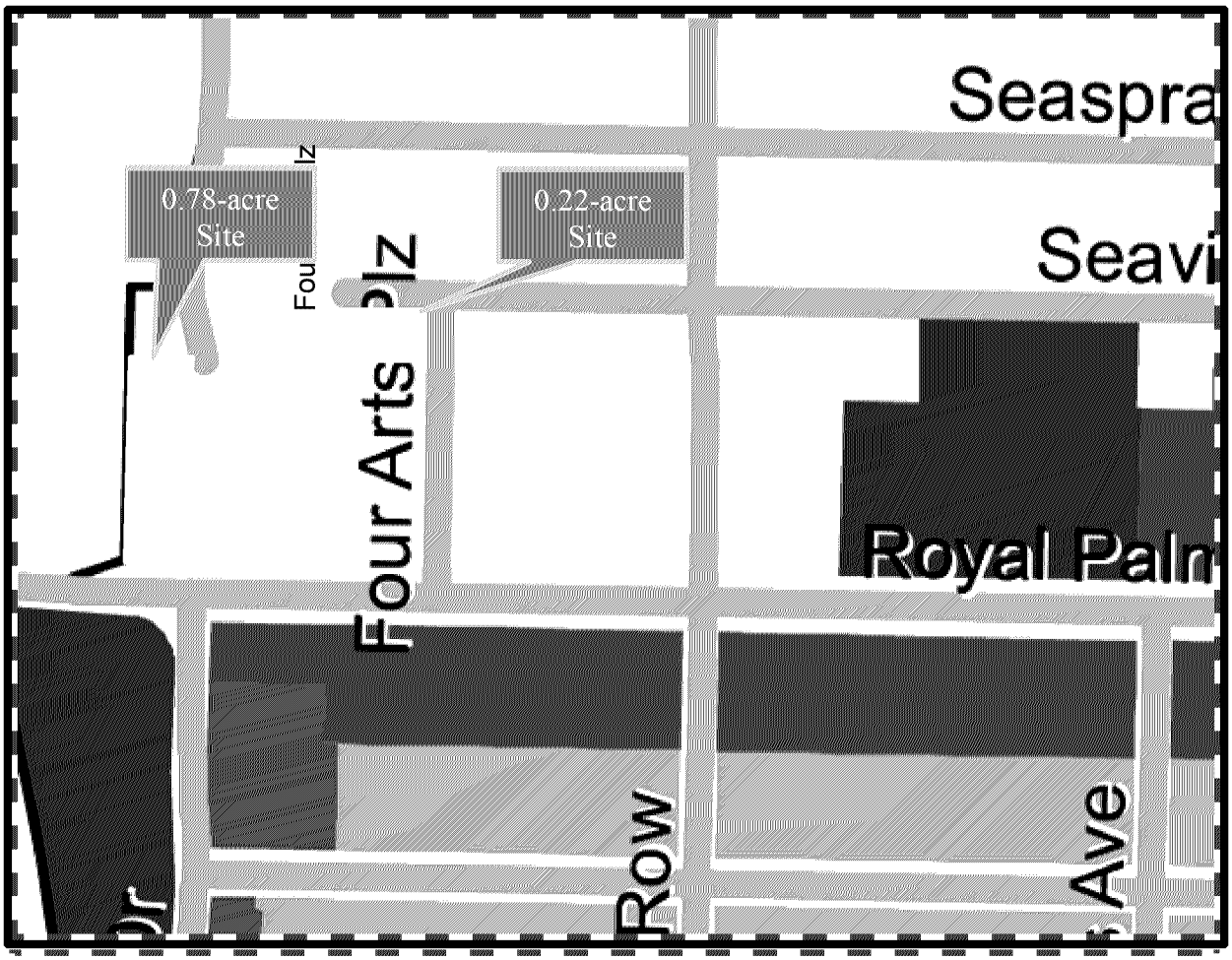
EXISTING FLU MAP *(Only the Site-specific section of FLU Map)*



TOWN OF PALM BEACH FUTURE LAND USE MAP - 2027
Planning, Zoning & Building Department

APPROVED PUD	MULTI-FAMILY	PUBLIC
COMMERCIAL	MULTI-FAMILY- HIGH DENSITY	RECREATION
CONSERVATION	PRIVATE GROUP USE	SINGLE-FAMILY

PROPOSED FLU MAP *(Only the Site-specific section of FLU Map)*



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

DEVELOPMENT REVIEW APPLICATION

Updated 05/19/23

FILE NUMBER:	**ZONING NUMBER (if applicable):**	**DATE:**
ADDRESS:		

☐ **LANDMARKS**	☐ **ARCOM**
☐ Certificate of Appropriateness for design approval ☐ Certificate of Appropriateness for demolition ☐ Historically Significant building ☐ Historic district/ Site designation / undesignation ☐ Other (expand below) ☐ Waiver	☐ Design review approval- **major project** ☐ Design review approval- **minor project** ☐ Design review approval- **minor no notice** ☐ Demolition ☐ Other (expand below)
☐ Tax abatement project	

☐ **TOWN COUNCIL**

☐ Special exception
☐ Variance(s)
☐ Site plan review
☐ Division of land / replat
☐ Amendment to the Town's Zoning Code or Zoning Map or Comprehensive Plan or Future Land Use Map
☐ Other (expand below)

☐ **Other:**

Property Information

ADDRESS OF PROPERTY

LEGAL DESCRIPTION (if necessary attach as separate exhibit)

PROPERTY OWNER NAME

CONTACT NUMBER AND/OR EMAIL

APPLICANT NAME (if different than owner)

CONTACT NUMBER AND/OR EMAIL

Authorized Representative(s) Information (if applicable)

NAME	☐ Attorney ☐ Agent ☐ Other_____
CONTACT PHONE	EMAIL ADDRESS

Summary of Request (NOTE: A separate Letter of Intent (LOI) is required as part of the submittal prerequisite)		
PROVIDE A BRIEF SCOPE OF PROJECT REQUEST		
Project Information		
Is there an existing building(s) on the site?	☐ YES	☐ NO
Does the project include minor exterior demolition?	☐ YES	☐ NO
Does the project include total demolition?	☐ YES	☐ NO
Does the project include exterior alterations?	☐ YES	☐ NO
Does the project include site plan modifications?	☐ YES	☐ NO
Provide the total square footage of the new construction.		SF.
Provide the gross square footage of the new construction (including parking and all usable area).		SF.
Design Professional (primary design professional responsible for project design)		
NAME: LICENSE #: ☐ Check this box if you are a Commission member that will result in a voting conflict of interest	☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Other _____	
CONTACT PHONE	EMAIL ADDRESS	

Please read the following and acknowledge below:

☐ As part of the project approval, I voluntarily agree to dedicate a utility easement supporting the undergrounding project to the satisfaction of the Town of Palm Beach, which may include the installation of aboveground electrical equipment and pads to be placed on my property.

The aforementioned is acknowledged by:

☐ Owner of the subject property
☐ Authorized representative

_____
SIGNATURE

_____
PRINT NAME

_____
DATE SIGNED

LETTER OF INTENT

FIRST SUBMITTAL

DATE: May 9, 2024

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: ZON-24-00x 100 FOUR ARTS PLZ

REQUEST

On behalf of the Society of the Four Arts, Inc. ("**Applicant**"), Shutts & Bowen LLP ("**Agent**") submits this request for a zoning change from the R-B Low Density Residential District ("**R-B District**") to the Cultural Institution District ("**CI District**") on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row ("**Site**").

FIGURE 1 – Location map

Future Land Use ("FLU"):	Private Group Use ("**PGU**")
Existing Zoning District:	R-B Low Density Residential District ("**R-B District**")
Proposed Zoning District:	Cultural Institution District ("**CI District**")
Parcel Control Number (PCN):	50434323050210010; 50434322000030030; 50434322000030080; 50434323050210010; 50434323050210031; 50434322000030090; 50434322000030140; 50434323050210040; 50434323050210050
Municipality:	Town of Palm Beach ("**Town**")

BACKGROUND

Specifically, the request is to amend the Town's Zoning Map to allow for the zoning change to the new CI District designed to implement the PGU FLU (See **Exhibit "A"**). This request is contingent upon the approval of two tandem zoning applications as outlined below:

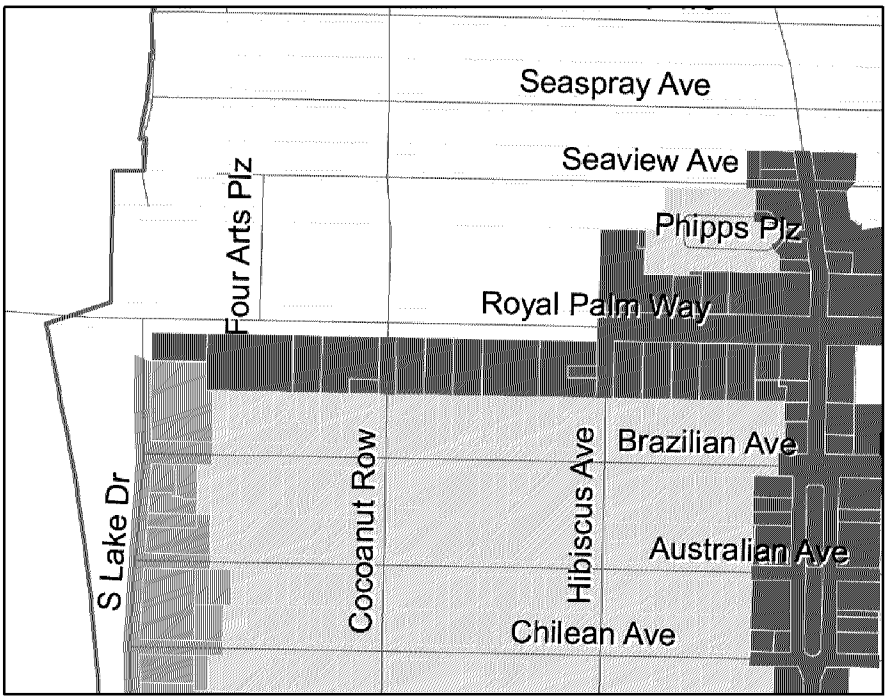
Application for a Zoning Text Amendment: The Town assigned the Site and other properties a PGU FLU designation, but failed to create a zoning district consistent with the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Zoning Text Amendment to the Town's Code of Ordinances ("**Code**") to create the CI District for that purpose. This application is proposed to be adopted by the Town Council ("**TC**") on May 15, 2024.

Application for a Comprehensive Plan ("**Comp Plan**") Text Amendment: All Zoning Text Amendments are required to be consistent with the Comp Plan. In order to ensure there is consistency between the Code and the Comp Plan, there was a need to amend the language under the FLU Element of the Comp Plan specific to the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Comp Plan Text Amendment to amend the text to ensure consistency between the Code and the Comp Plan. This application is proposed to be adopted by the TC on May 15, 2024.

Both of these zoning applications are in process with the Town's Planning, Zoning, and Building Department. These applications are proposed to be adopted by the TC on May 15, 2024. Town staff has required that this tandem zoning change application be submitted with the Zoning and Comp Plan Text Amendment applications for consistency purposes.

EXHIBIT A

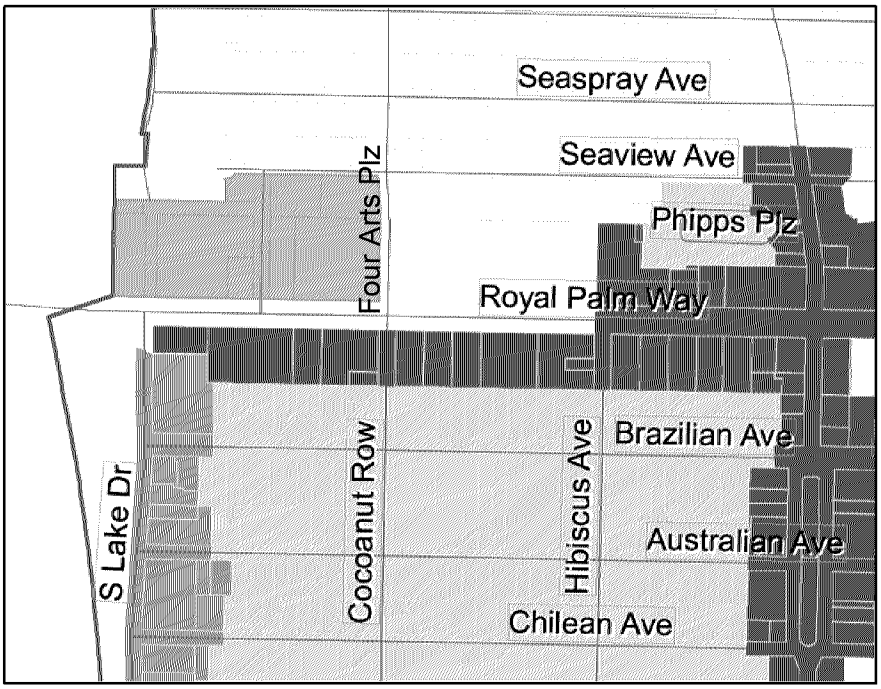
EXISTING ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2017
Planning, Zoning & Building Department

- R-AA (Large Estate Residential)
- R-A (Estate Residential)
- R-B (Low Density Residential)
- R-C (Medium Density Residential)
- R-D(1) (Moderate Density Residential)
- R-D(2) (Heavy Density Residential)
- C-OPI (Commercial Off, Prof, Inst)
- C-PC (Commercial Planned Ctr)
- C-TS (Commercial Town Serving)
- C-WA (Commercial Worth Ave)
- C-B (Commercial Offices)
- C (Conservation District)
- PUD-A (Planned Unit Dev)
- PUD-B (Planned Unit Dev)
- PUD-C (Planned Unit Dev)
- BA (Beach Area)

PROPOSED ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2024
Planning, Zoning & Building Department

- R-AA (Large Estate Residential)
- R-A (Estate Residential)
- R-B (Low Density Residential)
- R-C (Medium Density Residential)
- R-D(1) (Moderate Density Residential)
- R-D(2) (Heavy Density Residential)
- C-OPI (Commercial Off, Prof, Inst)
- C-PC (Commercial Planned Ctr)
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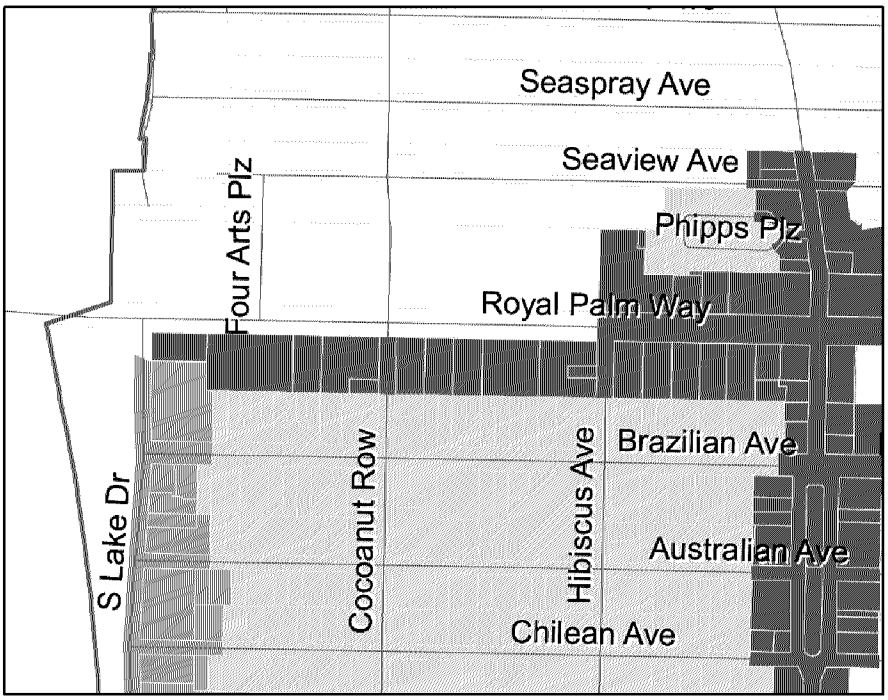
- PUD-B (Planned Unit Dev)
- PUD-C (Planned Unit Dev)
- BA (Beach Area)
- CI (Cultural Institution)

EXHIBIT A

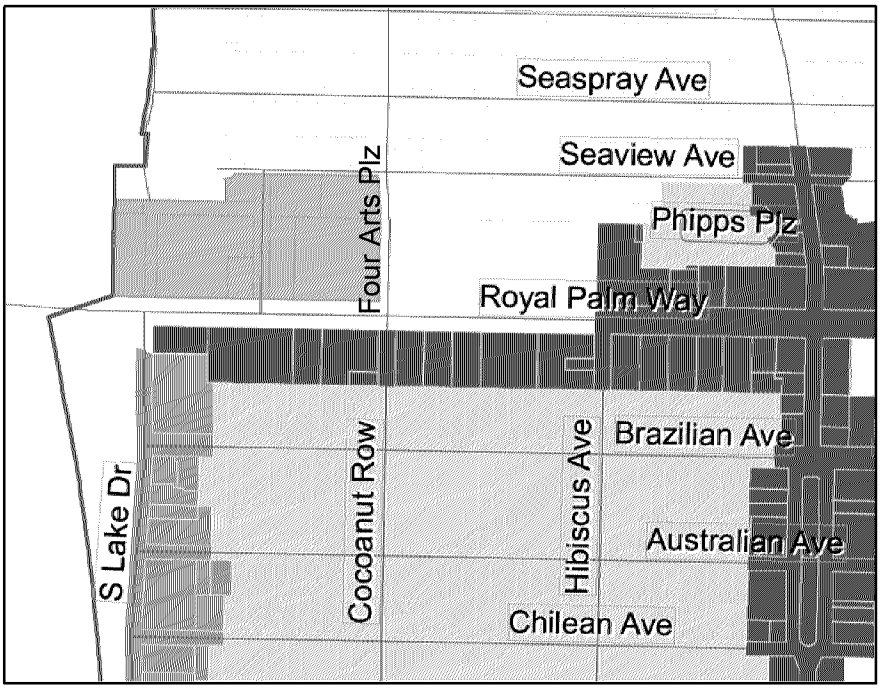
EXISTING ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2017
Planning, Zoning & Building Department

- R-AA (Large Estate Residential)
- R-A (Estate Residential)
- R-B (Low Density Residential)
- R-C (Medium Density Residential)
- R-D(1) (Moderate Density Residential)
- R-D(2) (Heavy Density Residential)
- C-OPI (Commercial Off, Prof, Inst)
- C-PC (Commercial Planned Ctr)
- C-TS (Commercial Town Serving)
- C-WA (Commercial Worth Ave)
- C-B (Commercial Offices)
- C (Conservation District)
- PUD-A (Planned Unit Dev)
- PUD-B (Planned Unit Dev)
- PUD-C (Planned Unit Dev)
- BA (Beach Area)

PROPOSED ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2024
Planning, Zoning & Building Department

R-AA (Large Estate Residential)
R-A (Estate Residential)
R-B (Low Density Residential)
R-C (Medium Density Residential)
R-D(1) (Moderate Density Residential)
R-D(2) (Heavy Density Residential)
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C-PC (Commercial Planned Ctr)
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PUD-A (Planned Unit Dev)
PUD-B (Planned Unit Dev)
PUD-C (Planned Unit Dev)
BA (Beach Area)
CI (Cultural Institution)

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Regular Business

Agenda Title

Discussion Regarding Mechanical Equipment Placed on Rooftops of in Single Family Homes in Residential Zones

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Declaration of Use Agreements

Agenda Title
ZON-23-046 329 WORTH AVE - CHURCHILL CIGAR COMPANY - Declaration of Use Progress Update

Presenter

ATTACHMENTS:

- **Declaration of Use Agreement - Churchill Cigar Company**

CFN 20230290856
OR BK 34513 PG 1302
RECORDED 8/23/2023 11:03 AM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1302 - 1311; (10pgs)

DECLARATION OF USE AGREEMENT

by

THE TOWN OF PALM BEACH

and

CHURCHILL CIGAR COMPANY

Aug. 22nd, **2023**

Prepared by and return to:
Maura A. Ziska, Esquire
Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401
(561) 802-8960

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TOWN OF PALM BEACH
PZB DEPARTMENT

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DECLARATION OF USE AGREEMENT

THIS DECLARATION OF USE AGREEMENT ("Agreement") is made and entered into this 22nd day of August, 2023 by and between the TOWN OF PALM BEACH, a Florida municipal corporation, 360 South County Road, Palm Beach, Florida 33480 (hereinafter called "Town") and CHURCHILL CIGAR COMPANY, 329 Worth Avenue, Palm Beach, Florida 33480 (hereinafter called "Bar/Lounge"), which terms "Town" and "Bar/Lounge" will include and bind the successors and assigns of the parties, wherever the context so requires or admits.

WITNESSETH:

WHEREAS, the land described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Land" or "Bar/Lounge Location") is located within the municipal limits of the Town; and

WHEREAS, the Bar/Lounge Location falls within the Town's C-WA Worth Avenue Zoning District; and

WHEREAS, The Bar/Lounge desires a Special Exception use at the Bar/Lounge Location; and

WHEREAS, the Town Council conditionally approved Zoning Application Number ZON-23-046 on June 14, 2023 which granted the Bar/Lounge Special Exception approval to allow a change of use from retail to Bar/Lounge with a 12-seat lounge/bar with the service of beer, wine and liquor at the existing Lounge Location (a/k/a Churchill Cigar Co. retail space); and

WHEREAS, all of the representations made herein are true and accurate and the approval of the Special Exception and Site Plan are conditioned upon the representations made herein and all of the conditions herein imposed; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed as follows:

ARTICLE I
RECITALS

The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

ARTICLE II
REPRESENTATION OF OWNERSHIP

The Bar/Lounge has full right to enter into this Agreement and to bind the Land and itself to the terms hereof. There are no covenants, restrictions or reservations of record that will prevent the use of the Land in accordance with the terms and conditions of this Agreement. No consent to execution, delivery and performance hereunder is required from any person, partner, limited partner, creditor, investor, judicial or administrative body, governmental authority or other party other than any such consent which already has been unconditionally given or

referenced herein. The execution of this Agreement or the consummation of the transactions contemplated herein will not violate any restriction, court order or agreement to which the Bar/Lounge or Land are subject.

ARTICLE III
BAR/LOUNGE USE

The Bar/Lounge space use that is the subject of this Agreement shall be as set forth in the application submitted to the Town as ZON-23-046 and approved by the Town Council on June 14, 2023, as the same may be amended from time to time (hereinafter referred to as the "Approval").

ARTICLE IV
CONDITIONS

The approval shall be based upon the following conditions:

1) The door to the Bar/Lounge shall remain closed at all times unless being used for access.
2) The Bar/Lounge shall close at 10:00 PM.
3) The Bar/Lounge shall return to Town Council in May, 2024 to review the operation of the business and the above conditions of approval or any other issues that may arise.

ARTICLE V
VOLUNTARY AGREEMENT AND HOLD HARMLESS

The Bar/Lounge agrees to be bound by the terms and conditions in this Agreement and waives any legal objection it might otherwise have to said terms and conditions or parts thereof.

ARTICLE VI
REMEDIES FOR VIOLATION

1. Upon determination by the Director of Planning, Zoning and Building Department of a violation of any of the terms or conditions of this Agreement or any other provision in the Town Code of Ordinances, and upon notice in writing from the Town to the Bar/lounge and the Bar/Lounge's representative of said violation(s) and the date upon which said violations(s) shall be corrected, Bar/Lounge or Bar/Lounge's successor or assigns shall pay to the TOWN a liquidated amount of $2,000 per violation. Said liquidated amount shall accrue on a per day basis for each day a violation of this agreement exists. In addition, in the event a violation remains uncorrected beyond the date noticed for correction by the Director of the Planning, Zoning and Building Department, this Agreement may be reconsidered by the Town Council at a future meeting upon thirty days notification to the owner. The Town Council may, upon a finding of violation, alter this Agreement or rescind the approval of the use.

In the event Bar/Lounge disputes the determination of the Director of Planning, Zoning and Building Department of the violation of the conditions of this Agreement, or in the event the

Bar/Lounge disputes any code violation, Bar/Lounge may appeal the determination of the Director of the Planning, Zoning and Building Department to the Town Council, said appeal to be filed no later than fifteen (15) days following the written notice of violation.

2. The Town shall have all remedies available at law and equity in order to enforce the terms of this Agreement including but not limited to (a) the Town's code enforcement procedures; (b) all remedies otherwise offered in the Town's Code of Ordinances; and (c) injunction, specific performance, and any and all other equitable relief through the civil courts in and for Palm Beach County for the State of Florida. In the event the Town is required to seek injunctive relief, it shall not be required to post bond and it shall not be required to demonstrate irreparable harm or injury to secure an injunction to enforce the terms of this Agreement. Additionally, in the event of any breach, default or non-performance of this Agreement, or any of its covenants, agreements, terms or conditions, the Town shall be entitled to recover its costs, expenses and reasonable attorney's fees insofar as the Town prevails, either before or as a result of litigation, including appeals.

ARTICLE VII
PROVISIONS TO RUN WITH THE BAR/LOUNGE

This Agreement shall NOT run with the Land and shall be binding upon the Bar/Lounge only and shall terminate upon the termination of the Bar/Lounge's business tax receipt for operation of a cooperative bar/lounge, or rescission of the Approval. This Agreement shall be recorded by the Bar/Lounge in the Official Records of Palm Beach County, Florida upon full execution by the parties hereto.

ARTICLE VIII
ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties as to its subject matter and it may not be amended except by written agreement executed by both parties.

ARTICLE IX
EFFECTIVE DATE

The Effective Date of this Agreement shall be the day upon which this Agreement is executed by the last party to sign the Agreement.

ARTICLE X
MISCELLANEOUS

Wherever the word "laws" appears in this Agreement, it shall be deemed to include all ordinances, rules and regulations as well as laws of the appropriate governmental authorities.

All references in this Agreement to times of a day are stated in terms of Eastern Time, i.e. whichever of Eastern Standard Time or Eastern Daylight Time may be in effect at the time. The word "day" in this Agreement means any period beginning when the time of day is midnight and ending on the next later occasion when the time of day is midnight.

This Agreement may not be amended except by written instrument signed by all parties hereto.

Paragraph headings are inserted for convenience only and shall not be read to enlarge, construe, restrict or modify the provisions hereof. All references to numbered or lettered paragraphs, subparagraphs and exhibits refer (unless the context indicates otherwise) to paragraphs and subparagraphs of this Agreement and to exhibits attached hereto, which exhibits are by this reference made a part hereof.

In the event of the invalidity of any provision of this Agreement, same shall be deemed stricken from this Agreement shall continue in full force and effect as if such invalid provision were never a part hereof.

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above.

Signed, sealed and delivered
In the presence of:

Print Name: Deborah Jones

Print Name: Katherine deClaire

Print Name: Deborah Jones

Print Name: Katherine deClaire

Print Name: Katherine deClaire

Print Name: Deborah Jones

THE TOWN OF PALM BEACH:

By: Danielle Moore, Mayor

By: Margaret Zeidman, President

By: Kirk Blouin, Town Manager

BAR/LOUNGE:

CHURCHILL CIGAR COMPANY

Print Name: Matthew Raptis

Print Name: Jeannette M. Civils

By:
Its:

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of August, 2023, by DANIELLE MOORE, the Mayor of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Notary Public – State of Florida

Notary Seal: JESSICA E. SAVIDGE NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2026 STATE OF FLORIDA COMMISSION NUMBER HH 277719

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of August, 2023, by MARGARET ZEIDMAN, the President of the Town Council of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Notary Public – State of Florida

Notary Seal: ANTONETTE M. FABRIZI MY COMMISSION # HH 332692 EXPIRES: November 16, 2026

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2023, by KIRK BLOUIN, the Town Manager of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation, who ☒ is personally known to me or who ☐ has produced _____ as identification.

_____
Notary Public – State of Florida

Notary Seal: _____

JESSICA E. SAVIDGE
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 277119

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August, 2023, by Matthew Raptis, the _____ of CHURCHILL CIGAR COMPANY, a Florida corporation, on behalf of the corporation, who ☑ is personally known to me or who ☐ has produced _____ as identification.

JEANETTE M. CIVILS
MY COMMISSION # HH 019140
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

_____
Notary Public – State of Florida

Notary Seal: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE TOWN OF PALM BEACH

By: _____
~~John C. Randolph~~, Esquire
Brett Lashley

EXHIBIT "A"

LEGAL DESCRIPTION

Condominium Parcels II, IV, V, VI and VII, Via Roma. A Commercial Condominium according to the Declaration as recorded in Official Records Book 4930, Page 1761, and any amendments thereto, of the Public Records of Palm Beach County, Florida.

I hereby certify the foregoing is a true copy of the record in my office
with redactions, if any as required by law as of this day, 08/23/2023.
Joseph Abruzzo, Clerk of the Circuit Court & Comptroller Palm Beach County, Florida
By: Deputy Clerk
Melina Quiroz
Melina Quiroz

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-23-117 (COA-23-043) 235 BANYAN RD (COMBO)—VARIANCES

The applicant, Richard Kurtz, has filed an application requesting Town Council approval for three (3) variances in accordance with Section 134-201 for: (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8) associated with the construction of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 5-1.] [The Landmarks Preservation Commission approved the project as presented. Carried 5-1.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans 1 of 2**
- **Plans 2 of 2**
- **Designation Report**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-23-117 (COA-23-043) 235 BANYAN RD (COMBO)

MEETING: MAY 22, 2024, LPC
JUNE 12, 2024, TC

COA-23-043 (ZON-23-117) 235 BANYAN RD (COMBO). The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. This request also requires three (3) variances in accordance with Section 134-201 for; (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-117 (COA-23-043) 235 BANYAN RD (COMBO)—VARIANCES. The applicant, Richard Kurtz, has filed an application requesting Town Council approval for three (3) variances in accordance with Section 134-201 for: (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8) associated with the construction of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Richard Kurtz
Professionals: Patrick Ryan O'Connell Architect, LLC /
Dustin Mizell (Environmental Design Group)

HISTORY:
The subject property was built in 1925. It was designed by Howard Major in a Mediterranean Revival architectural style. In 1985, the property was landmarked. As stated in the designation report *"Notable architectural features of this house include its three-story entrance tower, recessed entry highlighted by a rusticated cast stone Florentine arch and decorative iron entry gate and window grilles."*

Major renovations were completed in the early 1990s. Smaller modifications were completed in 2016. At the March 22, 2023, LPC meeting, COA-23-009 was granted for the construction of a second-story addition. At the February 21, 2024, LPC meeting, an extension of time was approved for this project.

The subject application was originally scheduled for the January 17, 2024, LPC meeting but was deferred by the applicant twice. At the April 17, 2024, LPC meeting, the subject project was presented. Commissioners provided comments regarding the size and scale (verticality) of the addition, and the location of the pergola. The project was deferred (7-0) to the May 22, 2024, LPC meeting to return as an addition or diminished accessory structure. At the MAY 22, 2024 LPC meeting, the Commission approved (6-1) the design of the project. Additionally, the Commission approved (6-1) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED ADDITION AT 235 BANYAN ROAD", as prepared by **Patrick Ryan O'Connell Architect,** received and stamped by the Town on May 6, 2024.

The following is the scope of work for the Project:

- A new two-story addition (1,147 square feet).
- A new trellis (162 square feet).
- Landscape and hardscape modifications.

The following variance(s) are required to achieve the scope of work.

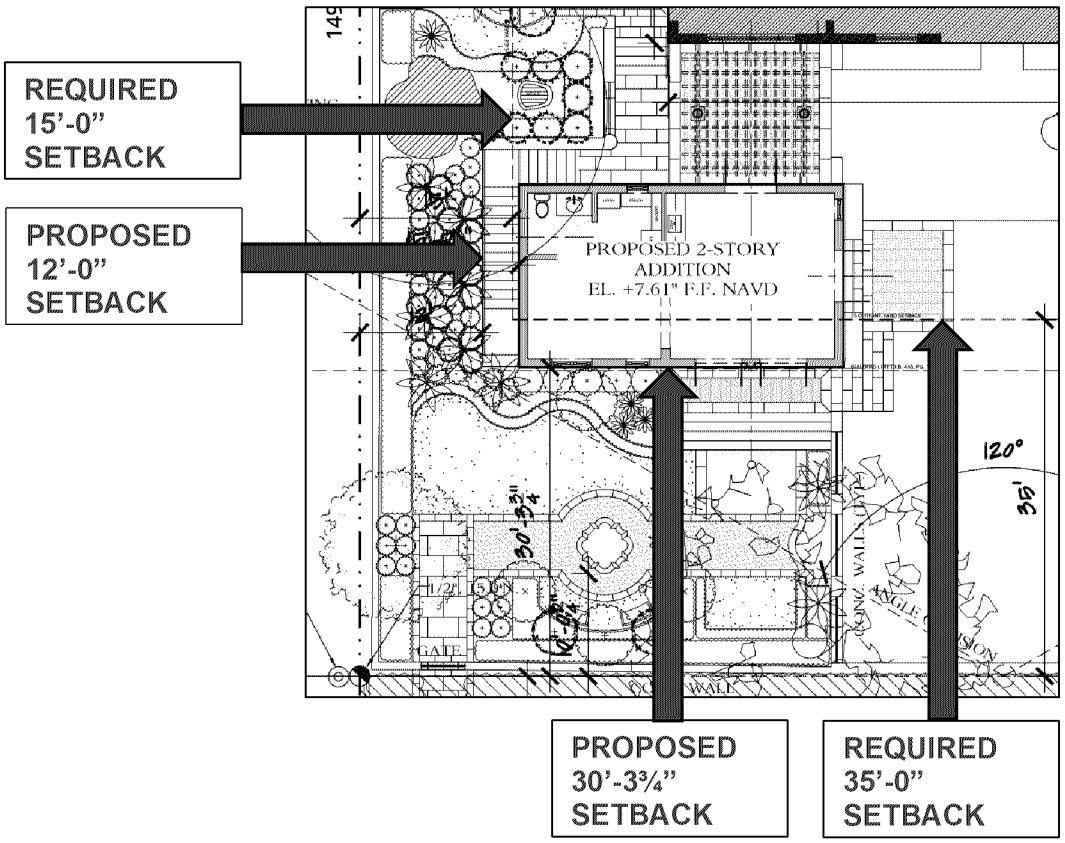
- **VARIANCE #1:** Decrease of the front yard setback of 30'-3¾" in lieu of the required 35'.
- **VARIANCE #2:** Increase of the building height plane requirement.
- **VARIANCE #3:** Decrease of the side yard setback of 12'-0" in lieu of the required 15'.

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness to construct a new two-story addition on the south side of the property, fronting Banyan Road. The addition will be connected to the main residence by a trellis. The addition will have an exterior stucco finish and color to match the existing residence, a barrel tile roof, and limestone columns and exterior front door casing. The fenestration will consist of aluminum casement windows and aluminum French doors with white frames and divided light patterns. Additional exterior details include light fixtures, window railings, copper gutters and downspouts, and stair risers with hand-painted tiles. The pergola and beam headers will utilize cypress wood. Overall, the exterior finishes and detailing seek to match the existing residence and be consistent with the Mediterranean Revival architectural style. Even though Banyan Road is considered the front of the property, the east elevation is truly the primary approach and entry to the house and should be considered the focal point.

The application as proposed requires three (3) variances for construction. As the diagram below illustrates, **Variances 1 and 3** seek a reduced front setback of 30'-3¾" in lieu of the required 35'-0" per Section 134-843(a)(5) and a reduced side yard setback of 12'-0" in lieu of the required 15'-0" per Section 134-843(a)(8).

Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-843(a)(5)	35'-0" Front Setback	30'-3¾" Front Setback	**4'-8¼"**
Variance 3: Sec. 134-843(a)(8)	15'-0" Side Yard Setback	12'-0" Side Yard Setback	**3'-0"**

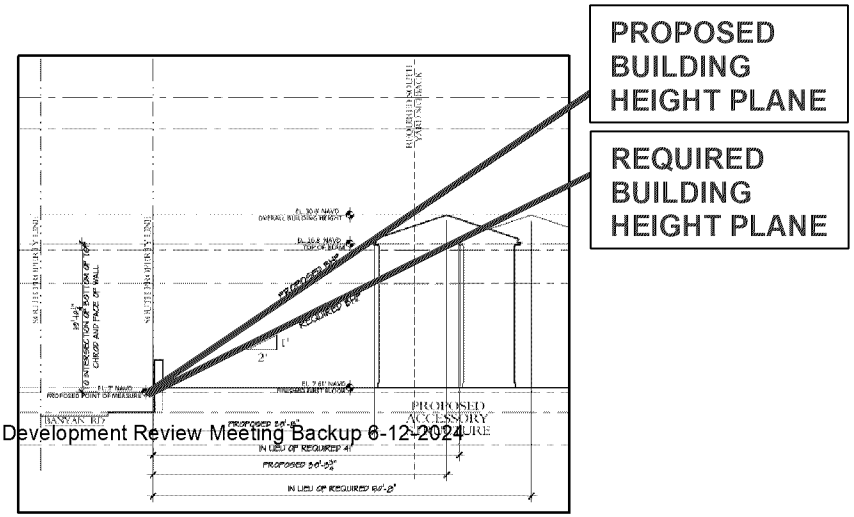


As the diagram below illustrates, **Variance 2** occurs where a southern portion of the addition's roof intersects with the building height plane.

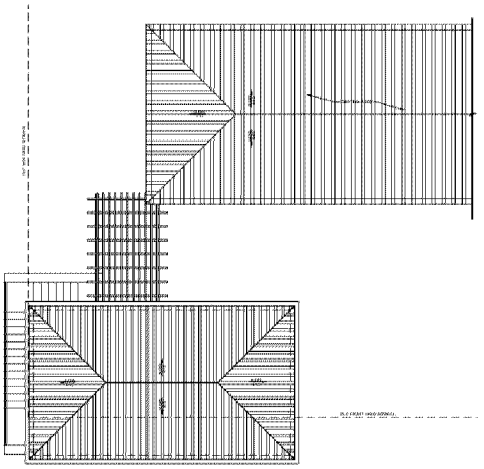
The building height plane is a height limiting angle that extends at an incline from the intersection of the front property line and the property's code prescribed zero datum (7' NAVD) at a rate of two feet (2') of front setback for every one foot (1') of building height.

The building height plane variance request code sections, provisions, and amounts are provided in the table below:

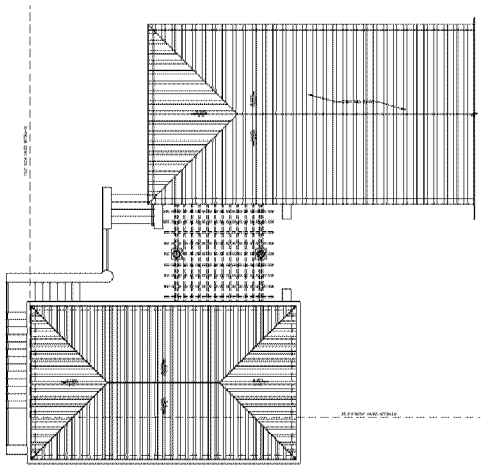
Code Section	Required	Proposed	Variance
Variance 2: Sec. 134-843(a)(7):	Building Height Plane of 41'-0"	Building Height Plane of 29'-8"	**11'-4"** *ADDITION ROOF*



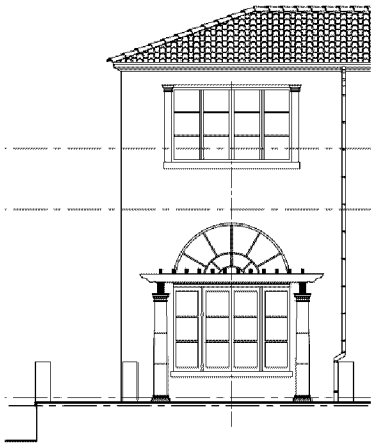
The revised design alters the location of the trellis and columns on the north side of the addition:



Previously Proposed

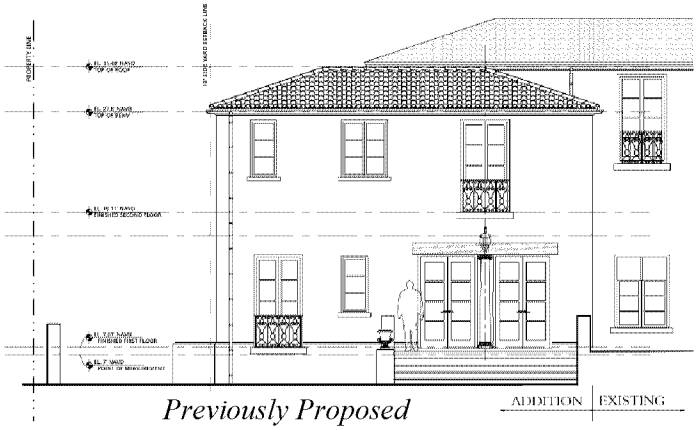


Currently Proposed

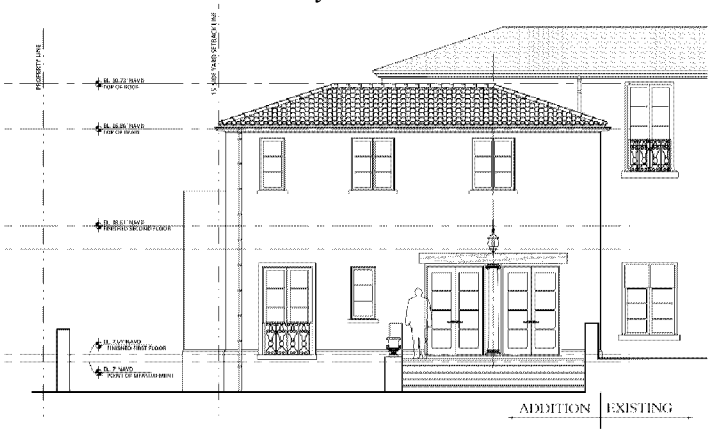


Currently Proposed Main House Trellis Connection

The building height and overall building height was reduced by 9". On the south elevation, the size and scale of the windows and doors was reduced. A pair of casement windows is proposed on the second floor in lieu of the previously proposed French doors and Juliet balcony.

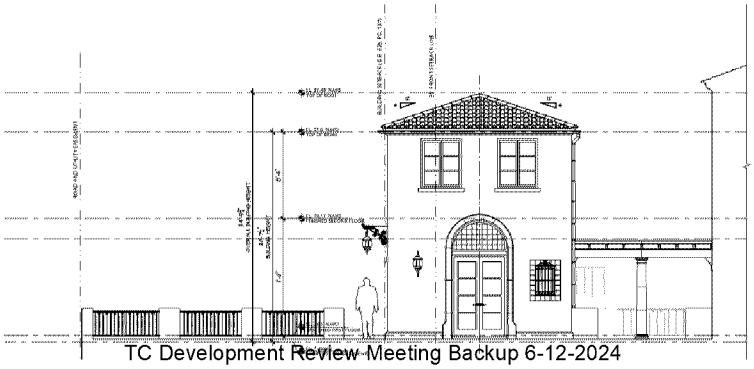


Previously Proposed

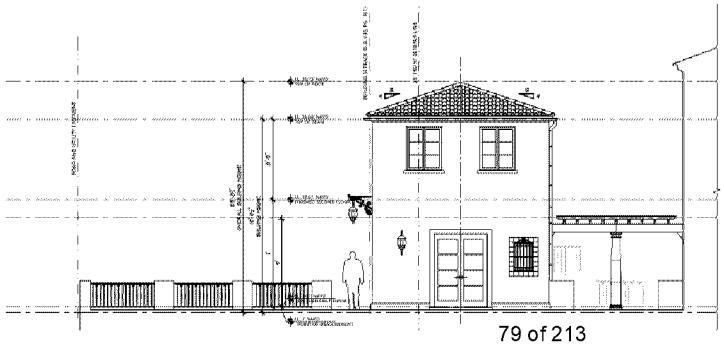


Currently Proposed

On the east elevation, the size and scale of the windows was reduced. In addition, the arched stone trim and decorative tile were removed and replaced with a stucco band.

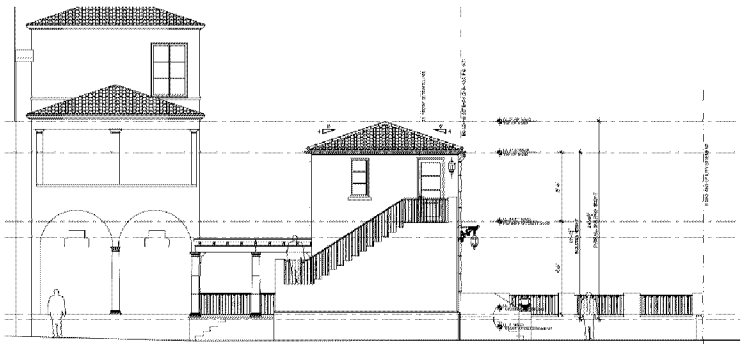


Previously Proposed

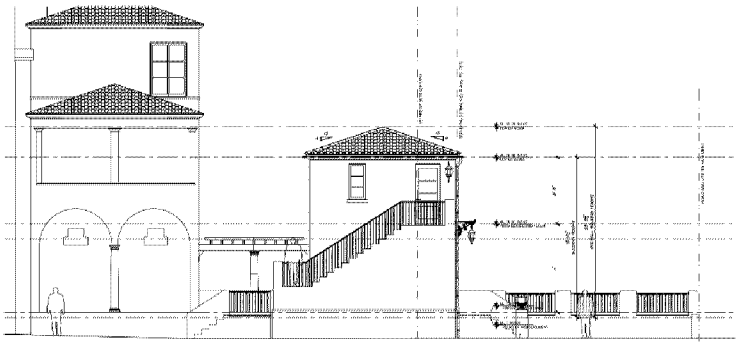


Currently Proposed

On the west elevation, the size and scale of the window was reduced. Also, the door height was reduced.

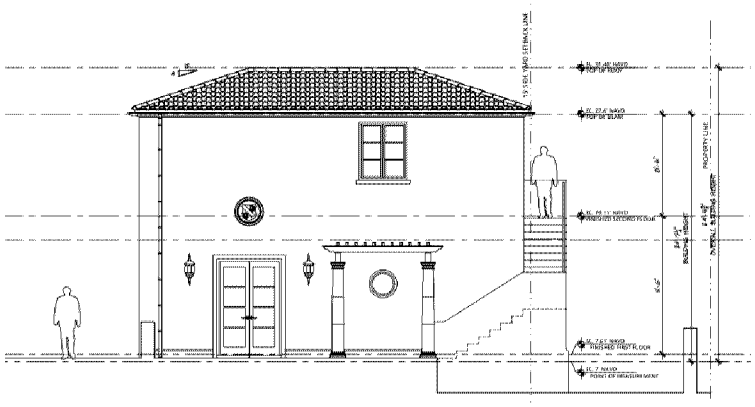


Previously Proposed

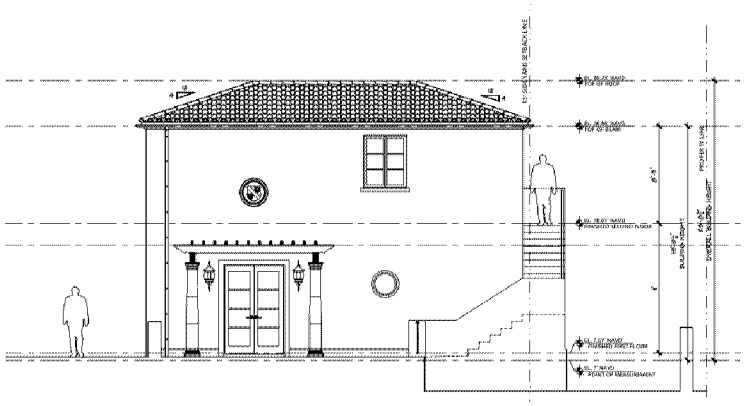


Currently Proposed

On the north elevation, the size and scale of the window was reduced. In addition, the proposed trellis was relocated to align with an existing window on the residence and a new door on the addition.



Previously Proposed



Currently Proposed

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE FAMILY
Designation	01/08/1985	**Architect/Builder:**	Howard Major
Lot Area	31,080 SF	**Year of Construction**	1925
Project			
	Required/Allowed	**Existing**	**Proposed**
Lot Coverage	7,770 SF (25%)	4,860 SF (15.6%)	5,433 SF (17.4%)
Landscape Open Space (LOS)	50.0% (15,559.83 SF) Required / 50.3% (15,655) Proposed	**Front Yard Landscape Open Space**	45% (3,802.45 SF) Required / 76% (5,471 SF) Proposed

Surrounding Properties / Zoning	
North	Two-Story Single-Family Residence / R-A
South	Two-Story Single-Family Residence / R-A
West	Two-Story Single-Family Residence / R-A
East	Two-Story Single-Family Residence / R-A

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

(1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB: FHM: ALF

RECEIVED
By yfigueroa at 8:04 am, May 06, 2024

PATRICK RYAN O'CONNELL
ARCHITECT

April 29, 2024

Town of Palm Beach Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Re: Letter of Intent COA 23-043 (ZON 23-117) 235 BANYAN RD

To Whom it May Concern:

The applicant respectfully submits a formal application for the Landmarks Preservation Commission for the construction of a new, two-story addition, new open trellis, and updates to the hardscape and landscape. The proposed project requires (3) variances due to the hardship discovered with the existing site conditions.

Please note the following as it relates to this application:

A. Landmarks Preservation Commission Review in accordance with Section 54-122.
    a. We are submitting a design for a two-story addition that is visually compatible with existing buildings and environment. The proposed design consists of a new two-story addition that is thoughtfully designed, and complimentary to the main residence and original architecture and architect. The proposed addition will be built with the highest quality materials.
        i. New 2-story addition
        ii. A new 162 sq. ft. trellis connecting the main house to the addition.
        iii. New hardscape, and landscape
    b. The proposed project continues the rhythm created by existing building masses.
    c. The updated hardscape and landscape plan improves and gives a new life to uninspiring and underutilized areas in the southwest corner and west side yard of the property.
    d. A new street façade blends in directionally with other buildings and keeps the dominant horizontal expression.
    e. We took inspiration from the architectural details of the main house and incorporated them with this proposal. There is a balanced representation of Mediterranean revival charm, this helps preserve and enhance the inherent architectural characteristics of this landmarked home.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
    a. Not applicable.

C. Special Exception in accordance with Section 134-229.
    a. Not applicable.

D. Site Plan Review Approval in accordance with Section 134-329.
    a. Not applicable.

E. Variance(s) in accordance with Section 134-201.

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Palm Beach, FL 33480
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License: AA26003685

a. Section 134-843 (7) Building Height Plane: Variance request to allow relief from the building height plane requirement of two feet of front setback for each one foot in building height in the R-A Zoning District. See page 14 for detailed drawings of the request.
b. Section 134-843 (5) Front Yard: Variance request to permit a front-yard setback of 30'-3 ¾" in lieu of the 35'-0" required in the R-A Zoning District.
c. Section 134-843 (8) Side Yard Setback: A variance request to permit a side yard setback of 12' in lieu of the 15' required in the R-A Zoning District.

The following is the criteria to justify the granting of the above variances pursuant to Section 134-201:

1). The property is located in the R-A Zoning District, and it is one of the smaller homes in this part of Town. The owner would like to provide additional bedrooms for his family and grandchildren. Since the house is landmarked, the best solution is this addition for extra space.

2). The applicant was not the cause of the special conditions of the property as this was a landmarked house since 1985.

3). The granting of the variances will not confer a special privilege to the applicant that is denied to the neighboring properties as the proposed addition is a minor request.

4). The hardship, which runs with the land, is in order to design a house with an addition, relief from the zoning code would be warranted.

5). The variances requested are the minimum necessary to make reasonable use of the land considering the addition and the zoning requirements that are imposed for a house.

6). The granting of the variances will not be injurious to the neighborhood. The addition is minor in size and screened by heavy landscaping.

In conclusion, the applicant seeks Landmarks Preservation Commission approval and feels the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Patrick Ryan O'Connell, AIA
Patrick Ryan O'Connell Architect, LLC.

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e-mail patrick@proarchitect.com
FL License: AR98461
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LA TORRE BIANCA

235 BANYAN ROAD

DESIGNATION REPORT

LANDMARKS PRESERVATION COMMISSION

DECEMBER 12, 1984

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Report prepared by: Stephen J. Tool, Jr., Coordinator
Landmarks Preservation Commission

I. GENERAL INFORMATION

HISTORIC NAME(S):

La Torre Bianca/Casa Ave Maria

CURRENT NAME:

La Torre Bianca (The White Tower)

LOCATION:

235 Banyan Road
Palm Beach, Florida

DATE OF CONSTRUCTION:

1925

ARCHITECT(S):

Howard Major, Palm Beach, Florida

PRESENT OWNER:

Richard A. Wright, M.D.
235 Banyan Road
Palm Beach, Florida 33480

I. GENERAL INFORMATION (Continued)

PRESENT USE:

Private Residence

PRESENT ZONING:

R-A Estate Residential

LEGAL DESCRIPTION:

26-43-43, W 177.50 ft of E 375.34 ft of S 26 ft of N 778.50 ft 7 W 197.50 ft of E 395.34 ft of S 149 ft of N 927.5 ft of S 1/2 of GOV LOT 2 W of County Rd.

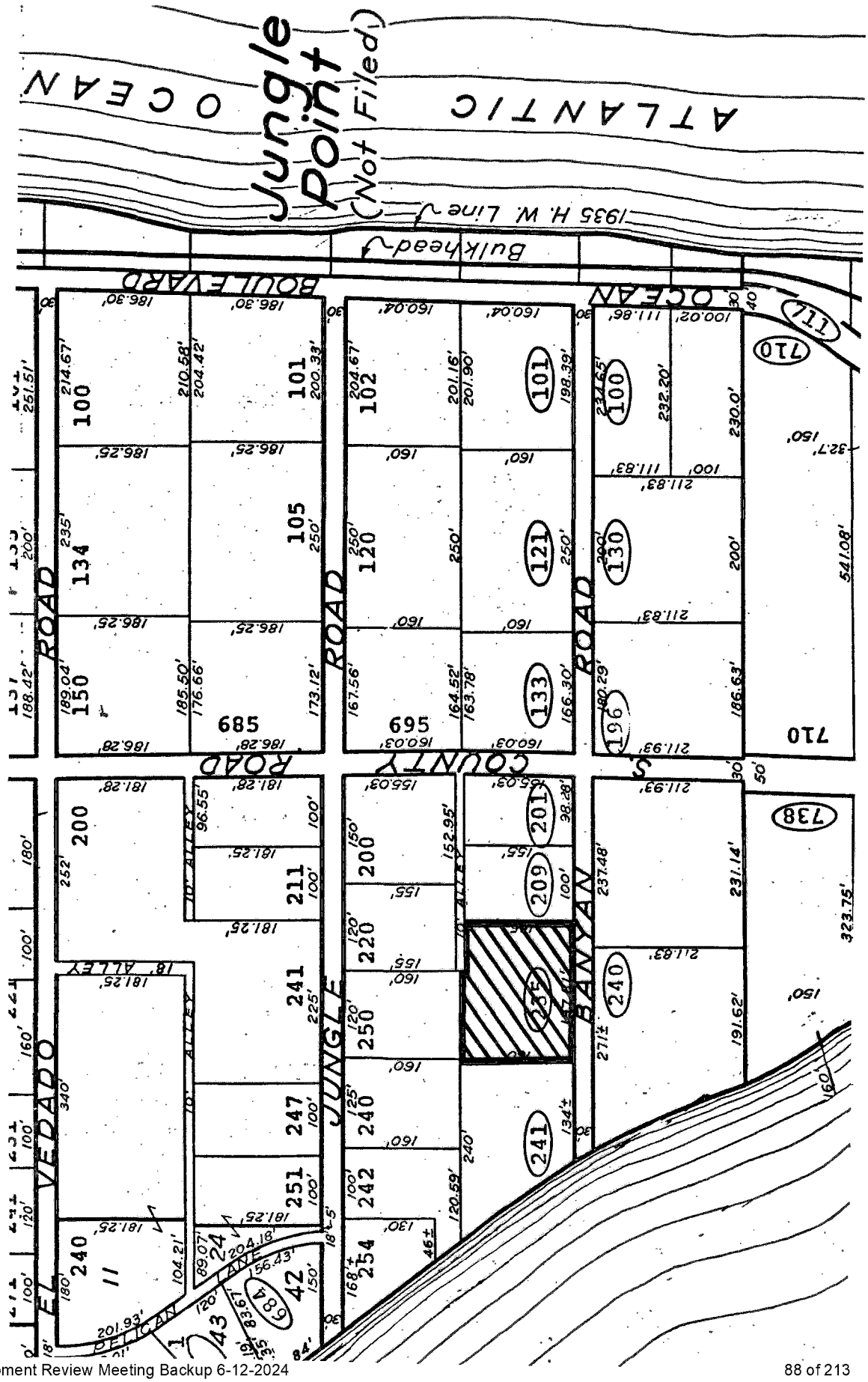
PALM BEACH COUNTY TAX FOLIO NUMBER:

504343-26-00-0020-400

CLASSIFICATION IN THE "HISTORIC BUILDING SURVEY OF PALM BEACH":

Grade B: A structure which is of statewide or local architectural or historical significance, but is not necessarily eligible for the National Register of Historic Places. It may be representative of a certain stylistic development in Palm Beach at its finest, or a document of an important era or trend in the Town's history.

II. LOCATION MAP (235 Banyan Road)



III. ARCHITECTURAL & HISTORICAL INFORMATION

La Torre Bianca, 235 Banyan Road, was constructed in 1925 as a seasonal retreat for the Nelson Odman family from plans prepared by Palm Beach architect Howard Major. The April 28, 1925, building permit estimated the cost of its construction at $40,000.

Typical of Palm Beach during the 1920's this house is representative of the Mediterranean Revival style of architecture, a most popular style at the height of the Florida Land Boom. Also typical of the era is the use of hollow core clay tile covered with texturized stucco as the exterior building material. A barrel tile roof continues the Mediterranean Revival theme.

The layout of La Torre Bianca is basically U-shaped, encircling the ubiquitous Palm Beach patio. In a forward to a 1929 publication Palm Beach Villas architect Howard Major states that the patio is "the most distinctive feature of the Palm Beach home." He further states that to the Palm Beacher "it (the patio) is of more importance than either his living room or his dining room, for he can live, eat, or receive his friends comfortably in this beautiful environment." (See Appendix 1).

Notable architectural features of this house include its three-story entrance tower, recessed entry highlighted by a rusticated cast stone Florentine arch and decorative iron entry gate and window grilles.

It is especailly interesting to note that La Torre Bianca was planned by Howard Major, a Palm Beach architect well known for his design ability. Major (1883-1974), although his Spanish/Mediterranean style houses were exceptionally well designed, was the earliest critic of the style, condemning it as inappropriate for Florida's climate and not expressive of America's

III. ARCHITECTURAL & HISTORICAL INFORMATION (Continued)

"national character." He firmly believed that Greek Revival architecture fulfilled all of Florida's architectural needs. (See Appendix 2).

IV. STATEMENT OF SIGNIFICANCE & CRITERIA FOR DESIGNATION

STATEMENT OF SIGNIFICANCE

La Torre Bianca, located at 235 Banyan Road, is an exceptionally good example of the Mediterranean Revival style of architecture which served as the hallmark of the 1920's Florida Land Boom. This style is widely recognized as an integral part of the unique ambiance of Palm Beach. It is the design of a noted Palm Beach architect, Howard Major, an interesting fact since Major was very critical of the style and deemed it inappropriate for Florida.

CRITERIA FOR DESIGNATION

Section 16-38 of the Code of Ordinances for the Town of Palm Beach, Florida, outlines the criteria for designation of a landmark or landmark site and suggests that at least one of the criteria be met to justify the designation. Listed below is the designation criteria and justification for designation:

a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

La Torre Bianca typifies the style of architecture utilized during the massive building efforts associated with Florida's Boom of the 1920's. The construction of seasonal residences, such as La Torre Bianca, during this era generally marks the birth of the Palm Beach resort community as it is known today. Palm Beach's stature as a winter resort for America's decision makers has long been recognized.

b) "Is identified with historic personages or with important events in national, state or local history."

Not applicable.

IV. STATEMENT OF SIGNIFICANCE & CRITERIA FOR DESIGNATION (Continued)

c) "Embodies distinguishing characteristics of one or more architectural types, or contains specimens inherently valuable for the study of a period, style or methods of construction or use of indigenous materials or craftsmanship."

This residence is a very fine example of the Mediterranean Revival style of architecture and, as such, typifies the prevailing stylistic preference of Florida during its infamous Boom of the 1920's. Palm Beach was at the forefront of the Revival movement as witnessed by the early works of Major, Addison Mizner, Marion Sims Wyeth, and others.

d) "Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age."

The design for La Torre Bianca was the work of Howard Major, a Palm Beach architect who has been recognized for his impact on Palm Beach. This residence is an especially important example of Major's work as it is representative of a style of architecture that Major felt was inappropriate for this area and is one of very few of his commissions executed in the Mediterranean Revival style.

V. SELECTED BIBLIOGRAPHY

Curl, Donald W. Mizner's Florida, American Resort Architecture. New York: Architectural History Foundation, 1984.

Hoffstot, Barbara. Landmark Architecture of Palm Beach. Pittsburg: Ober Associates, 1974.

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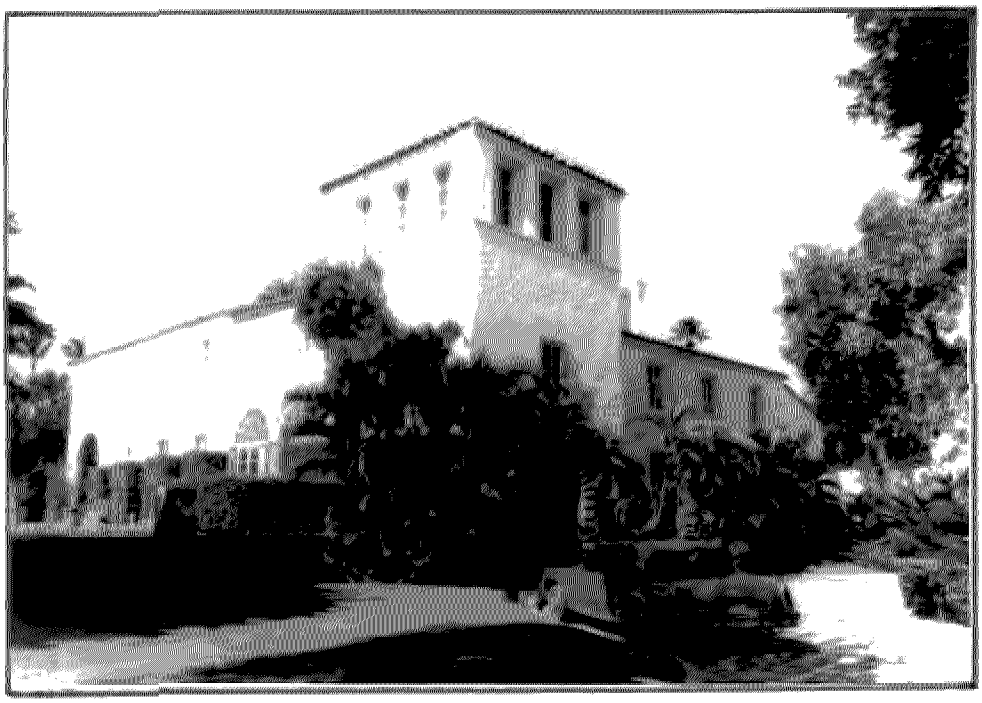
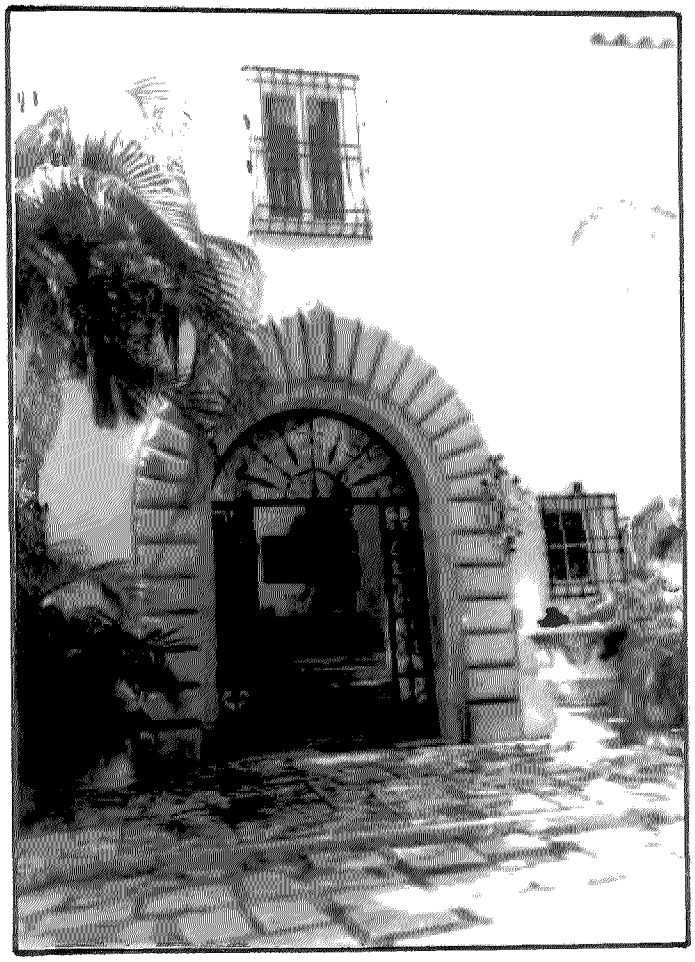
Special Acknowledgments

Historical Society of Palm Beach County for access to various files and publications in its collection.

Town of Palm Beach Building Department for building permit information.





Palm Beach Architecture

By Howard Major, A. I. A.

ONE may say the architecture of Palm Beach began when Henry Flagler built the Royal Poinciana in 1894 and the Palm Beach Inn in 1895, the latter upon the present site of the Breakers. The social life of the colony in those days revolved about these two hotels during the short period of four weeks in February. As time went on, a few inexpensive cottages appeared along the Lake Trail which were built by northern visitors, who preferred home life. This slow, almost imperceptible growth continued until 1918 when an upheaval took place which changed Palm Beach from a strictly Hotel Resort to a Winter Colony.

The Royal Poinciana was designed in the Colonial style, with clapboarded walls and shingle roofs. It was a dignified structure, with balance and repose and was excellent architecture considering that it sprang from the "gay nineties." Frame construction remained in vogue until 1918. The first era of Palm Beach architecture might well be termed the "Clapboard and Shingle Period." There is not much to be said about the few houses built during this time.

In 1918, through the activity of Mr. Paris Singer, the transition began which was to make Palm Beach the most famous resort center of the world. Mr. Singer, a man of artistic ability, retained Mr. Addison Mizner to build the Everglades Club. Mr. Mizner broke away entirely from current tradition and built the Club in stucco and tile in the Spanish manner. The successful result immediately awakened interest in the architecture of Spain, for it was a revelation with its bewitching loggias opening upon patios of glazed tile, with fountains, flowers, terraces and luncheon tables set between stately palms and orange trees. For the first time Palm Beach awoke to the possibilities of an outdoor life on every occasion. Dining and dancing under tropical skies gave the colony a new impetus. Over night some of the hotel habitues began to dream of a home with just such a patio. Palm Beach now had not only its hotels but the Everglades Club, with golf course, a splendid restaurant and a most delightful outdoor dancing floor under palm trees, with the waters of Lake Worth at its edge.

The style of "Stucco and Tile" now had its inception. Palm Beach had reverted to the first architecture of the United States and the first architecture of Florida. The oldest city in the New World, Santo Domingo, was established in the last years of the fifteenth century by the Spaniards. In 1565 the Spaniards, under Pedro de Menendez, founded St. Augustine, the oldest city in the United States. The Spaniards built there as they built in Castile, built with the same material, the white limestone which they found in the new world as well as in the old. Their architecture featured colonnades and towers, balconies and grills, churches and monasteries. Fortunately some of the old Castilian architecture still remains in the narrow streets of St. Augustine.

By 1920, it was apparent that Palm Beach had undergone a decided change. Large Spanish estates had sprung up on every hand. The resident colony had taken on a new importance and was fast becoming the social center of the resort. By 1926, the season was extended to one of four or five months and Palm Beach had come into its own.

The rapid increase in the number of sumptuous homes attracted the best architectural talent. The homes began to assume an importance and excellence equal to the show places on the Riviera. Likewise this wealthy colony attracted the most exclusive shops from the north. Marcus, Bendel's, Brooks, Bonwit Teller, Best, Saks and other Fifth Avenue shops had found their way to Palm Beach. More hotels, restaurants, theatres and clubs followed, so that today Palm Beach is more complete than the famous resorts of Europe.

After the Everglades Club was built, the Spanish type of architecture immediately became universal. With the history of the Caribbean and with the sub-tropical setting this style had its *raison d'etre*. It is, however, not a simple matter for the

Anglo-Saxon to assimilate this foreign architecture. In Spain facades are austere, with few windows and a noticeable lack of ornamentation. In the patios, however, Spanish architecture blossoms forth in all its glory, with arcades, loggias, balconies, fountains, colored tiles, plants and potted flowers. Vivid colors are paramount. At first what we are inclined to condemn as "garish" blossoms forth in its appropriateness after further study and experiences in the tropics.

The Spaniard built in the American tropics with a predominant idea firmly rooted in his mind, coolness. The methods he adopted met with unqualified success. He solved a problem in the new world which he left incomplete in the old in introducing coolness and comfort into tropical life. The story heights of their tropical homes were so lofty as to equal two of the usual size in the States. These lofty ceilings allow plenty of space in which warm air may rise, and sufficient height for door and window openings of monumental size. The windows are sparingly used but their size is enormous, from five to six feet in width and starting invariably at the floor they rise to ten or fifteen feet in height. Skill and ingenuity were employed upon blinds, which were the sole barriers against the elements. Primarily the shutters were designed to control the circulation of air, and secondly to present from within a pleasant and interesting arrangement of panels, many of them hinged upon themselves. These blinds served to control the inflow of air, regulating it from the minimum amount admitted by opening one hinged panel to the entire volume which was permitted ingress by the full opening of the blind. Window hangings are not to be found. The interesting blinds as in the case of handsome doors are most appropriate from a decorative point of view and sufficient unto themselves. From the same angle window hangings are superfluous and from the practical side quite impossible, as they are most effective in keeping out the air as well as producing a hot and stuffy atmosphere.

The doorway to the room is unusual. Like the windows, it evolved from the constant demand for circulation of air. These interior doorways are from four to five feet wide and the height of the window. In this doorway may be seen a paneled door opening into the room, and a pair of doors opening out, the width of the opening but only a trifle over six feet in height. With the large doors open and the small pair of doors closed there are from four to six feet of free space above them, insuring a definite amount of air from the window to circulate through them.

Masonry floors appear everywhere in every variety of tile. Wood floors are unknown. These interesting tile floors dispense with the necessity for rugs or other stuffy floor covering.

The most important room in the house of the Spaniard is the patio, around which his life and his home revolve. It is here that his decorative skill is brought into full play. The exteriors are austere, the interiors purposely cold, but the patio blossoms forth to include all the comforts and decorative architecture that his sybaritic taste desires. The patio is a room without a roof; it is of dimensions proportionate to the other rooms of the house.

Inseparable from the patio are the arcades or colonnades, which are on one, two, three or on all four sides producing a lovely cloister-like effect. On the floor above are additional arcades or loggias and balconies of interesting and picturesque design. These arcades and loggias serve not only as outdoor living rooms, but as a means of access to each room in lieu of inside halls.

In the center of the patio beautifully tiled fountains are invariably found. All about are skilfully placed plants of potted shrubs and fragrant flowers. Plenty of comfortable armchairs and tables furnish the patio, and chairs, cabinets and paintings are grouped under the loggias with the sole idea of comfort so that a *tete-a-tete* may be enjoyed or the hours dreamed away in absolute privacy under the tropical sky.

The patio is the most distinctive feature of the Palm Beach home. It is a room open to the sky, yet always shaded, where the soft, balmy winter days and lovely nights may be enjoyed to their fullest extent. To the Palm Beacher it is of more importance than either his living room or his dining room, for he can live, eat, or receive his friends comfortably in this beautiful environment.

One need not be in Palm Beach long to appreciate the wisdom and good sense of this mode of architecture.

It would be hardly fitting in a resume of Palm Beach architecture not to mention the names of Marion Sims Wyeth and Addison Mizner. Both of these very capable architects have designed many of the beautiful homes in Palm Beach.

Reprinted from: Palm Beach Villas. Introduction by Howard Major. Vol. 1. Palm Beach: R. O. Davies Publishing Co., 1929.

Howard Major (1883–1974) received his training at the Pratt Institute, and the atelier of Henry Hornbostel of the Society of Beaux-Arts Architects. After practicing in New York City, he came to Palm Beach in 1925. Although he, too, designed Spanish houses such as those for Nelson Odman and Richard Cowell in Palm Beach and Howard Whitney in Gulfstream, Major became the earliest critic of the style. In newspaper interviews, an article in *Architectural Forum,* and a book on Greek Revival architecture, Major condemned Spanish architecture as inappropriate for Florida because of climate (he pointed out that Florida's latitude was the same as Egypt's, while the climate of Spain and Washington, D.C., were similar), and because it failed to express American "national character." Although Major believed the Greek Revival, "our independent creation in architecture," fulfilled "every requisite of climate, convenience, and *nationalism,*" he accepted British colonial, or West Indian, style architecture as also appropriate for Florida.[3]

All of these new architects willingly designed Spanish houses; all also encouraged clients to experiment with new styles. Before the end of the twenties Fatio designed a Norman half-timbered house for his mother-in-law, Mrs. Charles Curry Chase, on Via Del Mar, and Major built Major Alley, a complex of small houses in British colonial style. The new architects and Wyeth and Kitchell also soon had commissions for both frame and brick Georgian houses. Thus, when Mizner again turned his attention to Palm Beach, he found that he no longer held sway as before. He also found that prospective clients no longer demanded only his form of Spanish architecture.

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3. *Palm Beach Daily News,* 9 December 1974; *Palm Beach Post,* 10 May 1929; Howard Major, "A Theory Relating to Spanish and Italian Houses in Florida," *Architectural Forum,* August 1926, pp. 97–104; Howard Major, *The Domestic Architecture of the Early American Republic: The Greek Revival,* p. 11. In fairness to Major, his criticism of Spanish architecture in Florida is generally limited to the small carpenter-built houses of the boom, which he called "aberrations." Although in the *Forum* article he never mentions Mizner, in his introduction to the 1929 edition of *Palm Beach Villas* he said: "It would be hardly fitting in a résumé of Palm Beach architecture not to mention the names of Marion Sims Wyeth and Addison Mizner. Both of these very capable architects have designed many of the beautiful homes in Palm Beach." Plans c. 1926 for the remodeling of the Warburton house list Mizner and Major as "associate architects," plans privately owned. For Major's earlier New York work, see *A Monograph of the Domestic Work of Howard Major, Architect* (1922). In this period, Joseph Urban (1872–1933) came to Palm Beach to design Mar-a-Lago for the E. F. Huttons. At first the Huttons asked Wyeth, who had designed Hogarcita and several speculative houses for them on Golf View Road, to plan their new villa. When they decided to engage Urban, Wyeth remained as associate architect. He later disclaimed all responsibility for the house, saying, "I don't want anyone to think I was the architect in charge." *Palm Beach Daily News,* 16 March 1981. Urban designed Palm Beach's most flamboyant and extravagant Spanish mansion for the Huttons. He also planned the Paramount Theater and the Bath and Tennis Club and remodeled the Oasis Club and the Anthony J. Drexel Biddle house. The floridness of the Urban buildings perhaps contributed to the declining popularity of Spanish architecture in Palm Beach. See Otto Teegen, "Joseph Urban," *Architecture,* May 1934, pp. 251–56.

Reprinted from: Curl, Donald W. Mizner's Florida, American Resort Architecture.
New York: Architecural History Foundation, 1984.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-24-050 (COA-24-014) 218 PHIPPS PLAZA (COMBO)—VARIANCES

The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting Town Council review and approval of variances for three (3) variances for; (1) greater lot coverage, (2) a reduced rear-yard setback, and (3) a reduced side-yard setback in conjunction with the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 6-0.] [The Landmarks Preservation Commission approved the project with conditions. Carried 6-0.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans 1 of 2**
- **Plans 2 of 2**
- **Designation Report**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-050 (COA-24-014) 218 PHIPPS PLAZA (COMBO)

MEETING: MAY 22, 2024, LPC
JUNE 12, 2024, TC

COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO). The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting a Certificate of Appropriateness for the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-050 (COA-24-014) 218 PHIPPS PLAZA (COMBO) - VARIANCES. The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting Town Council review and approval of variances for three (3) variances for; (1) greater lot coverage, (2) a reduced rear-yard setback, and (3) a reduced side-yard setback in conjunction with the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust
Professionals: Patrick Ryan O'Connell Architect, LLC /
Paradelo | Burgess design studio

HISTORY:
The subject property was built in 1947. It was designed by Belford Shoumate as "two small houses" in a British Colonial architectural style. In 1982, the property was landmarked as part of the Phipps Plaza Historic District. In 1994, through COA #4-94, the property received approval to enclose two existing and partially roofed first-floor patios and connect the two structures with a second-floor bridge. The approved bridge, which connected the structures, created one dwelling.

At the October 19, 2022, and December 21, 2022, LPC meetings, COA-22-042 was approved for the renovation of and addition to an existing detached rear accessory structure, the construction of a new pergola, and site wide landscape and hardscape improvements. Subsequently, ZON-22-123 was approved at the January 11, 2023, Town Council meeting, for six (6) variances.

At the April 17, 2024, LPC meeting, the subject project was presented. Commissioners provided comments regarding the carport alignment, size, dimensions, and column detailing. In addition, a re-study of a smaller pedestrian gate based on other gates along Phipps Plaza was advised. The project was deferred (7-0) to the May 22, 2024, LPC meeting. At the MAY 22, 2024 LPC meeting, the Commission approved (7-0) the design of the project. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "RENOVATIONS FOR SINGLE-FAMILY RESIDENCE AT: 218 PHIPPS PLAZA", as prepared by **Patrick Ryan O'Connell Architect,** received, and stamped by the Town on April 30, 2024.

The following is the scope of work for the Project:

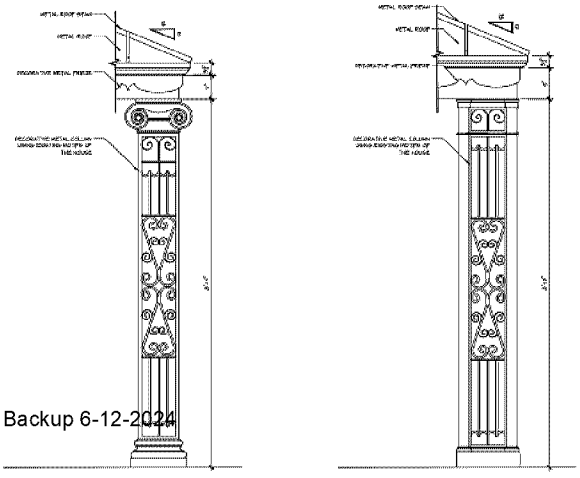
- A new carport.
- A new trash enclosure.
- A new pedestrian gate.
- New site walls, and landscape and hardscape modifications.

The following variance(s) are required to achieve the scope of work.

- **VARIANCE #1:** Increase of the lot coverage maximum per Section 134-893(b)(11).
  - April 17, 2024, LPC Meeting: 31.25% lot coverage requested.
  - May 22, 2024, LPC Meeting: 31.1% lot coverage requested.
- **VARIANCE #2:** Decrease of the rear yard (west) setback per Section 134-893(b)(9).
  - April 17, 2024, LPC Meeting: 11" west setback requested.
  - May 22, 2024, LPC Meeting: 10" west setback requested.
- **VARIANCE #3:** Decrease of the side yard (north) setback per Section 134-893(b)(7).
  - April 17, 2024, LPC Meeting: 2'-7" north setback requested.
  - May 22, 2024, LPC Meeting: 2'-2" north setback requested.

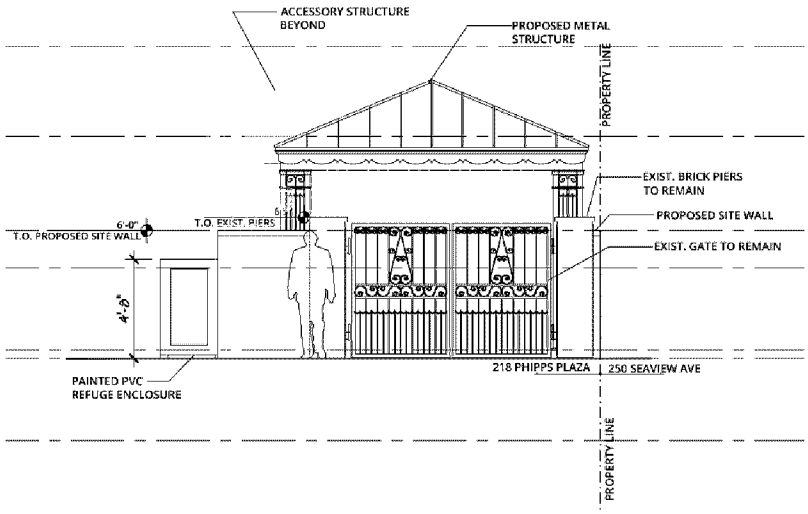
STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness to construct a new carport on the northwest side of the property. According to the applicant, *"...We have explored a revised design for the parking structure with four-sided and simplified columns, as suggested by the Commission. However, upon examination, we found that it posed some challenges in terms of how the elements would connect with the roof. We have reinforced the four support columns and made the columns less whimsical to address these concerns. The entablature around the parking structure has also been modified to give it a more contemporary and attractive look."*



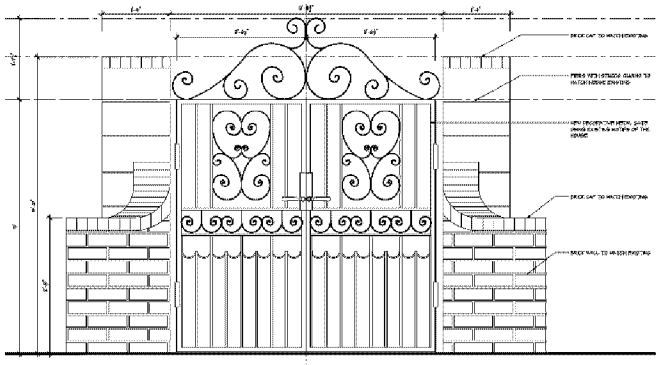
In addition, the scope of work includes a new pedestrian metal gate with brick piers on the east side of the property, fronting Phipps Plaza, including landscape and hardscape modifications to accommodate the new east entry. New site walls, a gated trash enclosure, and the installation of an antique European decorative well complete the list of proposed modifications. Architecturally these site elements are compatible and could be removed in the future if so desired.

Previously Proposed *Currently Proposed*

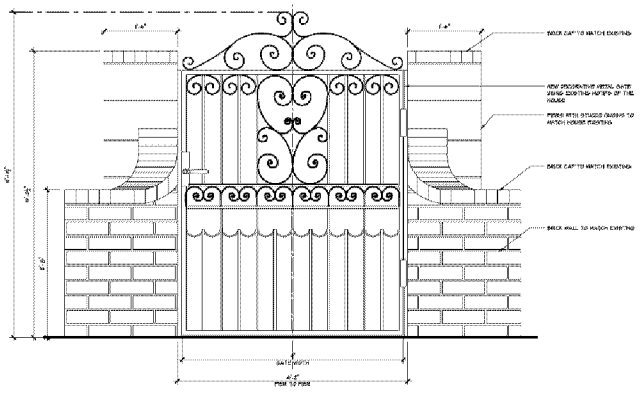


The pedestrian gate was modified in the following ways:

- The width was reduced from 5'-4 ½" to 4'-0".
- The design was revised from a double gate to a single gate with modified metal work.
- The setback was increased from 9'-10½" to 12'-0" from Phipps Plaza.



Previously Proposed



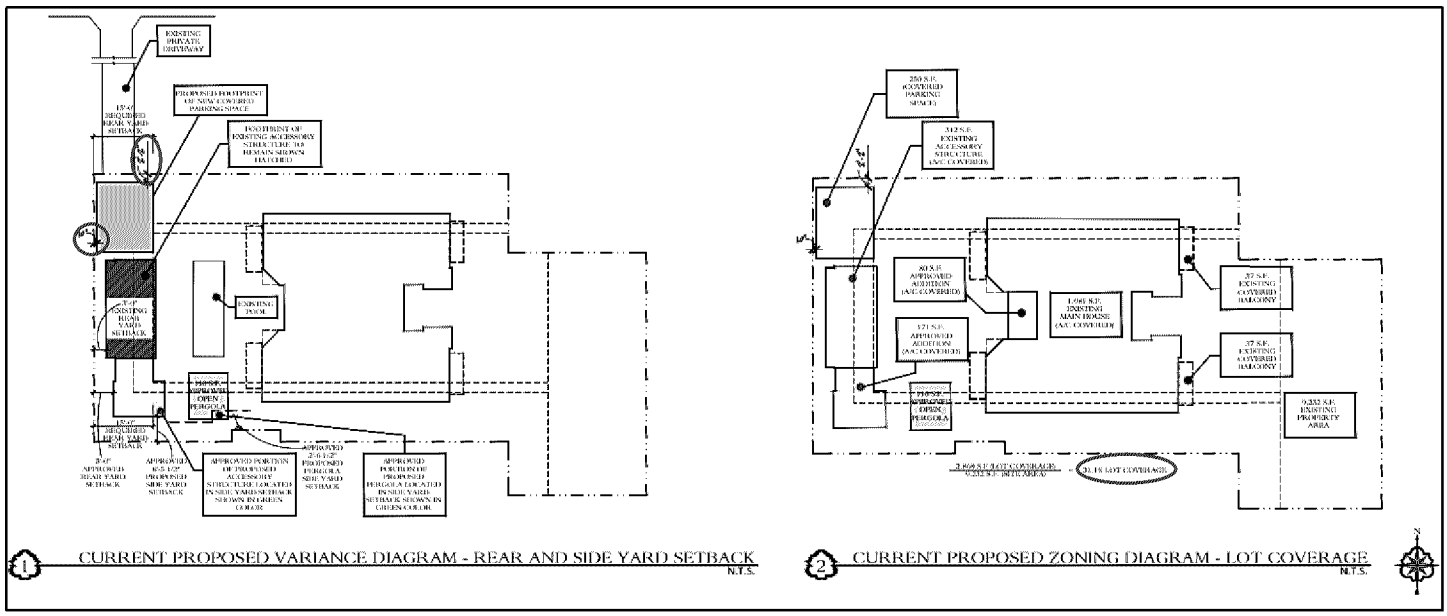
Currently Proposed

The subject property has vehicular access from Seaview Avenue through a north-south easement on the 241 Seaview Avenue property. The proposal seeks to maintain this access and proposes a new carport. Based on the existing lot coverage of 2,618 SF (28.4%) which nearly maxes out the

30% allowance, the proposed 250-square-foot carport would require a lot coverage variance. Furthermore, the proposed location of the new carport on the northwest corner of the property will require variances from the rear yard (west) setback and the side yard (north) setback due to its proximity to the property lines.

More specifically, the application as proposed requires three (3) variances for construction. As the diagram below illustrates, **Variances 1, 2, and 3** seek to increase the lot coverage to 31.1% in lieu of the maximum 30% per Section 134-893(b)(11), decrease the rear yard (west) setback to 11" in lieu of the required 10'-0" per Section 134-893(b)(9), and decrease the side yard (north) setback to 2'-2" in lieu of the required 12'-6" per Section 134-948(7).

Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-893(b)(11)	30% Lot Coverage Maximum	31.1% Proposed Lot Coverage	**1.1%**
Variance 2: Sec. 134-893(b)(9)	10'-0" Minimum Rear Setback	10" Proposed Rear Setback	**9'-2"**
Variance 3: Sec. 134-893(b)(7)	12'-6" Minimum Side Yard Setback	2'-2" Propose Side Yard Setback	**10'-4"**



1 CURRENT PROPOSED VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK N.T.S.

2 CURRENT PROPOSED ZONING DIAGRAM - LOT COVERAGE N.T.S.

Site Data			
Zoning District	R-B	**Future Land Use**	Multi-Family – Moderate Density
Designation	05/04/1982	**Architect/Builder:**	Belford Shoumate
Lot Area	9,232 SF	**Year of Construction**	1947
Project			
	Required/Allowed	**Existing**	**Proposed**

Cubic Content Ratio (CCR)	4.08 (37,536 CF)	3.88 (35,868 CF)	3.85 (35,408 CF)
Lot Coverage	2,770 SF (30%)	2,618 SF (28.4%)	2,868 SF (31.1%)
Landscape Open Space (LOS)	4,154.4 SF (45.0%) Required / 4,164 SF (45.1%) Proposed	**Front Yard Landscape Open Space**	478.1 SF (40%) Required / 1,083.9 SF (90.1%) Proposed
Surrounding Properties / Zoning			
North	Palm Beach Day Academy Campus / R-B		
South	Two-Story Single-Family Residence / R-C		
East	Phipps Plaza Right-of-Way and Park		
West	Palm Beach Day Academy Campus / R-B		

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

(1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB: JGM: FHM: ALF

PATRICK RYAN O'CONNELL
ARCHITECT

RECEIVED
By yfigueroa at 8:29 am, Apr 30, 2024

April 29, 2024

RECEIVED
APR 29 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, Florida 33480

Re: 218 PHIPPS PLAZA – COA 24-14 (ZON 24-50) LETTER OF INTENT

To Whom It May Concern:

The applicant respectfully submits a formal application for a Landmarks Preservation Commission Certificate of Appropriateness and Town of Palm Beach Town Council variance requests for the property located at 218 Phipps Plaza, Palm Beach, Florida in the R-B zoning district.

Please note the following as it relates to this application:

A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
   a. The applicant submits a Certificate of Appropriateness proposal for the property at 218 Phipps Plaza. This proposal does not directly impact the landmarked structure.
   b. The proposal provides a private entryway to the owner's property in lieu of the existing pedestrian entrance that is shared with 222 Phipps Plaza. A new pedestrian metal gate with brick piers is also proposed at the east end of the walkway.
   c. The proposal includes updated landscape and hardscape to accommodate this new entry way.
   d. The owners request to add an antique European decorative well to their landscape motif. This feature will not be visible from Phipps Plaza.
   e. At the request of the Commission and Preservation Foundation in 2023, the owners kept a dilapidated accessory structure and are currently in the process of restoring the structure. The owners are requesting a new covered parking structure at the northwest corner of the property, along with new site walls and a gated trash/recycling enclosure. The parking structure will be situated behind a pair of existing brick piers and existing metal vehicular gate at the terminus of an existing private driveway off Seaview Ave. The design of the parking structure was inspired by the beautiful existing metal work found throughout the property (railings, gates, light fixtures) which is one of the attributes that makes this home architecturally significant. The folly-like green metal parking structure incorporates the themes and style of the existing metalwork. The classical ionic capitals on the columns of the parking structure create a visual interest and feminine proportions that work well with the light and feminine scrollwork found in the existing metalwork. At the same time, the structure fulfills a functional and practical need for this property and the owners with community wide benefits, such as reducing on-street parking congestion.
   f. The proposal includes three variance requests (1) lot coverage, (2) north side-yard setback, (3) west rear-yard setback.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
   a. Not applicable.

C. Special Exception in accordance with Section 134-893(c) is not required for this project.

400 Royal Palm Way, Suite 200
Palm Beach, FL 33480
tel (561) 331-2048
e-mail patrick@proarchitect.com
FL License: AR98461
License: AA26003685

a. Not applicable.

D. Site Plan Review Approval in accordance with Section 134-329.
   a. Not applicable.

E. Variance(s) in accordance with Section 134-893.
   a. Section 134-893 (11)b: A variance to permit lot coverage footprint of 31.6% in lieu of the 30% maximum permitted for the construction of a covered parking structure in the R-B zoning district.
   b. Section 134-893 (9)b: A variance to permit a west rear-yard setback of 11" in lieu of the 10-foot minimum permitted for the construction of a covered parking structure.
   c. Section 134-893 (7)b: A variance to permit a north side-yard setback of 2'-7" in lieu of the 12.5-foot minimum permitted for the construction of a covered parking structure.

The following criteria is in support of the variance:

1. The special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands is that the residence is a portion of the landmarked house in the R-B Zoning District and part of the property is in the R-C district, both are non-conforming to today's code.
2. The applicant was not the cause of the special conditions as the house was built in 1948 and the applicant purchased the property in 2022 with the special conditions already in existence.
3. The granting of the variance will not confer on the applicant a special privilege as having a singular covered parking structure is a feasible and reasonable request.
4. The hardship, which runs with the land, is that the property is a Town of Palm Beach Historic Landmark and non-conforming to today's code as the zoning code has changed since the house was originally constructed. Renovations and additions to a landmarked home require a delicate approach in making changes.
5. The variance request is the minimum necessary to make reasonable use of the land, building or structure.
6. Not applicable.
7. The granting of the variance requested will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare.

In conclusion, the applicant seeks reasonable modifications to a landmarked property and feels the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Patrick Ryan O'Connell, AIA
Patrick Ryan O'Connell Architect, LLC.

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS: 218 Phipps Plaza GRADE: N/G

HISTORIC/COMMON NAME:

NAME OF OWNER: ~~Luttle, Alice E.~~ William B. Pace PHONE:

ADDRESS OF OWNER: ~~P.O. Box 2336 Ft. Lauderdale, FL 33303~~ 2328 So. Congress Ave Suite 1F WPB 33409

LEGAL DESCRIPTION: Plat of The Plaza as in Plat Book 18 Page 62
Lots 3 and 3-A and South 67.81 Feet of 10 Foot Private Road Adjoining on West

50 43 43 22 09 0000 030

DESIGNATION STATUS: Designated (See attached "LPC Property File Form" for prior LPC action) Previously

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: N/A (date)

2. Voluntary Solicitation: No (date); Response: Yes (date) No (date) No Response

3. Property proposed for designation: By Commissioner McIntosh; Date: 2/3/82
Criteria: PHIPPS PLAZA HISTORIC DISTRICT

4. Owner notified of proposed designation by Certified Mail: 2/12/82 (date); Delivered: 2/17/82 (date)

5. Date for Public Hearing (within 30 days): 3/22/82 (date); Posted 2/5/82 (date)

6. Notice to Bldg. Dept. per Section 9(h): 2/12/82 (date); cc: Town Mgr. ✓; Town Lawyer ✓

7. Objection by Owner: No X; Yes ___; Date: ___; Lawyer: ___
Removal & Comment:

8. LPC Hearing: 3/22/82 (date); Recommended X (4/7/82 LPC Meeting); Removed ___; Deferred ___: 45-day clock 5/5/82 (date)
Comments:

9. Recommended to Town Council: GBF 4/8/82 (date); 90-day clock 7/6/82 (date)

10. Town Council Hearing: 5/4/82 (date); Ratified X; Not Ratified ___; Deferred Action ___;
90-day clock waiver ___; Comments: Owner Notified of T.C. Hearing: 4/16/82
T.C. Resolution No.

11. Recorded Office of Deeds (within 30 days of ratification): ___ (date)

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =
Site Name 830= = Survey Date 8202 905= =
Address of Site: 218 & 220 Phipps Plaza
Instruction for locating Phipps Plaza, west end 813= =

Location: The Plaza (subdivision name) (block no.) 3 & 3-A (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Tuttle, Alice E.
Address: P.O. Box 2336 Ft. Lauderdale, FL 33303 902= =

Type of Ownership private 848= = Recording Date 832= =
Recorder:
Name & Title: M. Liska, Landmarks Preservation Commission
Address: Palm Beach 818= =

Condition of Site: Integrity of Site: Original Use Private Residence 838= =

Check One		Check One or More		
☐ Excellent	863= =	☐ Altered	858= =	Present Use 850= =
☐ Good	863= =	☐ Unaltered	858= =	Dates: Beginning + 1947 844= = BP
☐ Fair	863= =	☒ Original Site	858= =	Culture/Phase American 840= =
☐ Deteriorated	863= =	☐ Restored( )(Date:)( )858= =		Period 20th Century 845= =
		☐ Moved( )(Date:)( )858= =		

NR Classification Category: Building 916= =

Threats to Site:

Check One or More

☐ Zoning( )(	)( )878= =	☐ Transportation( )(	)( )878= =
☐ Development( )(	)( )878= =	☐ Fill( )(	)( )878= =
☐ Deterioration( )(	)( )878= =	☐ Dredge( )(	)( )878= =
☐ Borrowing( )(	)( )878= =		
☐ Other (See Remarks Below):	878= =		

Areas of Significance: Architecture 910= =

Significance:

911= =

ARCHITECT Belford Shoumate 872= =

BUILDER Belford Shoumate 874= =

STYLE AND/OR PERIOD 964= =

PLAN TYPE 966= =

EXTERIOR FABRIC(S) 854= =

STRUCTURAL SYSTEM(S) 856= =

PORCHES 942= =

FOUNDATION: 942= =

ROOF TYPE: 942= =

SECONDARY ROOF STRUCTURE(S): 942= =

CHIMNEY LOCATION: 942= =

WINDOW TYPE: 942= =

CHIMNEY: 882= =

ROOF SURFACING: 882= =

ORNAMENT EXTERIOR: 882= =

NO. OF CHIMNEYS 952= = NO. OF STORIES 1 950= =

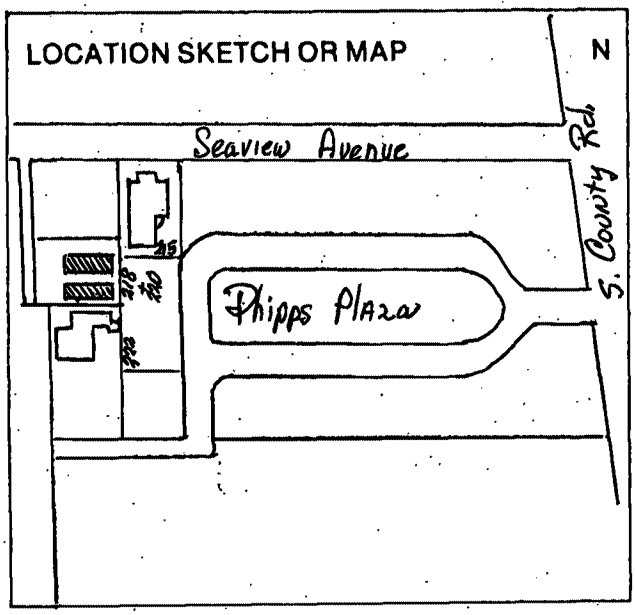
NO. OF DORMERS 954= =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946 (photorevised 1967) 809= =

Latitude and Longitude:
26 ° 42 ' 24 " ° ' " 800= =

Site Size (Approx. Acreage of Property): 1 T 1 833= =

LOCATION SKETCH OR MAP



Township	Range	Section

812= =

UTM Coordinates:

890= =

Zone Easting Northing

Photographic Records Numbers 860= =

Contact Print

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS: 218 Phipps Plaza GRADE: _____

HISTORIC/COMMON NAME:

NAME OF OWNER: Tuttle, Alice E. PHONE:

ADDRESS OF OWNER: P.O. Box 2336 Ft. Lauderdale, FL 33303

LEGAL DESCRIPTION: Plat of the Plaza - PB 18, P 62, Lots 3, 3A & S. 67.81 Ft of 10 Ft prt rd adj on West

DESIGNATION STATUS: Florida Master Site Plan - A.P.B.

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: N/A (date)

2. Voluntary Solicitation: N/A (date); Response: Yes _____ (date) No _____ (date) No Response ____

3. Property proposed for designation: By Commissioner Knott; Date: 2/26/79

Criteria: National Register Criteria (36 CFR Part 60.6) (f)

4. Owner notified of proposed designation by Certified Mail: 3/8/79 (date); Delivered: 3/10/79 (date)

5. Date for Public Hearing (within 30 days): 4/11/79 (date); Posted _____ (date)

6. Notice to Bldg. Dept. per Section 9(h): _____ (date); cc: Town Mgr. ___; Town Lawyer ___

7. Objection by Owner: No X; Yes ___; Date: _____; Lawyer: _____

Removal & Comment:

8. LPC Hearing: 4/11/79 (date); Recommended X; Removed ___; Deferred ___; 45-day clock _____ (date)

Comments:

9. Recommended to Town Council: 4/23/79 (date); 90-day clock 7/23/79 (date)

10. Town Council Hearing: 7/11/79 (date); Ratified X; Not Ratified ___; Deferred Action ___;

90-day clock waiver ___; Comments:

11. Recorded Office of Deeds (within 30 days of ratification): 7/30/79 (date)

82 089872

1982 JUN -8 PM 4:33

CERTIFICATE OF NOTIFICATION OF DESIGNATION
OF CERTAIN PROPERTIES COMPRISING AND BEING
INCLUDED WITHIN AN HISTORIC DISTRICT

Pursuant to the provisions of Ordinance 1-79 duly passed and adopted by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, on February 13, 1979, the Landmarks Preservation Commission of the Town of Palm Beach does hereby ratify that each of the properties in the Town of Palm Beach described in Resolution 15-82, adopted May 11, 1982, by the Town Council have been designated as comprising, and being included within, an historic district pursuant to the provisions of Ordinance 1-79 as defined therein and subject to the provisions of said Ordinance 1-79.

A certified copy of said Resolution 15-82 is attached hereto and made a part hereof.

DATED this 12 day of May, 1982.

LANDMARKS PRESERVATION COMMISSION
Town of Palm Beach, Florida

BY: Mona Liska
MONA LISKA, Coordinator

STATE OF FLORIDA)
:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Mona Liska, the Coordinator of the Landmarks Preservation Commission of the Town of Palm Beach, Florida, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of May, 1982.

Grace T. Petrea
NOTARY PUBLIC

My Commission Expires:

20.60

B3731 P1024

JUN 1982 RECEIVED LANDMARKS PRESERVATION COMMISSION

THIS INSTRUMENT WAS PREPARED BY
JOHN C. RANDOLPH
JOHNSTON, SASSER, RANDOLPH & WEAVER
310 OKEECHOBEE ROAD
WEST PALM BEACH, FLORIDA 33402

RESOLUTION NO. 15-82

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTIES HEREINAFTER DESCRIBED MEET THE CRITERIA SET FORTH IN ORDINANCE NO. 1-79 FOR DESIGNATION AS AND INCLUSION IN AN HISTORIC DISTRICT.

WHEREAS, pursuant to the provisions of Ordinance 1-79, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and recommended to the Town Council that certain properties described herein be designated as an historic district known as the "Phipps Plaza Historic District" as described in said Ordinance 1-79; and

WHEREAS, after due notice to the property owners affected a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the properties and their designation as part of an historic district; and

WHEREAS, the Town Council does hereby find and determine that the property herein described as the "Phipps Plaza Historic District" meets the criteria set forth in Ordinance 1-79 for designation of historic districts:

WHEREAS, the Town Council does hereby find and determine that the properties described herein shall be included within the "Phipps Plaza Historic District";

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, FLORIDA, as follows:

Section 1. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 2 of this Resolution being designated as an historic district known as the "Phipps Plaza Historic District" is hereby ratified, approved and confirmed and the properties described in Section 3 of this Resolution are hereby declared to be located within the designated historic district, said historic district

B3737 P1826

having been designated by the Landmarks Preservation Commission pursuant to the provisions of Ordinance 1-79 and being ratified by this Resolution.

Section 2. The historic district herein designated, pursuant to the provisions of Ordinance 1-79 of the Town of Palm Beach is legally described as follows:

> "Plat of Phipps Plaza as in Plat Book 20, page 72; Plat of The Plaza as in Plat Book 18, page 62; Poinciana Park Third Addition as in Plat Book 8, page 72, Lots 754, 756, 758, 760, 762 and 764; Royal Park Addition as in Plat Book 4, page 1, the East 25 Feet of the North 65 Feet of Lot 15 and all of Lot 21 in Block A."

This district is designated as the "Phipps Plaza Historic District" and is hereby ratified as same.

Section 3. The following described properties are hereby designated and ratified as being included within the designated "Phipps Plaza Historic District."

> "POINCIANA PARK THIRD ADDITION, Plat Book 8, page 72, North 65.82 Feet of Lots 758, 760, 762 and 764.
>
> POINCIANA PARK THIRD ADDITION, Plat Book 8, page 72, South 35.22 Feet of Lots 758, 760, 762 and 764, LESS East 15 Feet of County Road right-of-way.
>
> Plat of Phipps Plaza, Plat Book 20, page 72, Lot A, LESS West 3.8 Feet.
>
> Plat of Phipps Plaza, Plat Book 20, page 72, Lot L.
>
> Plat of Phipps Plaza, Plat Book 20, page 72, Lot K.
>
> ROYAL PARK ADDITION, Plat Book 4, page 1, Lot 21, Block A.
>
> Plat of Phipps Plaza, Plat Book 20, page 72, West 3.8 Feet of Lot A, Lots B, C, D and Lot E, LESS West 5 Feet.
>
> Plat of The Plaza, Plat Book 18, page 62, Lot 1 and West 5 Feet of Lot E.
>
> Plat of The Plaza, Plat Book 18, page 62 Lots 3 and 3-A and South 67.81 Feet of 10 Feet Private Road Adjacent on West.
>
> Plat of The Plaza, Lot 1-A.
>
> Plat of The Plaza, Plat Book 18, page 62 Lot 4 LESS Tract in Official Record Book 1527, page 282, Lot 4-A.

B3737 R1827

ROYAL PARK ADDITION, Plat Book 4, page 1, East 25 Feet of North 65 Feet of Lot 15, Block A.

Plat of The Plaza, Plat Book 18, page 62 The Plat of Lot 4 and West 10 Feet of Lot 5 in Official Record Book 1527, page 283.

Plat of The Plaza, Plat Book 18, page 62, East 65 Feet of Lot 5 and Lot 5-A.

Plat of Phipps Plaza, Plat Book 20, page 72, Lot F.

Plat of Phipps Plaza, Plat Book 20, page 72, Lot G.

Plat of Phipps Plaza, Plat Book 20, page 72 Lot H.

Plat of Phipps Plaza, Plat Book 20, page 72, Westerly 50.86 Feet of Lot J.

Plat of Phipps Plaza, Plat Book 20, page 72, Lot J LESS Westerly 50.86 Feet.

POINCIANA PARK THIRD ADDITION, Plat Book 8, page 72, Lots 754 and 756.

Plat of The Plaza, Plat Book 18, page 62, Lot 2 and North 80 Feet of 10 Feet Private Road Adjacent on West.

Section 4. The Town Clerk is hereby ordered to furnish each property owner located within the historic district known as the "Phipps Plaza Historic District" a copy of this Resolution.

Section 5. Within thirty (30) days from the date of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above described properties comprise an historic district and are located within a district desig nated as an historic district as defined in and subject to the provi- sions of Ordinance 1-79.

PASSED AND ADOPTED in a regular, adjourned session assembled this 11th day of May, 1982.

APPROVED:

Mayor

ATTEST:

Town Clerk

TOWN COUNCIL

B3737 P1828

AMENDMENT TO CERTIFICATE OF NOTIFICATION OF
DESIGNATION OF CERTAIN PROPERTIES COMPRISING
AND BEING INCLUDED WITHIN AN HISTORIC DISTRICT

The descriptions set forth in Resolution 15-82, adopted May 11, 1982 by the Town Council, attached hereto, are hereby amended in the following form;

On page 2, section 2, it should read as follows:

"Plat of Phipps Plaza as in Plat Book 20, page 72; Plat of The Plaza as in Plat Book 18, page 62, Less portion replatted in Plat Book 20, page 72; Poinciana Park Third Addition as in Plat Book 8, page 72, Lots 754, 756, 758, 760, 762 and 764; Royal Park Addition as in Plat Book 4, page 1, the East 25 Feet of the North 65 Feet of Lot 15 and all of Lot 21 in Block A."

On page 2, section 3, eighth description should read:

Plat of The Plaza, Plat Book 18, page 62, Lot 1 and Plat of Phipps Plaza, Plat Book 20, page 72, West 5 Feet of Lot E.

On page 3, section 3, second description should read:

Plat of The Plaza, Plat Book 18, page 62, the Part of Lot 4 and the West 10 Feet of Lot 5 in Official Record Book 1527, page 283.

DATED this 2nd day of June, 1982.

LANDMARKS PRESERVATION COMMISSION
Town of Palm Beach, Florida

BY: Mona Liska
MONA LISKA
Project Coordinator

STATE OF FLORIDA)
:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Mona Liska, the Project Coordinator of the Landmarks Preservation Commission of the Town of Palm Beach, Florida, to me known to be the person described in and who executed the fore-going instrument and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, 1982.

Grace T. Peters
NOTARY PUBLIC

My Commission Expires:

B3737 P1825

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-24-025 (ARC-24-015) 153 AUSTRALIAN AVE (COMBO) – SPECIAL EXCEPTION AND VARIANCE The applicant, Rabbi Zalman Levitin, has filed an application requesting Town Council review an approval for a special exception to develop an existing nonconforming parcel with a new, single-family residence and (1) variance to forgo required garage parking. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative architectural impact to the subject property. Motion Carried 6-1.] [The Architectural Review Commission approved the project with conditions. Carried 5-2.] [Town Council remanded this project back to ARCOM at the May 15, 2024, Town Council meeting.]* ***[This project shall be deferred to the August 12, 2024, Town Council meeting pending Architectural Review.]***

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-24-039 (ARC-24-033) 1464 N OCEAN BLVD (COMBO)—VARIANCE The applicant, Manuel & Evan Castelo, has filed an application requesting Town Council review and approval for one (1) variance to reduce landscape open space below minimum requirements with the installation of artificial turf material. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative architectural impact to the subject property. Motion Carried 6-1.] [The Architectural Review Commission approved the project. Carried 6-1.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-039 (ARC-24-033) 1464 N OCEAN BLVD (COMBO)

MEETING: APRIL 24, 2024, ARCOM
MAY 15, 2024, TC

ARC-24-033 (ZON-24-039) 1464 N OCEAN BLVD (COMBO). The applicant, Manuel & Evan Castelo, has filed an application requesting Architectural Commission review and approval for modification to perimeter site walls and installation of artificial turf, requiring a variance for landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-039 (ARC-24-033) 1464 N OCEAN BLVD (COMBO)—VARIANCE. The applicant, Manuel & Evan Castelo, has filed an application requesting Town Council review and approval for one (1) variance to reduce landscape open space below minimum requirements with the installation of artificial turf material. The Architectural Commission shall perform design review of the application.

Applicant: Manuel & Evan Castelo
Design Professional: Environment Design Group (Dustin Mizell)
Legal Representative: John Eubanks

HISTORY:
Construction of a new, two-story, single-family residence was approved at the February 24, 2021 ARCOM meeting. Town Council approved site plan review for redevelopment of the nonconforming parcel. The certificate of occupancy for the new structure was issued in June 2023. After the issuance of the certificate of occupancy, artificial turf was installed without the benefit of any permits/approvals and code enforcement case CE 23-1758 was opened.

This application was originally presented at the April 2024 ARCOM hearing. The porition of the project as it related to modifications to the north site wall was approved, with elements related to the landscape open space variance to return to the commission for review. At the May 29, 2024 ARCOM meeting, the Commission approved (6-1) the design of the project. Additionally, the Commission approved (6-1) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence 1464 N OCEAN BLVD", as prepared by **Environment Design Group**, date stamped by the Town, May 06, 2024.

The application is proposing the following scope of work at the property:

- Additional artificial turf and planting areas.
- Reduction of north site wall height.

The following Variances are required for completion of the project as presented:

- **VARIANCE 1: Sec. 134-893(b)(12)a.:** A variance to provide a landscape open space of 40.17% in lieu of the 46.77% approved and the 45% minimum required.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	9768.92 sq ft	**Overall Landscape Open Space**	Prev. Approved: 46.77% Previously Prop'd: 40.17% (3,925 SF) Currently Prop'd: 40.69% (3975 SF) Required: 45% ***Variance Requested***
Perimeter Landscape Open Space	Prev. Approved: 66.26% Previously Prop'd: 54.77% Currently Prop'd: 57.2% Required: 50%	**Front Yard Landscape Open Space**	Prev. Approved: 51.3% Previously Prop'd: 51.3% Currently Prop'd: 51.3% Required: 40%
Surrounding Properties / Zoning			
North	1470 N Ocean Blvd | Residence / R-B		
South	201 Onondaga Ave | Residence / R-B		
East	1465 N Ocean Blvd (Vacant) & 1473 N Ocean Blvd (Residence) / R-B		
West	1465 Laurie Ln | Residence / R-B		

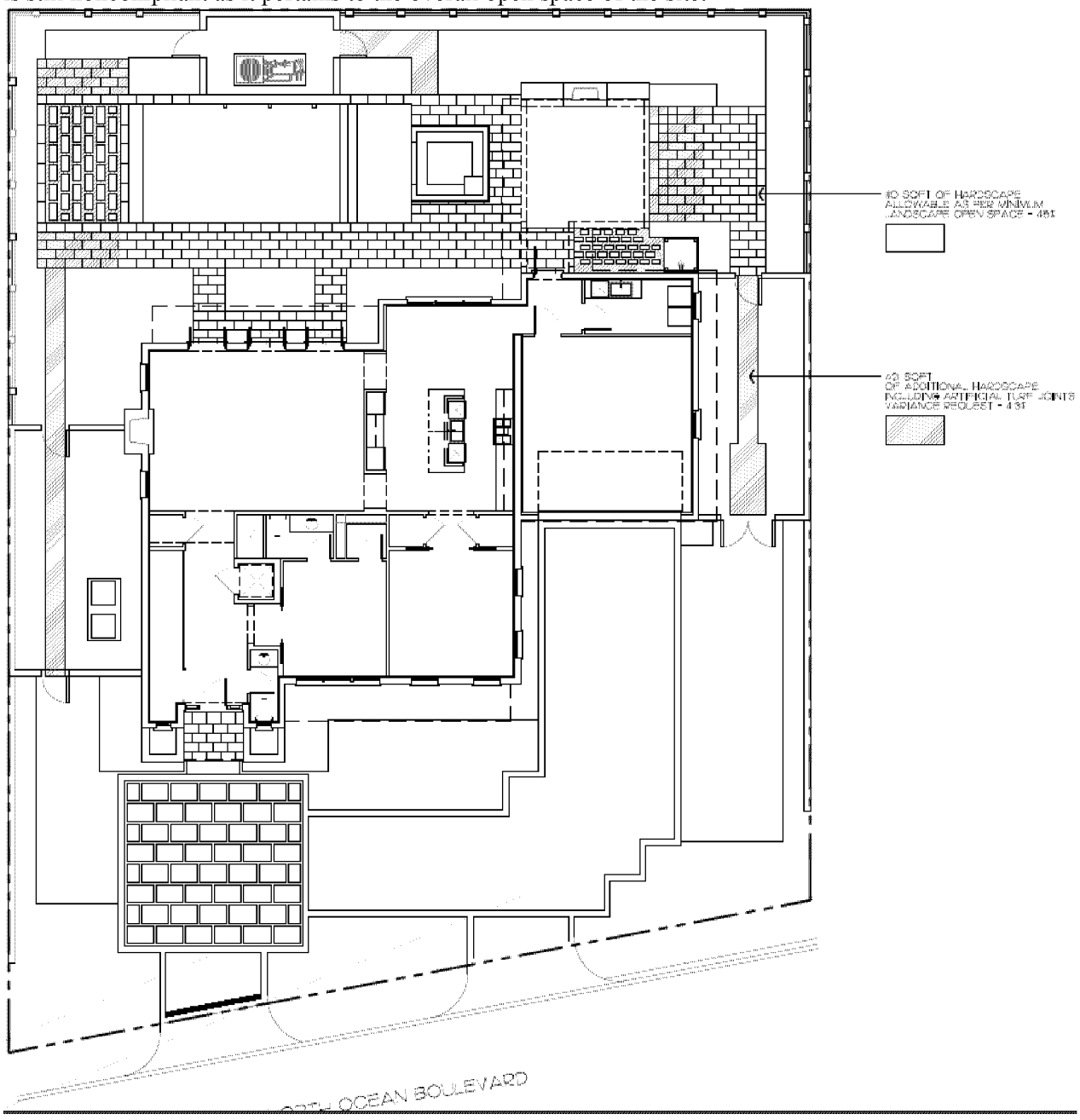
STAFF ANALYSIS

The application seeks an after-the-fact approval of the installation of artificial turf as part of the landscape plan of a recently completed new single-family residence. The application as proposed is not compliant with the Town zoning code, and a variance is required to achieve the scope of work specific to the amount of overall landscape open space. For reference, artificial turf does not count towards the overall "green space" of a site, and it treated the same as hardscape for zoning calculations, regardless of the permeability of the product. There is an active code enforcement case (CE 23-1758) related to the application. The applicant received approval by ARCOM to lower the height of the north site wall by 24 inches (not related to a code enforcement case) at the April 2024 hearing.

At the February 2023 ARCOM meeting, the commission approved the construction of a new residence without variances. Town Council granted only site plan review approval for development of the nonconforming parcel. Sometime after the issuance of the certificate of occupancy, approved lawn area at the side and rear of the property, as well as paver joint areas in the rear yard, were replaced with artificial turf without the benefit of ARCOM review or building permits, as required by code. The removal of organic lawn caused the landscape open space to be reduced below minimum area required. Artificial turf is not considered towards landscape open space minimums

and is calculated has hardscape area.

A code enforcement case was opened, and the applicant is seeking to retroactively obtain approval for the incorporation of artificial turf material and the noncompliant reduction in landscape open space.The applicant has resubmitted plans in response to comments of the commission. The artificial turf previously proposed has been largely eliminated with the exception of paver joint areas. Lawn area previously proposed as artificial turf has been revised to now feature an expanded deck area. The variance request has been reduced by 50 SF from last month's proposal, but the site is still noncompliant as it pertains to the overall open space of the site.



Code Section	Required Landscape Open Space	Proposed Landscape Open Space	Variance
VARIANCE 1 Sec. 134-893(b)(12)a	45% (4,396 SF)	40.69% (3,925 sf)	4.31% (421 SF)

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

(1) For the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and

(2) That the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion to be made by the Town Council:

(1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB: JGM: BMF

RECEIVED
By yfigueroa at 1:45 pm, May 06, 2024

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 6, 2024

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

Re: 1464 N. Ocean Blvd.
Town of Palm Beach

LETTER OF INTENT

Current zoning for the project is R-B Low Density Residential.

Our current proposal, for improvements to the site, does not include any architectural changes to the existing house. The existing site is

The proposed changes include:

- Removal of lawn from the sides and back yard.
  - Expansion of existing pool deck.
  - Gravel access paths in side yards.
  - Artificial turf joints between existing pavers.

Variance Requests include:

- Landscape open space of 40.69% in lieu of 45% required. (4.31% Variance)

Variance Justification:

- Home is situated on a small, non-conforming lot.
- Trees providing screening and privacy block sunlight needed for the previously approved lawn areas to grow healthy.
- Removing the previously approved lawn from the backyard and replacing with planting, or any other open space material, would make the backyard very tight and un-usable in most areas.

If there are any questions regarding this project, please feel free to reach out to our office.

Dustin Mizell, *President*
Environment Design Group

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-24-058 (ARC-24-073) 400 ROYAL PALM WAY (COMBO)—VARIANCE(S) The applicant, Citizens Bank (James Meany), has filed an application requesting Town Council review and approval for eight (8) variances as they relate to the installation of commercial signage, including (1) a variance to install signage on an exterior electronic banking machine, (2-4) variances to exceed maximum sign area permitted, exceed maximum logo size permitted, and exceed maximum sign and logo height above grade permitted on the north elevation, (5) a variance to exceed height of logo above grade on east elevation, and (6 – 8) variances to exceed maximum height and logo size and to permit signage facing a parking area in lieu of a right of way. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved the project with conditions. Carried 6-1.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-24-058 (ARC-24-073) 400 ROYAL PALM WAY (COMBO)

MEETING: MAY 29, 2024 ARCOM
JUNE 12, 2024 TOWN COUNCIL

ZON-24-058 (ARC-24-073) 400 ROYAL PALM WAY (COMBO)– VARIANCE(S). The applicant, Citizens Bank (James Meany), has filed an application requesting Town Council review and approval for eight (8) variances as they relate to the installation of commercial signage, including (1) a variance to install signage on an exterior electronic banking machine, (2-4) variances to exceed maximum sign area permitted, exceed maximum logo size permitted, and exceed maximum sign and logo height above grade permitted on the north elevation, (5) a variance to exceed height of logo above grade on east elevation, and (6 – 8) variances to exceed maximum height and logo size and to permit signage facing a parking area in lieu of a right of way. The Architectural Commission shall perform design review of the application.

Applicant: Citizens Bank (James Meany)
Professional: AGI & Spina O'Rourke (Nelo Freijomel)
Representative: Maura Ziska

HISTORY:
Application ZON-23-122 was approved for (1) a special exception for a new bank (Citizens Bank) and (2) a special exception for a drive-through facility with site plan review for space over 2000 sq ft in the C-OPI zoning district at the December 13, 2023 Town Council development review meeting. Application ZON-24-030 for (1) special exception for bank and site plan review for use of greater than 2000 sq ft in the C-OPI zoning district with a parking variance required due to change of use from office to bank, was approved at the February 14, 2024 Town Council development review hearing, to allow further expansion of the previously approved Citizens Bank. At the May 15, 2024 Town Council meeting, the Council deferred the matter to June 12, 2024, with the direction to proceed to the Architectural Commission for approval prior to the Town Council review (5-0). At the May 29, 2024 ARCOM meeting, the Commission approved (6-1) the design of the project. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:
The applicant has submitted plans, entitled "Citizens", as prepared by **AGI,** date stamped by the Town, May 16, 2024.

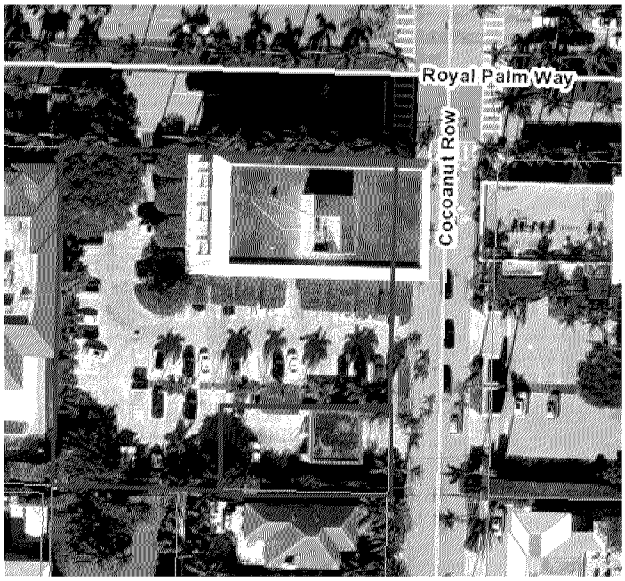
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- VARIANCE 1: Sec. 134-1997: A variance to permit exterior signage on an exterior electronic banking machine, where signage is prohibited.
- VARIANCE 2: Sec. 134-2437(2): A variance to permit a sign at 28' above grade, in lieu of the 15' above grade maximum permitted, on the north elevation.
- VARIANCE 3: Sec. 134-2438: A variance to permit an overall sign area of 32 square feet, in lieu of the 20 square feet maximum permitted, on the north elevation.
- VARIANCE 4: Sec. 134-2439: A variance to permit a logo area of 2.25 square feet, in lieu of the 1 square foot maximum permitted, on the north elevation.
- VARIANCE 5: Sec. 134-2437(2): A variance to permit a sign on the (west) side of the building (fronting parking lot), where signs are only permitted to be mounted on street frontage.
- VARIANCE 6: Sec. 134-2439: A variance to permit a logo area of 3.59 square feet, in lieu of the one square foot logo permitted, on the west elevation.
- VARIANCE 7: Sec. 2437(2): A variance to permit a sign at 28' above grade, in lieu of the 15' maximum height above grade permitted, on the west elevation.
- ~~VARIANCE 8: Sec. 134-2437(2): A variance to permit a sign at 28' in height above grade in lieu of the 15 ft in height above grade maximum permitted, on the east elevation.~~
    - *Variance has been withdrawn by the applicant.*

Site Data			
Zoning District	C-OPI	**Future Land Use**	COMMERCIAL
Surrounding Properties / Zoning			
North	444 Seaview Ave (Society of the Four Arts) / R-B Zoning		
South	411 Brazilian Ave & 308 Cocoanut Row (Residences) / R-C Zoning		
East	396 Royal Palm Way (Chilton Trust Building) / C-OPI Zoning		
West	420 Royal Palm Way (Offices) / C-OPI Zoning		

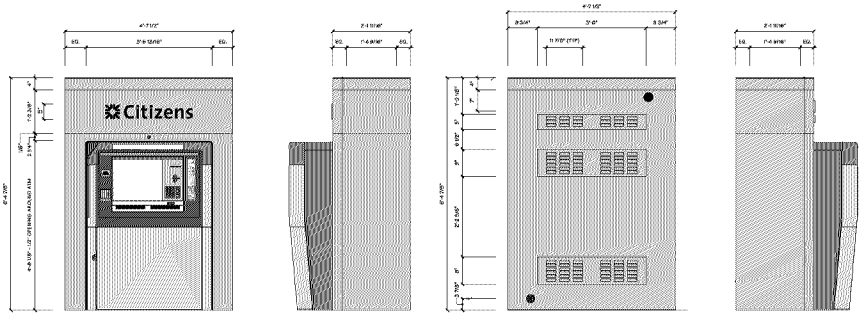
STAFF ANALYSIS

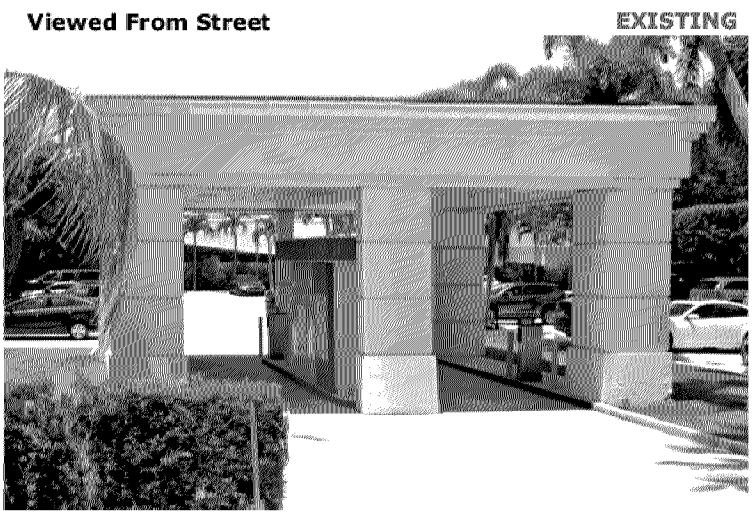
The application is proposing the installation of several signs as they pertain to Citizens Bank, a new tenant approved to occupy several portions (third floor, and portion of first floor) of the existing four-story office building located at the southwest corner of Royal Palm Way and Cocoanut Row. The size, locations and features of several of the signs are not complaint to the sign regulations within the zoning code. Including way finding signage, a total of 6 new signs are proposed, three requiring variance relief. Staff must preface this analysis by stating a signage plan can be achieved which would eliminate the need for any of the variance requests and still provide for some branding or basic signage for Citizens Bank. Alternatives were provided to the applicant during the submittal process.

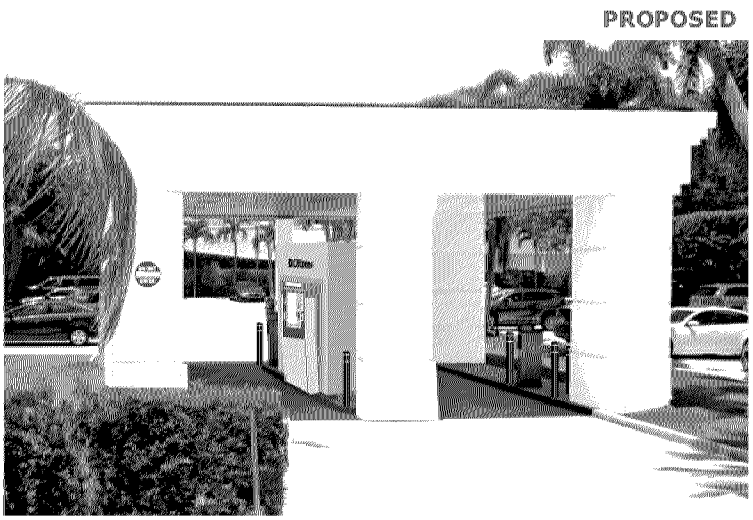


Wayfinding signs will be black vinyl with white letters, signs mounted to building will be black dimensional letters, and a small bronze plaque is proposed at the entry with Banking Hours. Additionally, the applicant is proposing to repaint the building to a white and grey color combination.

As it pertains to variance #1, a variance is being requested to permit signage on an ATM surround shroud where signs are not permitted. Staff has recommended that the applicant remove the branding. Other similar drive-through ATM facilities exist at Wells Fargo on Royal Palm Way and at Chase bank on Worth Avenue.





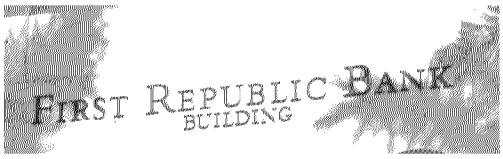


Variances #2–4 pertain to signage proposed on the north building elevation along Royal Palm Way, for its primary façade. Signage for *'Corcoran'* already exists on the building and comprises an area of approximately 12 SF, in the area of a commercial/office building typically referred to as the signage band where signs would be installed. The size and location of the *'Corcoran'* sign leaves approximately 8 SF of signage area available for '*Citizens'* to utilize on this elevation. However, the *'Corcoran'* sign occupies the only available zoning compliant location as it relates to height. Therefore, the applicant is seeking variances to exceed the maximum permitted sign height (28' above grade in lieu of 15' max permitted), as well as to exceed maximum overall sign area (32 SF total in lieu of 20 SF maximum) and maximum logo size (2.25 SF in lieu of 1 SF permitted). All three variances could be eliminated completely by removing the proposed logo from this elevation and incorporating the word "building" after the '*Citizens'* text.

EXISTING

PROPOSED

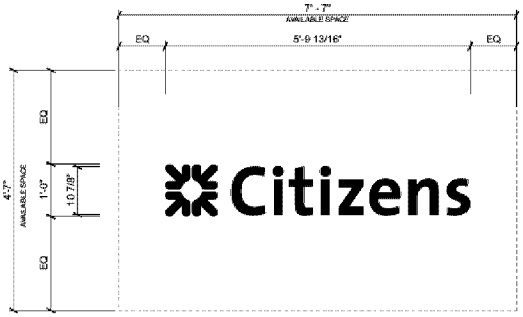
The code permits building identification signs up to 20 SF in area, and such signs do not have a maximum permitted height above grade (but cannot be higher than the building on which it is mounted). However, these signs must have the word ***'BUILDING'*** within the copy. Below are some examples of zoning compliant "Building Identification" signs on Royal Palm Way for reference. Of the existing building id signs throughout the Town, none have incorporated logos, even when company names are used.



Variances 5 – 7 pertain to the location of proposed signs on the west façade of the building. Signs are only permitted to be mounted on street fronting elevations; therefore a variance is required to allow mounting on the west façade which fronts onto the subject properties parking lot. Additionally, variances are required to exceed maximum logo size (3.59 square feet in lieu of the 1 sq ft permitted) and exceed the maximum permitted height of the sign (28' above grade in lieu of the 15' height maximum permitted) on this elevation. As no signage is permitted on the (west) elevation, the only path for zoning compliance would be to eliminate all signage proposed along this non-street fronting elevation.

West Elevation EXISTING

West Elevation PROPOSED



The applicant has provided an "alternate" sign plan for the north and west elevations, which would further reduce the need for 3 of the 7 requested variances (#s 3,4 and #6), specifically as they relate to the size of logos and size of signs. The alternate north elevation would reduce the '*Citizens'* sign to 5.82 SF, with a 1 ft by 1 ft logo for a total sign area on this elevation less than 20 SF and eliminates #3 and #4 accordingly. The only remaining variance that would be required for the north elevation would be for the height of the citizens sign if this alternate plan was approved. This would leave variance # 2 remaining.

Similarly, the alternate plan for the west elevation includes reducing sign size with a compliant logo size and eliminates another variance (#6). Two variances would still be required for this elevation; for the location fronting a parking lot and for the height of the sign. This would leave variance # 5 and 7 remaining.

To note variance #1 would still remain, as signage on an exterior ATM is not allowed and could easily be removed.

From chapter 134-2371, "The town council has found that Palm Beach is internationally known and has become a worldwide synonym for beauty, quality and value and that a proliferation of signs without regulations as to size, location and material detracts from such beauty, can become a visual blight. Signs, particularly if placed in rights-of-way, can create distractions for drivers impacting the safety and welfare of pedestrians and drivers and further create an aesthetically unpleasant atmosphere." Finally, it must be noted that of the many variances applied for and granted throughout the last five years dating back to 2019, zero have been granted pertaining to the approval of a variance from the signage regulations.

CONCLUSION:
Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (2) separate motions to be made by the Town Council:

1. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, and

WRB:JGM:BMF

RECEIVED
By yfigueroa at 12:04 pm, Apr 15, 2024

SPINAOROURKE + PARTNERS

KEITH SPINA
TAMMY O'ROURKE
WILLIAM CALDWELL
JESSICA GOMES

April 15, 2024

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Project: 400 Royal Palm Way
Zoning Case Number: ARC-24-073/ZON-24-058

We are pleased to submit the accompanying drawings for a pre-application review of our project at 400 Royal Palm Way, Palm Beach, FL. The proposed work includes adding signage with logos to the building on the East; West and North sides of the building and also to allow a logo and signage on the ATM.

Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.
    a. Not Applicable.
B. Architectural Review in accordance with Section 18-205 and/or Section 18-206.
    a. We consider the proposed project to be consistent with the provisions set forth in Section 18-205 of the Town of Palm Beach Zoning Code.
C. Special Exception N/A
D. Site Plan Review N/A
E. Variance (s)

a. ATM: 1 variance.
b. North Façade: 3 variance.
c. East Façade: 1 variance.
d. West Façade: 3 variance.
e. VARIANCE 1: Sec. 134-1997: A variance to permit exterior signage on an exterior electronic banking machine, where signage is prohibited.
f. VARIANCE 2: Sec. 134-2437(2): A variance to permit a logo at 28' above grade in lieu of the 15' above grade maximum permitted on the north elevation.
g. VARIANCE 3: Sec. 134-2438: A variance to permit an overall sign area of 32 square feet, in lieu of the 20 square feet maximum permitted on the north elevation.
h. VARIANCE 4: Sec. 134-2439: A variance to permit a logo area of 2.25 square feet in lieu of the 1 square foot maximum permitted on the north elevation.
i. VARIANCE 5: Sec. 134-2437(2): A variance to permit a sign at 28' in height above grade in lieu of the 15 ft in height above grade maximum permitted, on the east elevation.
j. VARIANCE 6: Sec. 134-2437(1): A variance to permit a sign on the (west) side of the building (fronting parking lot), where signs are only permitted to be mounted on street frontage.
k. VARIANCE 7: Sec. 134-2439: A variance to permit a logo area of 3.59 square feet, in lieu of the one square foot logo permitted, on the west elevation.
l. VARIANCE 8: Sec. 2437(2): A variance to permit a sign logo at 28' above grade, in lieu of the 15' maximum height above grade permitted, on the west elevation.

The criteria for granting the above variances are listed below:

1) The special conditions that exist relative to the subject property is that the building is designed and configured in a way that the only feasible place to identify the main entrance to the bank space is on the West façade which will be above the first floor and will be above 15 feet height allowed.
2) The Applicant was not the cause of the special conditions of the design of the building with having the balustrades and limited space for signage as the bank has only recently become a tenant of the building.
3) The granting of the variances will not confer on the Applicant a special privilege since the variances requested are for similar signage that the on the other buildings on Royal Palm Way.
4) The hardship, which runs with the land is that the building is designed to not have many options for signage and the size of the logo needs to be larger as it cannot be seen if only 12 inches squared. It is very important to have a logo next to Citizens and the word "Citizens" is used in many other businesses such as watches and insurance, so it is important to distinguish those from the bank (see attached Exhibit "A").
5) The variances requested are the minimum necessary to make reasonable use of the land as having signage to direct customers to the entrance to the bank is a logical request and the proposed signs and logos will not be overly intrusive.
6) Allowing the proposed signage on the west of the building and having a slightly larger logo will have no adverse impact on the neighborhood.

F. Other
    a. None

Very truly yours,

KEITH M. SPINA
CEO

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-0012 240 PARK AVE—SITE PLAN REVIEW The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.
2:00 PM TIME CERTAIN

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-24-0012 240 PARK AVE

MEETING: JUNE 12, 2024

ZON-24-0012 240 PARK AVE-SITE PLAN REVIEW. The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.

Applicant: Town of Palm Beach
Professional: Nievera Williams Design, Cory Meyer

HISTORY:
Town Council – March 12, 2024, meeting:

- ***Resolution No. 033-2024.*** *Approving the Proposed Beautification Design Plans for the Park Avenue Pocket Parks and Accept a Donation to Construct the Beautification Project. A Donation Amount is to be Determined at the Time of the Final Bid.*
- Motion made by Council Member Cooney and seconded by Council Member Crampton to approve Resolution No. 033-2024. On roll call, the Motion passed 3-2 with Council Member Araskog and Council President Pro Tem Lindsay dissenting.

Town Council – April 9, 2024, meeting:

- Motion made by Council Member Cooney and seconded by Council Member Crampton to Reconsider the Park Avenue Project at the May 14, 2024, Town Council Meeting. On roll call, the Motion passed unanimously.

Design Review:

- Two staff level applications are submitted to the TOPB for the parks at 240 & 247 Park Avenue. All proposed modifications are reviewed and approved by ARCOM Chairman Smith. (A-24-03654)

Notice to Property Owners- May 10, 2024:

- Town receives Certificate of Mailing from Nievera Williams for Notice sent to property owners withing a three hundred (300) feet radius of the park.

Town Council – June 12, 2024: Item placed on agenda for Site Plan Review.

THE PROJECT:
The applicant has submitted revised plans, entitled "240 Park Avenue", as prepared by **Nievera Williams Design**, dated June 7, 2023.
The following is the scope of work:

- Beautification of an existing pocket park with new front site wall, hardscape, benches, and new plantings.

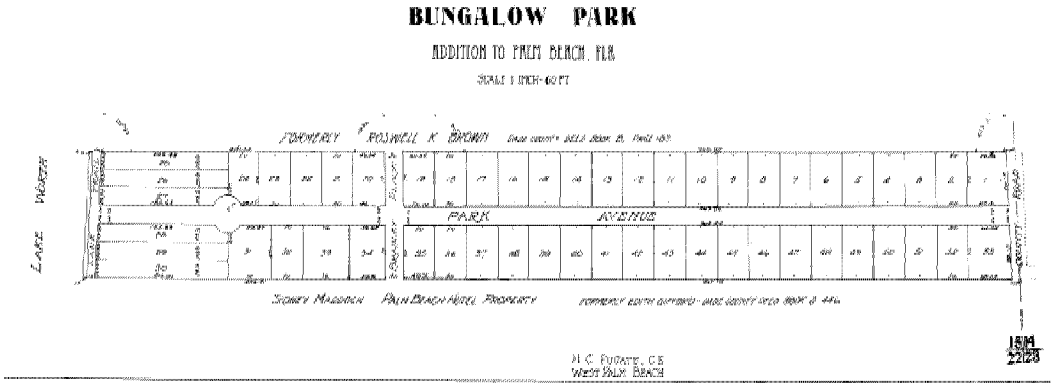
The following Special Exceptions, Site Plan Review and/or Variances are part of the application:

- SITE PLAN REVIEW: Sec. 134-843(b): Site plan review for the redesign of landscape and hardscape of a platted lot in the R-C zoning district.

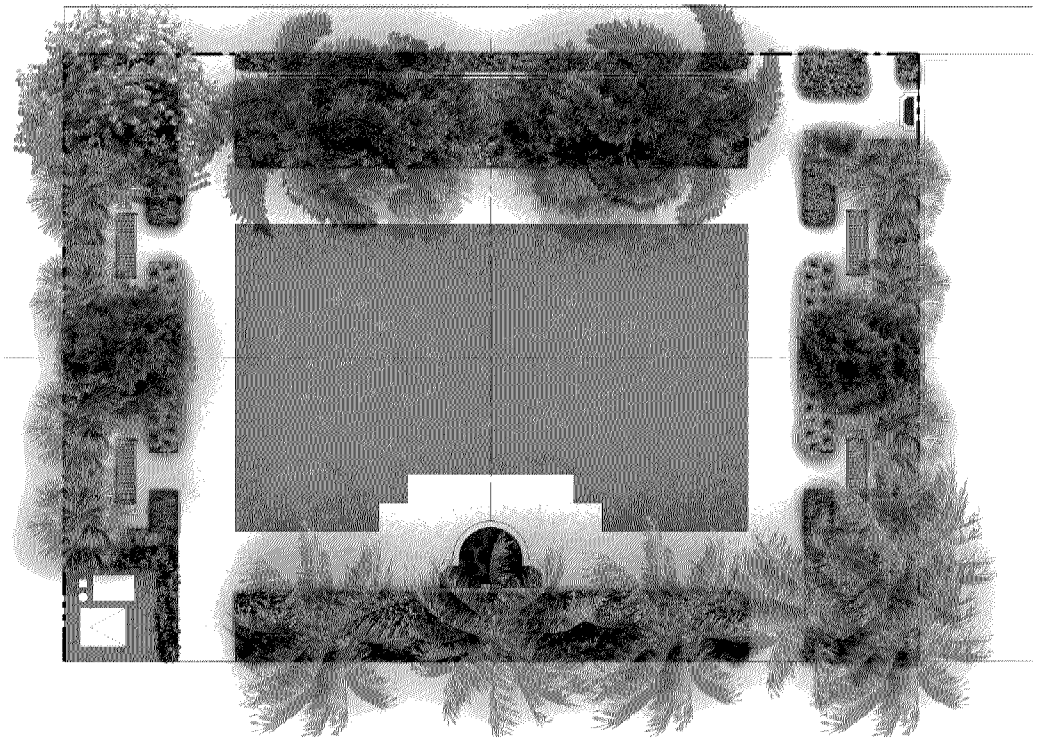
Site Data			
Zoning District	R-C	**Lot Size (SF)**	9,666 SF
Surrounding Properties / Zoning			
North	240 Park Avenue – Public Park		
South	230 Sunrise Ave | Palm Beach Hotel & Condominium		
East	234 Park Ave | Single-family residence.		
West	242 Park Ave | Single-family residence.		

STAFF ANALYSIS:

CURRENT CONDITIONS



The south pocket park at 240 Park Avenue is part of the Bungalow Park Plat and owned by the Town of Palm Beach. As part of the Townwide undergrounding project multiple sites have been identified for transformer placements including a location at 240 Park Avenue. Two transformers will be installed in the southeast corner of the park to support the undergrounding in the area per the Master Plan.



Resolution No. 033-2024. *Approving the Proposed Beautification Design Plans* was heard at the March 12, 2024, Town Council meeting. Public works working with a private donation seek to provide sitewide improvements to the park. The transformers sit at the rear at the park and will be shielded with a 6ft clusia hedge. The interior of the park will have brought in two new sitting benches to match the existing two and be placed on the east and west. A new fountain is proposed, and the existing dog fountain will be kept in its current position. Along the north property line adjacent to the sidewalk will be a new site wall with two pedestrian access points. In addition to several new plantings two 16ft green buttonwood trees will be placed at the front as well as an 18ft Seagrape.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the Site Plan Review for development of a public park in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: SCP

NIEVERA WILLIAMS
DESIGN

June 7, 2023

Letter of Intent
240 Park Avenue
Palm Beach, FL 33480

On behalf of an anonymous donor, we are requesting approval for a beautification project at the referenced project, which is an existing pocket park. Proposed is a front site wall, hardscape to allow for easy access to the park, benches, and planting.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

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Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
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Tampa, FL 33602

nieverawilliams.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-0013 247 PARK AVE—SITE PLAN REVIEW The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.
2:00 PM TIME CERTAIN

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-0013 247 PARK AVE

MEETING: JUNE 12, 2024

ZON-24-0013 247 PARK AVE-SITE PLAN REVIEW. The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.

Applicant: Town of Palm Beach
Professional: Nievera Williams Design, Cory Meyer

HISTORY:
Town Council – March 12, 2024, meeting:

- ***Resolution No. 033-2024.*** *Approving the Proposed Beautification Design Plans for the Park Avenue Pocket Parks and Accept a Donation to Construct the Beautification Project. A Donation Amount is to be Determined at the Time of the Final Bid.*
- Motion made by Council Member Cooney and seconded by Council Member Crampton to approve Resolution No. 033-2024. On roll call, the Motion passed 3-2 with Council Member Araskog and Council President Pro Tem Lindsay dissenting.

Town Council – April 9, 2024, meeting:

- Motion made by Council Member Cooney and seconded by Council Member Crampton to Reconsider the Park Avenue Project at the May 14, 2024, Town Council Meeting. On roll call, the Motion passed unanimously.

Design Review:

- Two staff level applications are submitted to the TOPB for the parks at 240 & 247 Park Avenue. All proposed modifications are reviewed and approved by ARCOM Chairman Smith. (A-24-03654)

Notice to Property Owners- May 10, 2024:

- Town receives Certificate of Mailing from Nievera Williams for Notice sent to property owners withing a three hundred (300) feet radius of the park.

Town Council – June 12, 2024: Item placed on agenda for Site Plan Review.

THE PROJECT:
The applicant has submitted revised plans, entitled "247 Park Avenue", as prepared by **Nievera Williams Design**, dated June 7, 2023.

The following is the scope of work:

- Beautification of an existing pocket park with new front site wall, hardscape, benches, and new plantings.

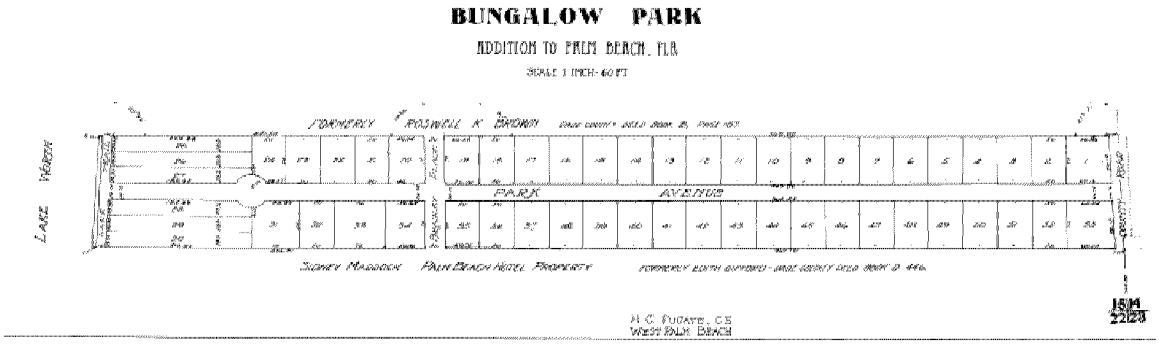
The following Special Exceptions, Site Plan Review and/or Variances are part of the application:

- SITE PLAN REVIEW: Sec. 134-843(b): Site plan review for the redesign of landscape and hardscape of a platted lot in the R-C zoning district.

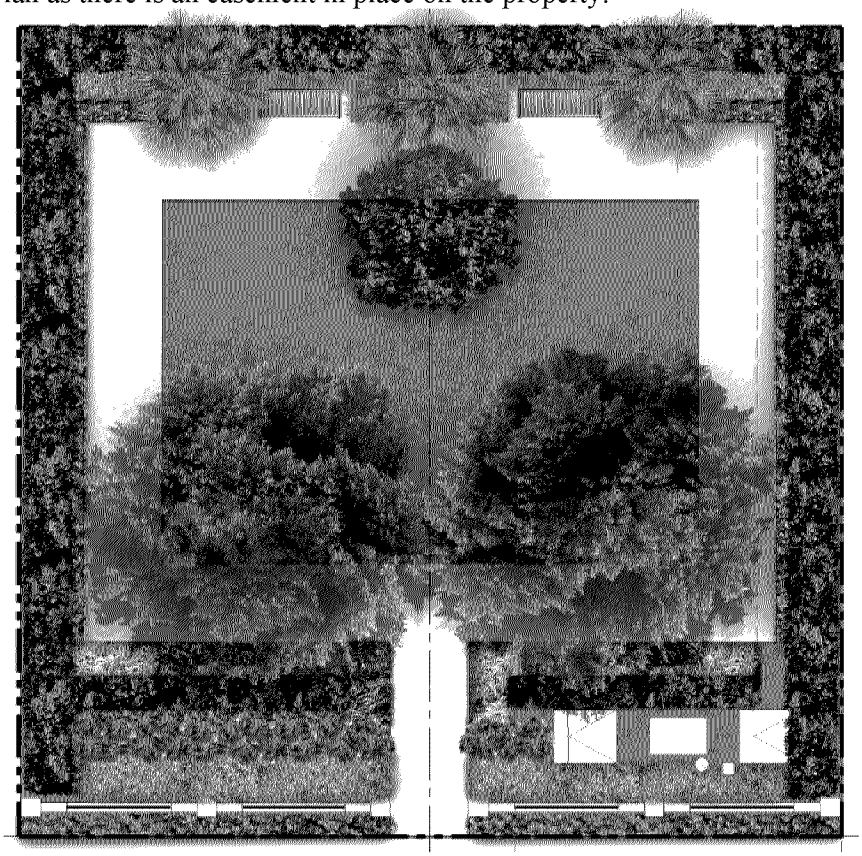
Site Data			
Zoning District	R-C	**Lot Size (SF)**	9,666 SF
Surrounding Properties / Zoning			
North	234 Oleander Ave | Multifamily		
South	240 Park Avenue – Public Park		
East	231 Park Ave | Single-family residence.		
West	251 Park Ave | Single-family residence.		

STAFF ANALYSIS:

CURRENT CONDITIONS



The north pocket park at 247 Park Avenue is part of the Bungalow Park Plat and owned by the Town of Palm Beach. As part of the Townwide undergrounding project multiple sites have been identified for transformer placements including a location at 247 Park Avenue. Two transformers will be installed in the southwest corner of the park to support the undergrounding in the area per the Master Plan as there is an easement in place on the property.



Resolution No. 033-2024. *Approving the Proposed Beautification Design Plans* was heard at the March 12, 2024, Town Council meeting. Public works working with a private donation seek to provide sitewide improvements to the park. Existing on site are two large Oak Trees that will remain. The transformers will be screen with 6ft high (at planting) clusia and 4ft high (at planting) silver saw palmettos with surrounding butterfly bush, asian snow and cocoplums. A 3ft high site wall will run along the south side of the property next to the sidewalk to provide further screening and new benches placed at the back of the park for resident enjoyment.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the Site Plan Review for development of a public park in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: SCP

NIEVERA WILLIAMS
DESIGN

June 7, 2023

Letter of Intent
247 Park Avenue
Palm Beach, FL 33480

On behalf of an anonymous donor, we are requesting approval for a beautification project at the referenced project, which is an existing pocket park. Proposed is a front site wall, hardscape to allow for easy access to the park, benches, and planting.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

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nieverawilliams.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - New Business

Agenda Title

ZON-23-043 (ARC-23-044) 1480 N OCEAN BLVD (COMBO)—VARIANCE The applicant, Jason Kalisman, has filed an application requesting Town Council review and approval of modifications to an existing residence with a variance to exceed the maximum allowable cubic content ratio (CCR). The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved the project as presented. Carried 7-0.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-23-043 (ARC-23-044) 1480 N OCEAN BLVD

MEETING: MAY 29, 2024 ARCOM
JUNE 12, 2024 TC

ARC-23-044 (ZON-23-043) 1480 N OCEAN BLVD (COMBO). The applicant, Jason Kalisman, has filed an application requesting Architectural Commission review and approval for modifications to an existing residence including a variance to exceed cubic content ratio (CCR). This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-043 (ARC-23-044) 1480 N OCEAN BLVD (COMBO)—VARIANCE. The applicant, Jason Kalisman, has filed an application requesting Town Council review and approval of modifications to an existing residence with a variance to exceed the maximum allowable cubic content ratio (CCR). The Architectural Commission shall perform design review of the application.

Applicant: Jason Kalisman
Design Professional: Smith and Moore Architects Inc.

HISTORY:

The single-family residence at 1480 North Ocean Boulevard was last heard at ARCOM under application #ARC-22-238. The application was seeking sitewide landscape and hardscape improvements including installation of a new pool and requested a second curb cut be installed on Manana Lane When the application was first heard there were concerns regarding the addition of a cub cut. The applicant withdrew the request and the balance of the application was approved. At the May 29, 2024 ARCOM meeting, the Commission approved (7-0) the design of the project. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "14880 N Ocean Boulevard" as prepared by Smith and Moore Architects Inc., dated April 15, 2024.

The following scope of work is proposed:

- Addition of 101sf to the existing front entry way.
- New front door design—replacement of the double front doors with taller double doors with a sidelite.
- Modifications to the existing glass sunroom/breakfast nook.

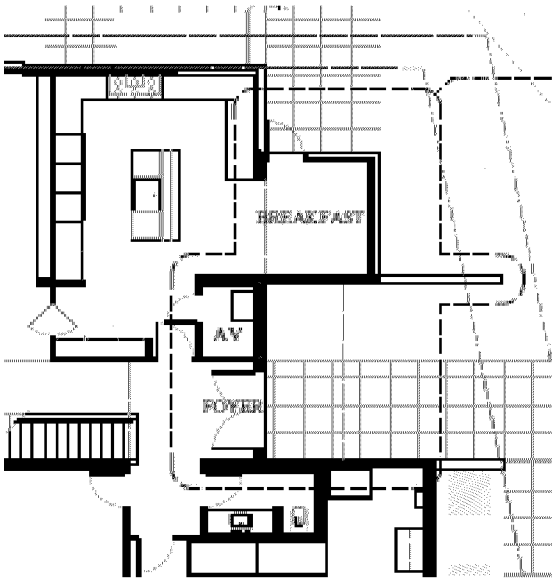
Site Data

Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 13,013 SF	Overall Landscape Open Space	Required: 45% Existing: 44.1%
Lot Coverage	Allowed: 30% Existing: 25% (3,268 SF) Proposed: 26% (3,375 SF)	Cubic Content	Allowed: 3.97 (51,662 cu ft) Existing: 5.04 (65,606 cu ft) Proposed: 5.12 (66,570 cu ft)
Surrounding Properties / Zoning			
North	1485 N Ocean Blvd | Residence / R-B		
South	202 Manana Lane| Residence / R-B		
East	1491 N Ocean Blvd | Residence / R-B		
West	1495 Via Manana | Residence / R-B		

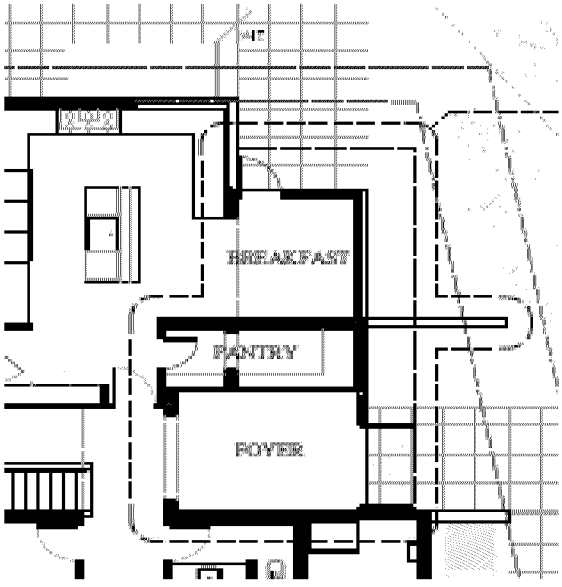
STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to not be in accordance with the Town's zoning code and is requesting a variance as part of this application. The home was built in 1986, prior to creation of the Cubic Content Ratio (CCR) requirements in the R-Z zoning district; however, when reviewed today, the proposed improvements require a variance from the CCR threshold. Approval of the variance will further increase the nonconforming CCR on the site from 5.04 to 5.12—an increase of 0.074—when a maximum of 3.97 is allowed. The applicant's proposal will increase cubic volume of the structure to 1.15 over what is permitted under today's code.

EXISTING

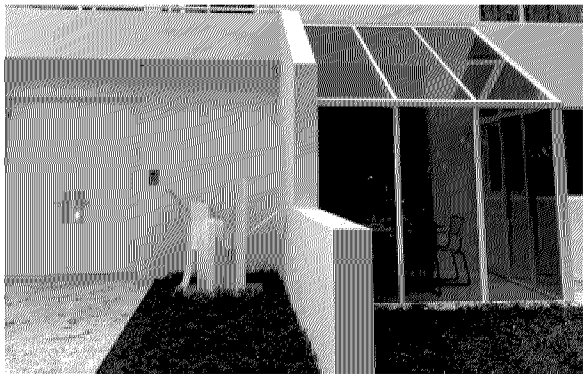


PROPOSED



The existing layout and design of the home is unique to other single-family residences in the area. Designed in a modern architectural style, with white geometric forms and planes, the front entry has an accent wall that projects to reveal the front door and bisects it from a one-story glass geometric atrium interior dining space. The property has matured landscape hedges on the east and south. The area of work is not visible from the public right-of-way or adjacent neighbors.

EXISTING ***PROPOSED***



Architecturally, the proposed changes simplify and coordinate that portion of the façade and remove a dated glass atrium element.

The structure is an existing nonconforming structure as it pertains to the cubic content ratio (CCR). The expansion of the covered entry area increases this nonconformity of CCR to 5.12. However, it is important to note that the actual expansion is just 107 SF of an covered areas and increased footprint. The lot coverage conversely is well under the maximum allowance of two-story structures by nearly 700 SF.

Code Section	Permitted	Existing & Proposed	Variance
VARIANCE 2 Section 134-893(b)(13)(a)(1)	Cubic Content Ratio: 3.97 (51,662 cu ft)	Existing: 5.04 (65,606 cu ft) Proposed: 5.12 (66,570 cu ft)	1.15

CONCLUSION:
Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

(1) For the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
(2) That the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion to be made by the Town Council:

(1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:JGM:SCP

RECEIVED
By yfigueroa at 8:31 am, Apr 15, 2024

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan

Re: 1480 North Ocean Blvd
Palm Beach, FL 33480

April 1, 2024

LETTER OF INTENT (LOI)
ARC-23-044 ZON-23-043

PROPOSED ENTRY ADDITION TO A TWO-STORY HOUSE IN R-B DISTRICT

Please find for review the attached drawings for our project at 1480 North Ocean Boulevard in the R-B Zoning District of Palm Beach. The proposal is for the addition of a small covered entry to an existing 2-story residence. The proposal also includes the reconstruction of an existing glass greenhouse structure, maintaining the same footprint, while adding a flat roof above it. Minor associated landscape work is also proposed. The existing residence is already in excess of the allowable Cubic Content Ratio. A variance is being requested to allow an increase of 0.074, from 5.042 to 5.116.

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:

    a. This proposal does not have apparently visible identical front or side elevations.
    b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
    c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
www.smithmoorearchitects.com • Florida AAC No. 001285

6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
    a. Height of building or height of roof.
    b. Other significant design features including, but not limited to, materials or quality of architectural design.
    c. Architectural compatibility.
    d. Arrangements of components of the structure.
    e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
    f. Diversity of design that is complimentary with the size and massing of adjacent properties.
    g. Design features that will avoid the appearance of mass through improper proportions.
    h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. This is not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
10. The projects 'location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sincerely,

Daniel Kahan
Principal Architect

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www.smithmoorearchitects.com • Florida AAC No. 001285

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-063 (ARC-24-065) 137 E INLET DR (COMBO)—VARIANCE The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Town Council review and approval for a variance to reduce the required vehicle queuing space between the driveway gate and edge of roadway. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject property. Carried 5-2.] [The Architectural Review Commission approved the project with conditions. Carried 5-2.]*

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-063 (ARC-24-065) 137 E INLET DR (COMBO)

MEETING: MAY 29, 2024 ARCOM
JUNE 12, 2024 TC

ARC-24-065 (ZON-24-063) 137 E INLET DR (COMBO). The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Architectural Commission review and approval for a driveway reconfiguration and installation of a vehicular gate requiring a variance. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-063 (ARC-24-065) 137 E INLET DR (COMBO)—VARIANCE The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Town Council review and approval for a variance to reduce the required vehicle queuing space between the driveway gate and edge of roadway. The Architectural Commission shall perform design review of the application.

Applicant: Ocean Inlet Irrevocable Trust
Design Professional: Nievera Willaims Design

HISTORY:
The existing two-story residence features a large motor court with two entrances. The request is for a revision to the previously approved ARCOM project to accommodate a vehicular gate. At the May 29, 2024 ARCOM meeting, the Commission approved (5-2) the design of the project. Additionally, the Commission approved (5-2) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:
The applicant has submitted plans, entitled "Ocean Inlet Revocable Trust" as prepared by Nievera Willaims, dated April 15, 2024.

The following scope of work is proposed:

- Installation of a new vehicular gate.
- Removal of a curb cut with driveway reconfiguration.
- Associated landscape and hardscape

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 11,853 SF	**Overall Landscape Open Space**	Required: 45% Existing: 35.7% Proposed: 36.1%
Perimeter Landscape Open Space	Existing: 69% Proposed: 71%	**Front Yard Landscape Open Space**	Existing: 48.6% Proposed: 50.1%
Surrounding Properties / Zoning			

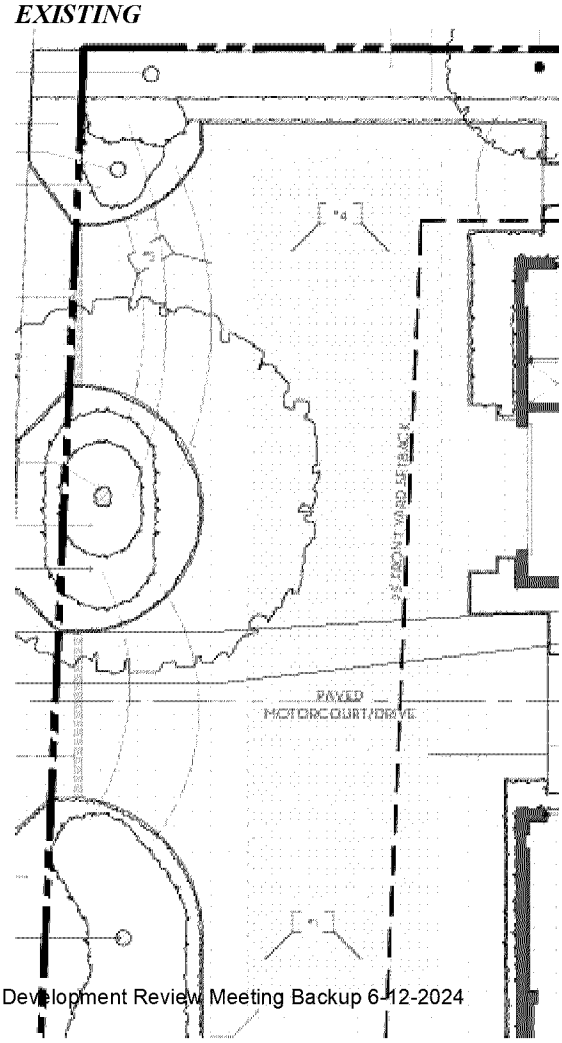
North	149 E Inlet Dr | Residence / R-B
South	137 E Inlet Dr| Residence / R-B
East	Oceanfront | Residence / R-B
West	156 E Inlet Dr | Residence / R-B

STAFF ANALYSIS

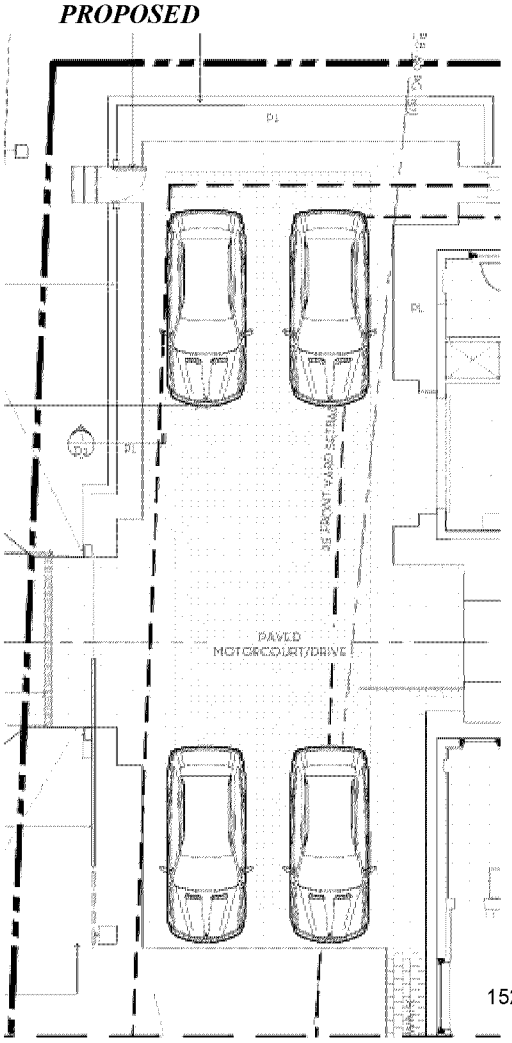
A preliminary review of the project indicates that the application, as proposed, appears to not be in accordance with the Town zoning code and therefore requests a variance as part of this application. The existing proposed in an interior lot and currently contains two vehicular driveways along E Inlet Drive. To note this section of E Inlet only contains three properties with direct frontage on this portion of the roadway. The subject property is 100' wide.

The applicant proposes to remove one of two curb cuts to create a single-entry driveway. New landscape and a wood pedestrian gate will be added in the area previously used as a driveway entrance increasing their open space calculations.

EXISTING



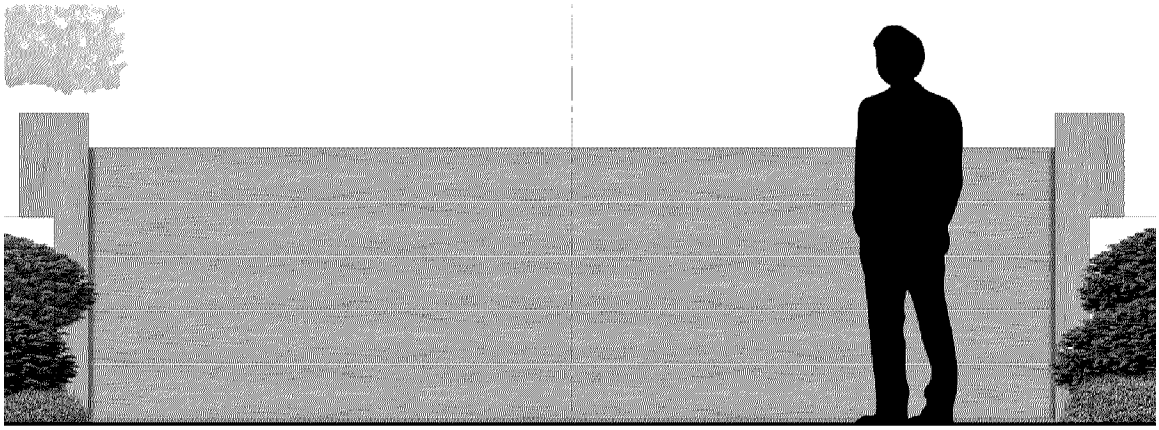
PROPOSED



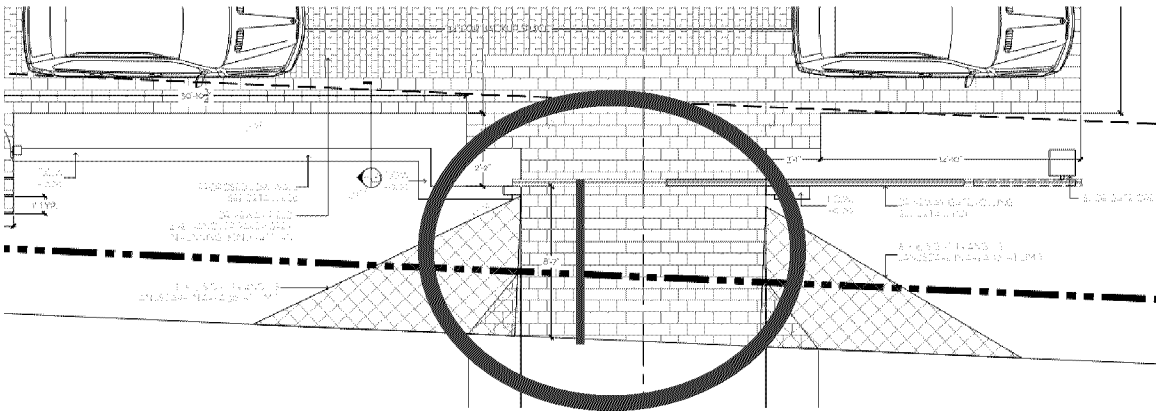
Matching in style and material commensurate with the style of house is a rolling vehicular gate which will be installed at 8'7" in lieu of the 18' required for vehicle queuing. The addition of the 4' high Ipe wood gate with matching gate will does alter the current transparency into the site.

CURRENT CONDITIONS

PROPOSED VEHICULAR GATE



East Inlet Drive, located at the northernmost end of the Town and consists of 18 single family residences. Of the 18 residences there is only 1 site that has driveway gates as noted below which is also a solid gate with no transparency. A second vehicular gate is located on E Inlet as a secondary driveway to the property at 101 Indian Rd.



Based on the surrounding area, the introduction of the gate would be inconsistent with the majority of the other residences that are without gates and would obstruct the site-wide openness of the front yard.

Additionally, the proposed gate requires a variance as the required backup space is not being met, potentially creating an unsafe condition or blockage within the roadway. The applicant has provided 8'-7" of clearance where 18'-0" is needed.

CONCLUSION:

Approval of the project will require two (2) motions to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

(2) that the implementation of the proposed variances will or will not cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

(1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:SCP

RECEIVED
By yfigueroa at 2:28 pm, Apr 15, 2024

04-15-2024

Town of Palm Beach
Planning, Zoning & Building Dept.
360 South County Rd
Palm Beach, FL 33480

NIEVERA WILLIAMS
DESIGN

Final Submittal
RE: **ARC-24-065 Letter of Intent**
137 E Inlet Drive

To whom it may concern,
Please find the enclosed drawing set as the final submittal package for the above listed property. This project is a revision request to a previously ARCOM approved project pertaining to the west driveway configuration and minor site adjustments.

The proposed requested design is in keeping with the criteria outlined within Town of Palm Beach Code of Ordinances section 18-205. The property is a single-family residence currently built. A description of the areas of change within the request are as follows:

- The driveway has been redesigned per owner request to become a single-entry driveway. Associated landscape and entry garden redesigned.
- The original ARCOM approval was approved with 2 curb cuts on the west side.
- A driveway sliding gate is being proposed at the entry of driveway.
- A low wall is being proposed along the south side. The wall will have a pedestrian gate on Northeast side of lot.
- Open space calculations have been altered as a result. Proposed calculations are compliant with code.

  **Acknowledge: Stormwater management plans will be submitted at permitting.

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TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-043 (ARC-24-035) 620 N LAKE WAY (COMBO)—VARIANCES

The applicant Ocean Front Avenue 2, LLC, a VA limited liability company (Don & Donna Whitaker), has filed an application requesting Town Council review and approval for two (2) variances, (1) to exceed maximum permitted building height and (2) to exceed maximum permitted cubic content ratio (CCR), as it relates to the construction of a new residence. The Architectural Commission shall perform design review of the application. ***[This project shall be deferred to the July 10, 2024, Town Council meeting pending Architectural Review.]***

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Time Extensions

Agenda Title
Waiver of Town Code Section 18-237, For Building Permit Extension for **253 El Pueblo**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 253 El Pueblo Way, B-22-96655.

Date: May 21, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request Blake Johnson, Executive Vice President with AMC Custom Builders, regarding a time extension in which to complete the construction of a new single-family residence at 253 El Pueblo Way and to extend the permit by four months – until mid-November 2024.

GENERAL INFORMATION

The current owner is 253 El Pueblo Way LLC, which purchased the property in August of 2020. The building permit was issued in November 2022, has a duration of 20 months, and will expire on July 10, 2024. Mr. Johnson explains in his letter dated May 2, 2024, that the time extension is needed due to design changes and delays in material procurement / deliveries. The revised construction schedule shows the project should be completed by late October 2024.

The applicant appears to have complied with all new requirements for neighbor notice. Staff has no direct issue with this request.

Attachments: Letter from AMC Custom Builders with Construction Schedule, Nuisance Mitigation Measures, and Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property

AMC
CUSTOM BUILDERS, LLC

May 2, 2024

Mr. Wayne Bergman, Building Official
Town of Palm Beach
Building Department
360 S County Road
Palm Beach, FL 33480

RE: Permit extension request – 253 El Pueblo Way – B-22-96655

Dear Wayne,

Please let this letter serve as the formal request for time extension on construction of a single-family residence at 253 El Pueblo Way, permit B-22-96655. This permit currently has an expiration date of July 10th, 2024, however we are requesting an additional four months of time to complete work by mid-November 2024.
Our delay is due in part to design changes that have occurred throughout the project, and in part from material procurement/deliveries being delayed outside of our control.

Included with this letter please find our extension application, proof of payment, updated construction schedule, nuisance mitigation measures, and copy of the statement that will be provided to all neighbors within a 300 foot radius.

Please place this request on the Development Review agenda for June 12, 2024.

For any questions or concerns, please contact Project Manager Taras Skrupskyj, 561-301-6097, TSkrupskyj@AMCCustomBuilders.com.

Sincerely,

Blake Johnson
AMC Custom Builders, LLC
Executive Vice President

1568 Watertower Road Lake Park, FL 33403
Phone 561.651.0030 Fax 561.651.0060
www.amccustombuilders.com
CGC1524007 CGC1524357

AMC
CUSTOM BUILDERS, LLC

May 2, 2024

Mr. Wayne Bergman, Building Official
Town of Palm Beach
Building Department
360 S County Road
Palm Beach, FL 33480

RE: Nuisance Mitigation Measures for permit extension request –
253 El Pueblo Way – B-22-96655

Dear Wayne,

As it pertains to the permit extension request for 253 El Pueblo Way, please see below nuisance mitigation measures we will continue to follow on this project:

1. Ensure permitted hours of construction are obeyed at all times
2. Maintain/encourage open lines of communication with neighbors and community at all times
3. Properly maintain buffering to adjacent neighbors and streets for noise and dust
4. Full-time on-site parking attendant is present to ensure safe ingress/egress from the site to the street, as well as management of parking permits
5. All deliveries, dewatering, parking, and other Right-of-Way needs will continue to obtain appropriate permits

For any other questions or concerns, please contact Project Manager Taras Skrupskyj, 561-301-6097, TSkrupskyj@AMCCustomBuilders.com.

Sincerely,

Blake Johnson
AMC Custom Builders, LLC
Executive Vice President

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CGC1524007 CGC1524357

AMC
CUSTOM BUILDERS, LLC

May 2, 2024

ATTN: Property owners within 300 foot radius of 253 El Pueblo Way, Palm Beach, FL

RE: Permit extension request – 253 El Pueblo Way – B-22-96655

Dear Resident,

A waiver of Town Ordinance 18-242, Section 105.4.1.6, agreed maximum time schedule for completion of construction, is being requested by 253 El Pueblo Way, Palm Beach, Florida. Our initial expiration date is set for July 10th, 2024, which we are requesting be extended to mid-November, 2024 to complete construction.

This matter will be presented to the Palm Beach Town Council Development Review during their regularly scheduled meeting on June 12, 2024. Any questions or concerns regarding this matter can be expressed at this meeting or submitted to the Town Planning, Zoning and Building Department in advance of the meeting.

For any other questions or concerns, please contact Project Manager Taras Skrupskyj, TSkrupskyj@AMCCustomBuilders.com.

Sincerely,

Blake Johnson
AMC Custom Builders, LLC
Executive Vice President

1568 Watertower Road Lake Park, FL 33403
Phone 561.651.0030 Fax 561.651.0060
www.amccustombuilders.com
CGC1524007 CGC1524357

TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of all applicable fees (1% of remaining, unfinished construction plus technology fee).

Deadlines: **See Permit Time Extension Schedule for submittal deadlines (page 3).** For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): June 12, 2024
- Deadline for submittal of request/backup must be received by: May 20, 2024
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: May 17, 2024
  (must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-96655 Exp. Date: 7/10/24

Job Address: 253 El Pueblo Way

Length of time extension being requested: (in days) 135

Proposed completion date if requested time extension is granted: 11/22/2024
(Must attach completion schedule)

Contact: Taras Skrupskyj Phone: 561-301-6097

Email: TSkrupskyj@AMCCustomBuilders.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 253 El Pueblo Way

Permit# : B-22-96655	Job Value	$ 2,868,500
Permit# :	Job Value	$
Permit# :	Job Value	$
Permit# :	Job Value	$
TOTAL valuation of project		$ 2,868,500

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ 200,000

Time Extension fee due based upon 1% of this amount: $ 2,000

Technology Fee (2% of permit fee above) $ 40

Total Time Extension Fee Due:
(attach a copy of the receipt for payment) $ 2,040

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE 5/9/24 DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE 5/10/24 DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 9 day of May

20 24, By Peter Wittich

Who are personally known ____ OR produced identification (Type of identification) DL
OR Online Notarization ____.

Kacy Morrone
Printed Name of Notary

Signature of Notary

SEAL: KACY MORRONE MY COMMISSION # HH 462478 EXPIRES: December 3, 2027

NOTARY TO CONTRACTOR

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 10 day of May

20 24, By Christopher C Harris

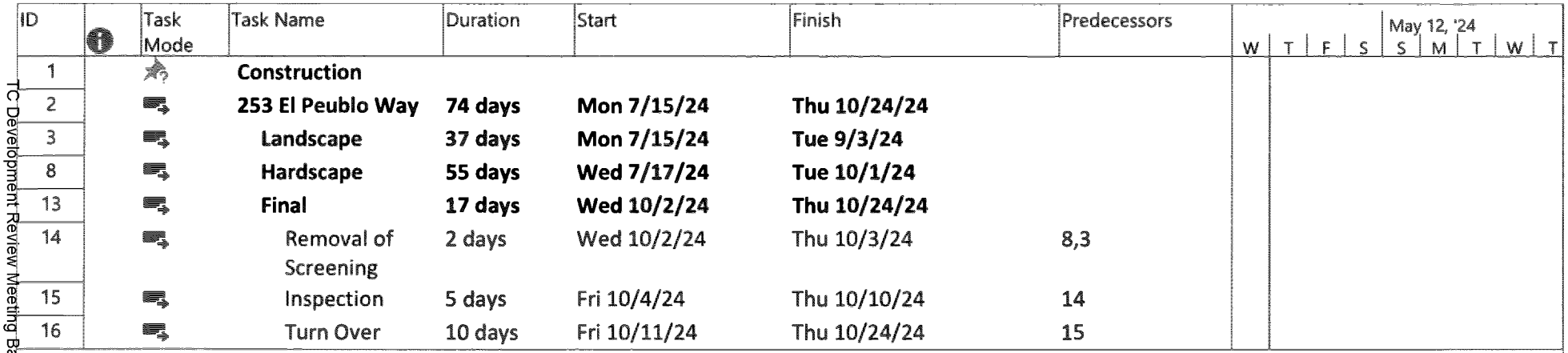
Who are personally known X OR produced identification (Type of identification) ____
OR Online Notarization ____.

Kacy Morrone
Printed Name of Notary

Signature of Notary

SEAL: KACY MORRONE MY COMMISSION # HH 462478 EXPIRES: December 3, 2027

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		**Construction**				
2		**253 El Peublo Way**	**74 days**	**Mon 7/15/24**	**Thu 10/24/24**	
3		**Landscape**	**37 days**	**Mon 7/15/24**	**Tue 9/3/24**	
8		**Hardscape**	**55 days**	**Wed 7/17/24**	**Tue 10/1/24**	
13		**Final**	**17 days**	**Wed 10/2/24**	**Thu 10/24/24**	
14		Removal of Screening	2 days	Wed 10/2/24	Thu 10/3/24	8,3
15		Inspection	5 days	Fri 10/4/24	Thu 10/10/24	14
16		Turn Over	10 days	Fri 10/11/24	Thu 10/24/24	15



Project: 253 El Pueblo Way - Pe
Date: Thu 5/9/24

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	A-24-03524	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL ADDED OUTDOOR SHOWER WITH COBBLESTONE LANDING. RELOCATED POOL EQUIPMENT. REMOVED COBBLESTONE PATH. UPDATED POOL DECK EXTENTS & PAYING LAYOUT. UPDATED POOL & SPA LAYOUT. REMOVED SUN TERRACE. REMOVED STEPPIN	253 EL PUEBLO WAY		ENVIRONMENT DESIGN GROUP	2/7/2024		5/10/2024	canceled
	B-21-88548	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	RENOVATION OF INTERIOR, NEW MEP, NEW ROOF, IMPACT WINDOWS & DOORS, REFINISH EXISTING HARDSCAPE, MINOR ADDITION. OWNER LISTED AS 253 EL PUEBLO WAY LLC	253 EL PUEBLO WAY		JOHN G MITCHELL INC	4/21/2021		5/11/2021	canceled
	A-22-02244	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - OWNER REQUESTS A SEMI PERMANENT 6' BLACK CHAIN LINK FENCE WITH 6'X24' ROLLING GATE BE INSTALLED IN PLACE OF THE TEMPORARY FENCE AS PER DRAWING A002 TO SCREEN THE LOT UNTIL PERMANENT CONSTRUCTION BEGINS. ARCOM APPROVAL	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/22/2022	4/15/2022	4/15/2022	final
	A-23-02943	A-ARCOM STAFF APPROVAL	ARCOM- CHANGE OF MATERIAL FROM PREVIOUSLY APPROVED CEDAR SHAKE ROOF TO LUDOWIDI WHITE CEDAR TILES. PROPOSED TILES ARE DESIGNED TO MATCH THE LOOK OF CEDAR TILES. COLOR, VARIATI	253 EL PUEBLO WAY		MHK ARCHITECTURE & PLANNING	4/24/2023	4/26/2023	4/26/2023	final
	B-10-12075	M-REPLACEMENT	REPLACE EXISITNG TRANE AHU & COND. WITH SAME AS EXISTING. 13 SEER CNDNSR M# 4TTB3042D1000A & AHU M# 4TECBR42C1000A	253 EL PUEBLO WAY		LOWEN A/C INC	8/5/2010	8/9/2010	3/11/2011	final
	B-10-14083	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	REPLACE EXISTING CONCRETE DRIVE WAY AND WALKWAY BY PAVERS OWNER LISTED ON APP AND NOC AS STANLEY FRANKS	253 EL PUEBLO WAY		MASTER PAVING INC	11/1/2010	12/2/2010	12/27/2010	final
	B-11-17617	S-FENCE/WALL/GATE	360 DEGREE CHILD SAFETY BARRIER AROUND POOL.	253 EL PUEBLO WAY		CJ KACZOR ENTERPRISES LLC	6/9/2011	6/14/2011	6/17/2011	final
	B-11-18284	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	CHANGE OUT EXISTING 8X7 GARAGE DOOR TO MATCH EXISTING	253 EL PUEBLO WAY		ALL FLORIDA GARAGE DOOR SERVICE INC	7/6/2011	7/8/2011	7/20/2011	final
	B-16-59746	P-REPLACEMENT	REPLACE WATER HEATER	253 EL PUEBLO WAY		AETNA PLUMBING INC	9/8/2016	9/15/2016	9/30/2016	final
B-21-88548	B-21-88952	FEE CHARGE	FEE CHARGE PERMIT TO REFUND PERMIT FEES FOR PERMIT THAT IS BEING CANCELLED	253 EL PUEBLO WAY		JOHN G MITCHELL INC	5/11/2021	5/11/2021	5/11/2021	final
	B-21-91150	P-SITE WORK	CAP OFF WATER AND INSTALL BACKFLOW.	253 EL PUEBLO WAY		KCL HOLDINGS INC	9/14/2021	9/16/2021	9/27/2021	final
	B-21-91358	D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION OF RESIDENCE PER PLANS - SOD LOT FOR FUTURE POOL AND HARDSCAPE	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	9/28/2021	10/14/2021	12/15/2021	final
	B-22-93858	S-FENCE/WALL/GATE	INSTALL 6' HIGH BLACK CHAIN LINK SEMI- PERMANENT SCREENING FENCE AND GATE AT FRONT ROW.	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/25/2022	4/19/2022	4/21/2022	final
B-22-96655	B-23-01875	R-REVISION	REVISION ELECTRICAL: LV1, LV2, LT1, LT2, SITE (LOW VOLTAGE)	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	11/30/2023	12/5/2023	12/5/2023	final
B-22-96655	B-23-99465	R-REVISION	REVISION- BUILDING- NOA'S (5) TRUSS ENG (4)	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	5/25/2023	6/1/2023	6/1/2023	final
	U-21-08285	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	DEMO CAP OFF SEWER	253 EL PUEBLO WAY		KCL HOLDINGS INC	9/14/2021	9/21/2021	12/15/2021	final
B-21-91358	U-21-08765	U-USE OF/WORK IN ROW	USE OF ROW TO LOAD TRUCKS AND EXCAVATOR	253 EL PUEBLO WAY		N & P CONSTRUCTION AND DEVELOP	11/2/2021	11/5/2021	12/15/2021	final
B-22-96655	U-22-12101	U-USE OF/WORK IN ROW	USE OF- UNLOAD EQUIPMENT FOR PILES Jon Schloesser - (561) 267-4079 8:00am - 10:00am	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	12/14/2022	12/20/2022	3/25/2024	final
B-22-96655	U-22-12102	U-USE OF/WORK IN ROW	USE OF- LOAD EQUIPMENT Jon Schloesser - (561) 267-4079 2:00pm - 4:00pm	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	12/14/2022	12/20/2022	3/25/2024	final
B-22-96655	U-23-12491	U-USE OF/WORK IN ROW	UNLOAD CMU BLOCK 10AM-12PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/6/2023	3/8/2023	3/25/2024	final
B-22-96655	U-23-12492	U-USE OF/WORK IN ROW	UNLOAD CMU BLOCK 10AM-12PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/6/2023	3/8/2023	3/25/2024	final
B-22-96655	U-23-12493	U-USE OF/WORK IN ROW	UNLOAD CMU BLOCK 10AM-12PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/6/2023	3/8/2023	3/25/2024	final
B-22-96655	U-23-12632	U-USE OF/WORK IN ROW	UNLOAD STEEL BEAMS WITH CRANE FROM ROW 9AM-11AM ON 2 DAYS.	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/31/2023	4/5/2023	3/25/2024	final
B-22-96655	U-23-12633	U-USE OF/WORK IN ROW	UNLOAD STEEL BEAMS WITH CRANE FROM ROW 9AM-11AM ON 2 DAYS.	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/31/2023	4/5/2023	3/25/2024	final
B-22-96655	U-23-12678	U-USE OF/WORK IN ROW	UNLOAD STEEL PANELS W/ CRANE FROM ROW 9AM-11AM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	4/7/2023	4/11/2023	3/25/2024	final
B-22-96655	U-23-12679	U-USE OF/WORK IN ROW	UNLOAD STEEL PANELS W/ CRANE FROM ROW 9AM-11AM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	4/7/2023	4/11/2023	3/25/2024	final
B-22-96655	U-23-12727	U-USE OF/WORK IN ROW	USE OF ROW TO UNLOAD CURB BLOCK	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	4/14/2023	4/19/2023	3/25/2024	final
B-22-96655	U-23-12870	U-USE OF/WORK IN ROW	USE OF ROW FOR UNLOADING DECK SHORING	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	5/2/2023	5/5/2023	3/26/2024	final
B-22-96655	U-24-15465	U-USE OF/WORK IN ROW	USE OF ROW FOR 1 LANE FOR TRUCK UNLOADING REBAR 50-FOOT FLAT BED TRUCK - DELIVERY BETWEEN 9 AM TO 11 AM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	2/14/2024	2/16/2024	5/21/2024	final

TC Development Review Meeting Backup 6-12-2024

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-22-96655	U-24-15466	U-DEWATERING	DEWATERING PERMIT FOR THE FOOTINGS FOR SITE WALL 2" ELECTRICAL PUMP	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	2/14/2024	2/20/2024	5/21/2024	final
B-22-96655	U-24-15665	U-USE OF/WORK IN ROW	USE OF- 1 LANE FOR 42'/60,000 LB TRUCK FOR BLOCK DELIVERY. 10AM-12PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/11/2024	3/13/2024	5/21/2024	final
B-22-96655	U-24-15733	U-USE OF/WORK IN ROW	USE OF 1 LANE FOR 42'/60,000IB TRUCK FOR REBAR DELIVERY 3/27 10AM-12PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/19/2024	3/21/2024	5/21/2024	final
B-22-96655	U-24-15734	U-USE OF/WORK IN ROW	USE OF 1 LANE FOR 42'/60,000LB TRUCK FOR BLOCK DELVERY 3/22 10AM-12PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/19/2024	3/21/2024	5/21/2024	final
B-22-96655	U-24-15821	U-USE OF/WORK IN ROW	USE OF- 1 LANE FOR EQUIPMENT UNLOADING 9AM-11AM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/27/2024	4/3/2024	5/21/2024	final
B-22-96655	U-24-15822	U-USE OF/WORK IN ROW	USE OF- 1 LANE FOR EQUIPMENT UNLOADING 12PM-2PM	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/27/2024	4/3/2024	5/21/2024	final
B-22-96655	U-24-15823	U-DEWATERING	DEWATERING POOLK & EXFILTRATION SYSTEM 2" ELECTRICAL PUMP	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/27/2024	4/3/2024	5/21/2024	final
	X-07-27759	X-LEGACY PERMIT	REPLACE SANITARY SEWER SYSTEM.	253 EL PUEBLO WAY		AETNA PLUMBING INC	2/15/2007	2/15/2007	2/23/2007	final
	X-07-33102	X-LEGACY PERMIT	REPLACE UNDERGROUND FUEL LINES FROM NATURAL GAS METER TO POOL HEATER-EXISTING LINE IS CORRODED & *	253 EL PUEBLO WAY		L & R GAS CONTRACTORS INC	12/10/2007	12/10/2007	1/9/2008	final
	B-22-96655	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW SINGLE FAMILY RESIDENCE, HARDSCAPE, LANDSCAPE AND POOL	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	9/27/2022	11/10/2022		issued
B-22-96655	B-22-96656	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN PERMIT	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	9/27/2022	11/10/2022		issued
B-22-96655	B-23-97913	E-ELECTRICAL	TEMPORARY POWER PER DRAWING	253 EL PUEBLO WAY		MALONE ELECTRICAL SOLUTIONS LLC	2/1/2023	2/2/2023		issued
	U-23-13702	U-EXCAVATION IN ROW	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE, GRADE & ELEVATION AS EXISTING PER TOPB STANDARDS-OBTAIN DENSITIES-INSTALL CLEAN OUT-ASPHALT PATCH	253 EL PUEBLO WAY		S MACDONALD CONTRACTING LLC	8/9/2023	8/15/2023		issued
	U-23-13704	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE, GRADE & ELEVATION AS EXISTING PER TOPB STANDARDS-OBTAIN DENSITIES-INSTALL CLEAN OUT-ASPHALT PATCH	253 EL PUEBLO WAY		S MACDONALD CONTRACTING LLC	8/9/2023	8/15/2023		issued
	U-23-14397	U-EXCAVATION IN ROW	TRENCH 22 FEET OF 2" PE GAS SERVICE IN ASPHALT TO SERVE ADDRESS ABOVE, RESTORE PER TOPB STANDARDS	253 EL PUEBLO WAY		FLORIDA PUBLIC UTILITIES COMPA	10/9/2023	10/13/2023		issued
B-22-96655	U-24-15756	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jon Schloesser - (561) 267-4079	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/21/2024	3/25/2024		issued
B-22-96655	U-24-15757	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jon Schloesser - (561) 267-4079	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/21/2024	3/25/2024		issued
B-22-96655	U-24-15758	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jon Schloesser - (561) 267-4079	253 EL PUEBLO WAY		AMC CUSTOM BUILDERS LLC	3/21/2024	3/25/2024		issued

TC Development Review Meeting Backup 6-12-2024

Property Detail

Location Address : 253 EL PUEBLO WAY
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-02-01-000-0200
Subdivision : EL ENCANTO IN
Official Records Book/Page : 31688 / 503
Sale Date : AUG-2020
Legal Description : EL ENCANTO LT 20

Owner Information

Owner(s)	Mailing Address
253 EL PUEBLO WAY LLC	1041 SE 17TH ST STE 300 FORT LAUDERDALE FL 33316 2124

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2020	$2,450,000	31688 / 00503	WARRANTY DEED	253 EL PUEBLO WAY LLC
JAN-2005	$1,750,000	18028 / 00062	WARRANTY DEED	DURACH FAMILY LTD
MAY-1991	$100	06811 / 00362	WARRANTY DEED	
JAN-1975	$100,000	02473 / 01942		
JAN-1972	$62,500	02033 / 01568	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 0.2870
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$0	$0	$136,132	$335,499	$388,483
Land Value	$5,446,875	$4,362,500	$2,737,500	$2,543,750	$2,312,500
Total Market Value	$5,446,875	$4,362,500	$2,873,632	$2,879,249	$2,700,983

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	$3,312,375	$3,011,250	$2,873,632	$2,847,028	$2,588,207
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,312,375	$3,011,250	$2,873,632	$2,847,028	$2,588,207

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$63,510	$55,468	$46,625	$47,184	$44,231
NON AD VALOREM	$680	$680	$931	$916	$917

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Time Extensions

Agenda Title
Waiver of Town Code Section 18-237, For Building Permit Extension for **200 Via Bellaria**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Service Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 200 Via Bellaria, B-19-78111 and B-19-78112.

Date: May 21, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Gene Parker with Hedrick Brothers Construction, regarding a fourth time extension in which to complete the remodel of a single-family residence and cabana at 200 Via Bellaria and to extend the permit by and additional twelve months – until July 4, 2025.

GENERAL INFORMATION

The subject property is a Landmarked property.

The current owner is Victor Spilotro, who purchased the property in January of 2015. The original building permit was issued on August 16, 2016, for a duration of 16 months. In December of 2018 the project went to the Town Council for a first-time extension request for a duration of 24 months. Due to the size of the home being renovated (6,555 sq. ft.), the duration of the construction is limited by Town Code 18-237 to 30 months. The permit will expire on February 16, 2020. Extension was granted. There were two change of contractors in 2019. The first to owner/builder in January 2019 and then to Hedrick Brothers in March of 2019. Attorney Maura Ziska requested at the December 2019 Town Council meeting an additional time extension through February 15, 2021, which was granted. Hedrick Brothers in February 2023 requested the third time extension and were granted through July 4, 2024. At this time, Hedrick Brothers has sent a detailed letter dated May 20, 2024, explaining several factors for their request of a fourth time extension which includes delays on procurement of items and long lead times on specialized items. The revised construction schedule shows that the project should be completed by July 4, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Hedrick Brothers Construction, (Extensive Construction Schedule Available for Review in PZB Offices)
Permit Summary for the Property
Property Appraiser Details for the Property

HEDRICK BROTHERS
CONSTRUCTION

BRINGING VISIONS TO REALITY

May 20, 2024

Mr. Wayne Bergman, MCP, LEED-AP
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480

RECEIVED
MAY 20 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Permit Extension Request

Dear Wayne Bergman,

The residence in discussion today is a landmarked Maurice Fatio home, built in 1928 at 200 Via Bellaria. As most in Palm Beach know, there is a great deal of planning to execute a historical renovation project, updating the home with modern day amenities. Retaining the charm of the old home, whilst integrating highly resolved millwork, stone and other finish packages has required time to plan and execute properly. Incorporating HVAC, Electrical, Plumbing, and Low Voltage into the original framing in the attic has been challenging on the design and coordination side as well. We are also executing a design that is highly resolved and this planning and detailing has taken additional time. There have been many instances where we have gotten to a point where we have had to reverse and demo existing conditions, prior renovations, and encumbrances, before moving forward again.

We are at a place, where every item that needs direction on the project has been identified and scheduled for decision-making, and while there are still delays on procurement of items and long lead times on specialized items. We have seen the momentum on the project shift in a positive direction and walls are being closed and areas scheduled for completion and punch out. We foresee having completion of elements required for TCO by the End of October- Early November, with secondary areas finishing in January or February.

The Schedule attached details the planned progression of construction operations through the site in a well-thought-out and comprehensive manner. All executable items on the project schedule are tied directly to logic that has been derived from subcontractor buy-in on installation times and current procurement durations, and decision-making predecessors. This step-by-step schedule incorporates all aspects of the process and holds the contractor, subcontractors, owner, and design team fully and individually accountable for their parts in this process.

We have 5 distinct areas in this project that are all at different stages of construction. MEP Roughs have been completed and are ready for Plaster Walls to begin in a few parts of the house, while most of the property is white walled and ready for cabinetry installation in others. Some Areas already have cabinetry and other finishes completed, waiting for singular items to complete the space. We are well into the finishing stage of the houses on the interiors, and are all lined up to complete the sitework and hardscapes on the exterior. We are anticipating the exterior work to be completed by the end of August (before season begins), with the interior renovations substantially complete the 4th quarter of this year and into the beginning of the 1st quarter next year. We are in the final stage of selections and shop drawing approvals that will propel us to attaining our completion goals.

HEDRICK BROTHERS
CONSTRUCTION

BRINGING VISIONS TO REALITY

Although there have been many factors that have come into play, resulting in this delay of overall completion, Hedrick Brothers, Smith Architectural Group, and the Owner have come together and are pushing for expediency in the completion of this beautiful landmark home. The team is requesting an extension through July 4, 2025, to complete this Highly-Resolved Project.

In closing, Hedrick Brothers when given the extension, will complete the project at 200 Via Bellaria on or before July 4, 2025.

Gene Parker, COO and President Luxury Residential Division

05/20/24

(Date)

Michael Pearson, Project Manager

5/20/24

(Date)

HEDRICK BROTHERS
CONSTRUCTION

BRINGING VISIONS TO REALITY

May 20, 2024

Mr. Wayne Bergman, MCP, LEED-AP
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480

RECEIVED
MAY 20 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Nuisance Mitigation Measures

Dear Wayne Bergman,

In asking for a time extension for the Project at 200 Via Bellaria, we realize the impact that this has on the neighbors. We seek to maintain our efforts to minimize the nuisance that would be caused by operations on site, and are planning to continue going above and beyond. We realize that we will be approaching the beginning of the season. We have been an extremely conscientious neighbor through the building process and our track record of being respectful to not only the rules of the town, but also the comfort of the neighbors has been unmatched. The property owner has made it a point to accommodate any needs of the neighbors, and we share that same mindset.

Firstly, Visually we have made it a point to have the exterior façade of the house, especially the front elevation at a completed stage in the next three months. This allows for less impact visually as a result of our operations. We have screenings currently up that will continue to be in place until the town would like us to take them down. With the Driveway being completed and protected by mid-August, we can either leave up the screenings or take them down. We will have large plantings finished by then and will be in the process of putting in small plantings. Visually the exterior will appear complete by the end of August.

Secondly, Parking is always a concern of the town and its residents. We have a process in place currently that shuttles cars in from parking lots in West Palm to limit congestion on the street and visual cues of construction as much as practically possible. We have used this system of Hedrick Brothers Owned shuttles on projects in town and other companies, seeing this success and improved neighbor relations, have emulated our system. There is a great benefit to shuttling in workers for project speed and for the comfort of the neighbors. We also have 3 parking passes on the street, but we try to limit the street parking to as few cars as possible. We will continue those efforts.

Lastly, Noise Pollution is mitigated by our management of the site. We realize that the neighbors have moved to Palm Beach for the atmosphere as well as for a sense of peace and quiet. Most of the houses around us have had renovations or new builds occur on the property within the last few years, and they intend to enjoy the peace and quiet in their houses this season. There is limited 'loud work" through mid-August, with NO loud work after September. We specifically made this a priority, as detailed in the task management of our schedule.

We engage in positive relations with the neighbors, always smiling and waving and making their ingress and egress a priority over our operations, especially during deliveries to the site. We have made ourselves approachable to the neighbors and they are comfortable coming to us or the property owner with any concerns that they may have. Any inconveniences that we have caused, have been resolved expediently and professionally.

We understand that the process is stressful for those who live around the Site, and we want to foster a positive relationship not only between ourselves and the neighbors, but also with the property owner and his future neighbors.

We look forward to completing this project and maintaining the relations with the neighbors and the Palm Beach community as a whole. Any and all nuisance mitigation efforts detailed above and any additional measures that Hedrick Brothers does as standard practice are seen as investments in community relations.

Gene Parker, COO and President Luxury Residential Division

05/20/24

(Date)

Michael Pearson, Project Manager

5/20/24

(Date)

HEDRICK BROTHERS
CONSTRUCTION

BRINGING VISIONS TO REALITY

May 17, 2024

RECEIVED
MAY 20 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Palm Beach, FL 33480

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Permit Extension Request- Town Council Meeting June 12th

Dear _____,

Smith Architectural Group Inc and Hedrick Brothers are requesting a time extension for the scheduled completion of the project at 200 Via Bellaria in the June 12th Town Council Meeting.

The residence in discussion is a landmarked Maurice Fatio home, built in 1928. There is a great deal of planning to execute a historical renovation project, updating the home with modern day amenities. Retaining the charm of the old home, whilst integrating highly resolved millwork, stone and other finish packages has required time to plan and execute properly. Incorporating HVAC, Electrical, Plumbing, and Low Voltage into the original framing in the attic has been challenging on the design and coordination side as well. We are also executing a design that is highly resolved and this planning and detailing has taken additional time.

As a team, we are at a place where every item that needs direction on the project has been identified and is scheduled for decision-making. We have seen the momentum on the project shift in a positive direction and walls are being closed and areas scheduled for completion and punch out. The Exterior of the project is progressing and finishes are being completed, so that the exterior will appear finished by this season.

Although there have been many factors that have come into play, resulting in this delay of overall completion, Hedrick Brothers, Smith Architectural Group, and the Owner have come together and are pushing for expediency in the completion of this beautiful landmark home. The team is requesting an extension through July 4th, 2025, to complete this Highly-Resolved Project.

In closing, Hedrick Brothers when given the extension, will complete the project at 200 Via Bellaria on or before July 4th, 2025.

_____ _____

Gene Parker, COO and President Luxury Residential Division Michael Pearson, Project Manager

_____ _____

(Date) *(Date)*

Extpermit-24-00010

TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED
MAY 20 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. **Provide** a detailed letter explaining the reasons why a time extension is being requested.
2. **Provide** a construction schedule to show completion timeline (CPM, Gantt Chart).
3. **Provide** nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, **unfinished** construction).

Deadlines: **See Permit Time Extension Schedule for submittal deadlines (page 3).** For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 6.12.24
- Deadline for submittal of request/backup must be received by: 5.20.24
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 5.17.24
  (must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-19-78111 Exp. Date: 7.4.24

Job Address: 200 Via Bellaria Palm Beach, Fl 33480

Length of time extension being requested: (in days) 152

Proposed completion date if requested time extension is granted: 7.4.25
(Must attach completion schedule)

Contact: Michael Pearson Phone: 561-701-0292

Email: mpearson@hedrickbrothers.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 200 Via Bellaria Palm Beach, Fl 33480

Permit# : B-19-78111 Job Value $ 666,000

Permit# : B-19-78112 Job Value $ 78,000

Permit# : B-22-95155 Job Value $ 150,000

Permit# : _____ Job Value $ _____

Valuation of work remaining to complete the project: $ 900,000
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: $ 9,000
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE 05/20/24
DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20 day of May

20 24. By Victor Spilotro

Who are personally known X OR produced identification (Type of identification) _____
OR Online Notarization _____.

Printed Name of Notary

Signature of Notary

SEAL:

DENISE BLOUIN
MY COMMISSION # HH 058431
EXPIRES: January 19, 2025
Bonded Thru Notary Public Underwriters

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20 day of May

20 24. By Gene Parker

Who are personally known X OR produced identification (Type of identification) _____
OR Online Notarization _____.

Printed Name of Notary

Signature of Notary

SEAL:

DENISE BLOUIN
MY COMMISSION # HH 058431
EXPIRES: January 19, 2025
Bonded Thru Notary Public Underwriters

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	B-12-26863	E-ELECTRICAL	REPLACE ATS WITH NEW (EXACT SIZE & MODEL AS EXISTING) PER PLA	200 VIA BELLARIA		CARPENTER ELECTRIC INC	8/21/2012	8/23/2012	8/3/2016	canceled
	B-16-58888	B-RESIDENTIAL ALTERATION	PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA		SEABREEZE BUILDING LLC	8/3/2016	8/16/2016	3/8/2019	canceled
B-19-77296	B-16-58889	B-RESIDENTIAL ALTERATION	PARTIAL RENOVATION TO EXISTING CABANA INCLUDING PARTIAL WIN DOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA	CABANA	SEABREEZE BUILDING LLC	8/3/2016	8/16/2016	3/8/2019	canceled
	B-19-77295	B-RESIDENTIAL ALTERATION	TAKING OVER B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RE SIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT A ND ROOF REPLACEMENT	200 VIA BELLARIA		VICTOR SPILOTRO - OWNER/BUI LDER	1/11/2019	1/15/2019	3/8/2019	canceled
B-19-77295	B-19-77296	B-RESIDENTIAL ALTERATION	TAKING OVER B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RE SIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT A ND ROOF REPLACEMENT	200 VIA BELLARIA	CABANA	VICTOR SPILOTRO - OWNER/BUI LDER	1/11/2019	1/15/2019	3/8/2019	canceled
B-19-78111	B-22-95152	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** CIVIL/DRAINAGE	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO I NC	6/17/2022		6/17/2022	canceled
	U-17-00603	U-USE OF/WORK IN ROW	***VIA BELLARIA*** PARK TRUCKS & EQUIPMENT, CRANE REQUIRED FOR POLE REPLACEMENT IN R/O HOMES	200 VIA BELLARIA		FLORIDA POWER & LIGHT	11/28/2017		12/4/2017	canceled
B-19-78111	U-23-14890	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- STAGING CONRETE TRUCK A ND PUMPER FOR DRIVEWAY SLAB INSTALLATION	200 VIA BELLARIA		DAVID WAYNE HARDSCAPE LLC	11/27/2023		11/30/2023	canceled
B-12-26863	B-16-58665	E-ELECTRICAL	SWAP OUT ATS - FINAL AND CLOSE OUT PREVIOUS PERMIT B12-2686	200 VIA BELLARIA		CARPENTER ELECTRIC INC	7/26/2016	8/2/2016	8/3/2016	final
B-16-58888	B-16-61411	R-REVISION	REVISION BUILDING: STRUCTURAL REVISION- SEE ATTACHED S100, S 101, S102, S200, S300.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	12/7/2016	12/13/2016	12/13/2016	final
B-16-58888	B-17-61957	R-REVISION	REVISION- BUILDING- STRUCTURAL-AS PER REVISED PLANS- S100, S1 01, S102, S200, S300	200 VIA BELLARIA		SEABREEZE BUILDING LLC	1/18/2017	1/23/2017	1/23/2017	final
B-16-58888	B-17-62116	R-REVISION	REVISION BUILDING- STRUCTURAL AS PER REVISED PLANS, S100,S10 1, S102, S200, S300. NO CHANGE IN VALUE.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	1/27/2017	2/1/2017	2/1/2017	final
B-16-58888	B-17-62764	R-REVISION	REVISION- OTHER- REVISED SK3 AS PER ATTACHED PLANS	200 VIA BELLARIA		SEABREEZE BUILDING LLC	3/10/2017	3/15/2017	3/15/2017	final
B-16-58888	B-17-63468	R-REVISION	REVISION BUILDING - STRUCTURAL REVISIONS AS PER S-100, S-101, S-300	200 VIA BELLARIA		SEABREEZE BUILDING LLC	4/20/2017	4/28/2017	4/28/2017	final
B-16-58888	B-17-64990	R-REVISION	REVISION BUILDING: S302 UPDATED DETAILS PAGE. MISC DETAILS U PDATED FOR STRUCTURAL FRAMING USE FRAMING. HEADER DETAIL CLARIFICATION TOP PLATE DETAIL CALARIFICATION & TOP PLATE REIN	200 VIA BELLARIA		SEABREEZE BUILDING LLC	6/19/2017	6/29/2017	6/29/2017	final
B-16-58888	B-17-65410	R-REVISION	REVISION BUILDING - TUBE STEEL BUCK DETAIL	200 VIA BELLARIA		SEABREEZE BUILDING LLC	7/5/2017	7/20/2017	7/20/2017	final
B-16-58888	B-17-68231	R-REVISION	REVISION - REVISIONS TO STRUCTURAL AS PER SKETCH ATTACHED.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/27/2017	10/27/2017	final
B-16-58888	B-17-68232	R-REVISION	REVISION PLUMBING/GAS - PLUMBING REVISION AS PER PLANS UPD ATED GAS LINES, NEW RISER, WASH / DRYER LOCATION CHANGES.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/30/2017	final
B-16-58888	B-17-68233	R-REVISION	REVISION PLUMBING / GAS - P102 REVISION AS PER PLANS. GAS RISE R LINE KITCHEN ADD/MOVE	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/30/2017	final
B-16-58888	B-17-68249	R-REVISION	REVISION BUILDNG: STRUCTURAL CHANGES, LEDGER BOARD AND 3 MEMBER I BEAM DEATIL NO CHANGE IN VALUE.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/27/2017	10/30/2017	10/30/2017	final
B-16-58889	B-17-68276	R-REVISION	REVISION BUILDING: STRUCTURAL SKETCHES, BEARING PARTITIONS. NO CHANGE IN VALUE	200 VIA BELLARIA	CABANA	SEABREEZE BUILDING LLC	10/30/2017	11/1/2017	11/1/2017	final
B-19-78111	B-22-95154	R-REVISION	*****PRIVATE PROVIDER***** BUILDING AS BUILTS, PLUMBING/GAS AS BUILTS, MECHANICAL AS BUILTS, ELECTRICAL AS BUILTS, STRUCTU AL AS BUILTS.	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO I NC	6/17/2022	9/14/2022	9/14/2022	final
B-19-78111	B-22-95267	R-REVISION	*****PRIVATE PROVIDER***** REVISION ELECTRICAL - RISER DIAGRA M / NOTE CHANGES	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO I NC	6/24/2022	7/1/2022	7/1/2022	final
B-17-62078	F-17-01777	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA		CARPENTERS ROOFING&SHEET META	1/26/2017	1/27/2017	5/10/2017	final
B-17-62080	F-17-01778	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA	CABANA	CARPENTERS ROOFING&SHEET META	1/26/2017	1/27/2017	5/10/2017	final
B-19-78111	L-19-00110	L-LPC STAFF APPROVAL	LANDMARKS- LOCATION OF 9 CONDENSING UNITS ON SITE, 4 OF WHI CH REQUIRED A VARIANCE. REFERENCE Z-19-00182. APPROVAL RECEI VED APRIL 10, 2019.	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	4/15/2019		4/16/2019	final
B-19-78111	L-22-00557	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER**** LANDMARKS- ON THE DRIVES, REPLAC E EXISTING PAVER-STYLE COBBLESTONES WITH ITALIAN PORPHY COB BLESTONS AND DOMINICAN COQUINA BORDER AND COBBLESTONE A CCENTS IN SIMILAR SIZE AS EXISTING. DRIVE LAYOUT TO REMAIN AS E XISTING. REPLACE EXISTING CAST STONE POOL DECK AND SURROUN	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	2/10/2022	2/16/2022	2/16/2022	final

TC Development Review Meeting Backup 6-12-2024

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-19-78111	L-24-00937	L-LPC STAFF APPROVAL	***** PRIVATE PROVIDER ***** LANDMARKS- MINOR REFINEMENTS TO PREVIOUSLY APPROVED HARDSCAPE PAVING LAYOUTS AND PATTERNS. CURB REMOVED AT DRIVE. SHORT RETAINING WALLS ADDED AT	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	3/15/2024	4/25/2024	4/25/2024	final
	U-18-01303	U-USE OF/WORK IN ROW	USE OF- POLE REPLACEMENT- PARK TRUCKS AND EQUIPMENT, CRANE REQUIRED.	200 VIA BELLARIA		FLORIDA POWER & LIGHT	5/22/2018	3/14/2019	11/13/2019	final
B-19-78111	U-19-03338	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/6/2019	6/12/2019	9/26/2019	final
B-19-78111	U-19-03339	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/6/2019	6/12/2019	9/26/2019	final
B-19-78111	U-19-03340	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/6/2019	6/12/2019	9/26/2019	final
B-19-78111	U-20-05254	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	4/29/2020	5/7/2020	12/8/2020	final
B-19-78111	U-20-05255	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	4/29/2020	5/7/2020	12/8/2020	final
B-19-78111	U-20-05256	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	4/29/2020	5/7/2020	12/8/2020	final
B-19-78111	U-20-05747	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/4/2020	8/6/2020	12/23/2020	final
B-19-78111	U-20-05748	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/4/2020	8/6/2020	12/23/2020	final
B-19-78111	U-20-05749	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/4/2020	8/6/2020	12/23/2020	final
B-19-78111	U-21-06713	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/7/2021	1/11/2021	7/14/2021	final
B-19-78111	U-21-06714	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/7/2021	1/11/2021	7/14/2021	final
B-19-78111	U-21-06715	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/7/2021	1/11/2021	7/14/2021	final
B-19-78111	U-23-12414	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Jacob Schmidt - (561) 764-4521	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/17/2023	2/24/2023	9/18/2023	final
B-19-78111	U-23-12415	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Jacob Schmidt - (561) 764-4521	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/17/2023	2/24/2023	9/18/2023	final
B-19-78111	U-23-12416	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Jacob Schmidt - (561) 764-4521	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/17/2023	2/24/2023	9/18/2023	final
B-19-78111	U-23-13032	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	5/22/2023	5/25/2023	11/2/2023	final
B-19-78111	U-23-13033	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	5/22/2023	5/25/2023	11/2/2023	final
B-19-78111	U-23-13034	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	5/22/2023	5/25/2023	11/2/2023	final
B-19-78111	U-23-13868	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/22/2023	8/29/2023	1/17/2024	final
B-19-78111	U-23-13869	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/22/2023	8/29/2023	1/17/2024	final
B-19-78111	U-23-13870	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/22/2023	8/29/2023	1/17/2024	final
B-19-78111	U-23-14865	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	11/21/2023	11/29/2023	3/5/2024	final
B-19-78111	U-23-14866	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	11/21/2023	11/29/2023	3/5/2024	final
B-19-78111	U-23-14867	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	11/21/2023	11/29/2023	3/5/2024	final
B-19-78111	U-23-14889	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- STAGING CONCRETE TRUCK AND PUMPTER FOR DRIVEWAY SLAB INSTALLATION.	200 VIA BELLARIA		DAVID WAYNE HARDSCAPE LLC	11/27/2023	11/29/2023	5/21/2024	final
B-19-78111	U-23-15004	U-USE OF/WORK IN ROW	USE OF - 10 MINUTE LULL DELIVERY ON S OCEAN BLVD 10:00am - 12:00pm.	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	12/12/2023	12/14/2023	5/21/2024	final

TC Development Review Meeting Backup 6-12-2024

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-19-78111	U-24-15176	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- 10 MINUTE LULL DELIVERY/ PICK UP	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/10/2024	1/12/2024	5/21/2024	final
	X-03-01351	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;CHANGE OUT 2-TON A/C CONDENSER	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITION IN	3/5/2003	3/5/2003	3/24/2003	final
	X-03-03606	X-LEGACY PERMIT	REROOF 1 STORY 1/4/12 ROOF OVER KITCHEN;REMOVE OLD ROOFING & APPLY 1/#43 TT,1/SMOOTH MOD.PLY,2/FBRGLS	200 VIA BELLARIA		RAY ROOFING COMPANY INC	7/7/2003	7/7/2003	8/5/2003	final
	X-04-07366	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;2-T A/C SYSTEM,5KW & 2-T AIR HANDLER,5 KW @ MAIN HOUSE	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITION IN	2/5/2004	2/5/2004	3/17/2004	final
	X-04-09537	X-LEGACY PERMIT	REROOF 1 STORY TILE ROOF OVER BATHROOM & GYM REMOVE OLD ROOFING & APPLY 1/#30 TT,1/MOD. TILE***	200 VIA BELLARIA		RAY ROOFING COMPANY INC	6/18/2004	6/18/2004	7/7/2004	final
	X-06-21507	X-LEGACY PERMIT	REPLACE EXISTING LANDSCAPE LIGHTS	200 VIA BELLARIA		CARPENTER ELECTRIC INC	3/14/2006	3/14/2006	3/17/2006	final
	X-06-22672	X-LEGACY PERMIT	INSTALLATION OF GENERATOR	200 VIA BELLARIA		CARPENTER ELECTRIC INC	5/23/2006	5/23/2006	9/29/2006	final
	X-06-22673	X-LEGACY PERMIT	FORM AND POUR STRUCTURAL CONCRETE SLAB AS PER ATTACHED DRAWINGS FOR NEW GENERATOR	200 VIA BELLARIA		BRANCH CONSTRUCTION INC	5/23/2006	5/23/2006		final
	X-06-22674	X-LEGACY PERMIT	FUEL LINE TO A GENERATOR	200 VIA BELLARIA		J A ADAMS INC	5/23/2006	5/23/2006	10/18/2006	final
B-19-78111	B-16-59578	P-PLUMBING	*****PRIVATE PROVIDER*****SUB PLUMBING - PLUMBING REMODEL PER PLANS.	200 VIA BELLARIA		KCL HOLDINGS INC	8/31/2016	9/2/2016		issued
B-19-78112	B-16-59580	P-PLUMBING	*****PRIVATE PROVIDER*****SUB PLUMBING - PLUMBING REMODEL PER PLANS.	200 VIA BELLARIA	CABANA	KCL HOLDINGS INC	8/31/2016	9/2/2016		issued
B-19-78111	B-16-59682	E-ELECTRICAL	*****PRIVATE PROVIDER*****SUB- ELECTRICAL- ELECTRIC AS PER PLANS INCLUDING LOW VOLTAGE	200 VIA BELLARIA		ELECTRICAL SPECIALTY SERVICES	9/6/2016	9/7/2016		issued
B-19-78111	B-16-60226	E-TEMPORARY POLE	*****PRIVATE PROVIDER*****SUB ELECTRIC: PROVIDE TEMPORARY POWER AS PER DRAWING.	200 VIA BELLARIA		ELECTRICAL SPECIALTY SERVICES	9/29/2016	10/5/2016		issued
B-19-78112	B-16-60227	E-ELECTRICAL	*****PRIVATE PROVIDER*****SUB ELECTRIC: AS PER APPROVED PLA	200 VIA BELLARIA	CABANA	ELECTRICAL SPECIALTY SERVICES	9/29/2016	10/5/2016		issued
B-19-78111	B-17-62078	B-ROOF REPAIR/RE-ROOF	*****PRIVATE PROVIDER*****SUB ROOF - RE-ROOF SLOPED ROOFS W/CLAY BARREL TILE & FLAT ROOF WITH MODIFIED BUR	200 VIA BELLARIA		CARPENTERS ROOFING&SHEET META	1/26/2017	2/8/2017		issued
B-19-78112	B-17-62080	B-ROOF REPAIR/RE-ROOF	*****PRIVATE PROVIDER*****SUB ROOF - RE-ROOF W/ CLAY BARREL TILE	200 VIA BELLARIA	CABANA	CARPENTERS ROOFING&SHEET META	1/26/2017	2/8/2017		issued
B-19-78111	B-18-70508	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITION IN	3/15/2018	3/19/2018		issued
B-19-78112	B-18-70509	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLAN	200 VIA BELLARIA	CABANA	JOHN C CASSIDY AIR CONDITION IN	3/15/2018	3/19/2018		issued
B-19-78111	B-18-71875	E-LOW VOLTAGE RES	*****PRIVATE PROVIDER***** SUB LOW VOLTAGE - AUDIO/VIDEO, PHONE & DATA, LIGHTING CONTROL AND SECURITY.	200 VIA BELLARIA		ENVIRONMENTAL TECHNOLOGY CONTROLS	5/15/2018	5/21/2018		issued
	B-19-78111	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER*****CHANGE OF CONTRACTOR - TAKING OVER PROJECT B-19-77295 WHICH WAS ORIGINALLY B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT (Expirat	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	3/7/2019	3/8/2019		issued
B-19-78111	B-19-78112	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER*****TAKING OVER B-19-77296 PROJECT PER ATTACHED DISCHARGE LETTER. ORIGINAL PERMIT B-16-58889 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT (Expi	200 VIA BELLARIA	CABANA	HEDRICK BROTHERS CONST CO INC	3/7/2019	3/8/2019		issued
B-19-78112	B-19-78804	E-ELECTRICAL	*****PRIVATE PROVIDER***** SUB- LOW VOLTAGE AUDIO/VIDEO, PHONE AND DATA, LIGHTING CONTROL AND SECURITY	200 VIA BELLARIA	CABANA	ETC PALM BEACH LLC	4/18/2019	4/26/2019		issued
B-19-78111	B-20-82849	G-GAS	*****PRIVATE PROVIDER***** SUB GAS - RUN GAS LINE FOR RANGE, BBQ, WATER HEATER, POOL HEATER AND EXISTING GENERATOR	200 VIA BELLARIA		KCL HOLDINGS INC	1/13/2020	1/15/2020		issued
B-19-78111	B-22-95155	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) CIVIL/DRAINAGE	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/17/2022	8/10/2022		issued
	U-23-14453	U-EXCAVATION IN ROW	EXCAVATE IN ROW NEW 6" CURB	200 VIA BELLARIA		WM D ADEIMY JR INC	10/13/2023	10/19/2023		issued
B-19-78111	U-24-15530	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/22/2024	2/27/2024		issued
B-19-78111	U-24-15531	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/22/2024	2/27/2024		issued
B-19-78111	U-24-15532	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/22/2024	2/27/2024		issued
	B-19-80571	M-MECHANICAL	SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITION IN	7/24/2019			pending

TC Development Review Meeting Backup 6-12-2024

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-19-78111	B-22-96067	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - A000,A001,A001.1 - LANDMARK APPROVAL L-22-00557; SATISFIES COMMENTS ON SUBMISSION B-22-95155	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/18/2022			pending
B-22-95155	B-24-02545	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE- CHANGE TO POOL AND TOTAL VALUATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/16/2024			pending
	Z-19-00182	Z-DEVELOPMENT REVIEW PERMIT	Request for a variance to allow the placement of a total of nine (9) new air conditioning condensing units within the side yard and rear yard setbacks associated with the renovation of the residence. The proposed air conditioning units would require the following variances: 1. An east side yard setback of 5 feet in lieu of the 15 foot minimum required for the placement of five air conditioning units. 2. A west side yard setback of 7.2 feet in lieu of the 15 foot minimum required for the placement of three air conditioning units. 3. Use of the walls on the neighboring properties to the east, west and south in lieu of constructin	200 VIA BELLARIA		KOCHMAN AND ZISKA	2/12/2019			pending

Property Detail

Location Address : 200 VIA BELLARIA
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-35-00-001-0320
Subdivision :
Official Records Book/Page : 27262 / 1502
Sale Date : JAN-2015
Legal Description : 35-43-43, W 125 FT OF E 622 FTOF N 165 FT OF S 266 FT OF GOV LT 1 W OF OCEAN BLVD

Owner Information

Owner(s)

SPILOTRO VICTOR
SPILOTRO VICTOR TR
VICTOR SPILOTRO TR TITL HLDR

Mailing Address

200 VIA BELLARIA
PALM BEACH FL 33480 4901

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2015	$5,750,000	27262 / 01502	WARRANTY DEED	SPILOTRO VICTOR
DEC-2012	$10	25685 / 00752	WARRANTY DEED	VIA BELLARIA LLLP
DEC-2012	$10	25685 / 00749	WARRANTY DEED	DAMONE RENA ROWAN &
DEC-2012	$10	25685 / 00745	WARRANTY DEED	DAMONE RENA ROWAN
NOV-1997	$1,400,000	10080 / 00282	WARRANTY DEED	
NOV-1997	$100	10080 / 00278	WARRANTY DEED	
JUN-1990	$2,150,000	06486 / 01725	WARRANTY DEED	
JUN-1989	$1,060,000	06104 / 01082	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SPILOTRO VICTOR	2024	HOMESTEAD
SPILOTRO VICTOR	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 2
***Total Square Feet :** 7889
Acres : 0.4298
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-A—ESTATE RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$2,320,593	$2,135,799	$1,865,032	$1,835,007	$1,824,699
Land Value	$10,231,650	$10,050,000	$5,500,000	$5,400,000	$5,250,000
Total Market Value	$12,552,243	$12,185,799	$7,365,032	$7,235,007	$7,074,699

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	$6,889,944	$6,689,266	$6,494,433	$6,404,766	$6,260,768
Exemption Amount	$50,000	$50,000	$50,000	$50,000	$50,000

Taxable Value	$6,839,944	$6,639,266	$6,444,433	$6,354,766	$6,210,768

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$102,847	$103,039	$104,733	$104,990	$104,380
NON AD VALOREM	$1,056	$1,048	$1,109	$1,089	$1,092
TOTAL TAX	$103,903	$104,087	$105,843	$106,080	$105,472

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Time Extensions

Agenda Title
Waiver of Town Code Section 24-199, For Construction Work Hour Extension at **2660 S Ocean Blvd.**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 42-199, For the Working Hours at 2660 S Ocean Blvd, B-24-02395 and B-24-02396

Date: May 21, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider a request for a modification of work hours for the proposed condominiums at 2660 S. Ocean Blvd. If approved, staff recommends that it be conditioned upon the May 15, 2024, letter received by the Beach Point Condominium Association, which summarizes the request. The permits which were issued to Construction & Remodeling 1 Inc. were issued on February 12, 2024, for a duration of 16 months. The expiration dates are June 12, 2025.

Staff has notified the applicant that granting of extended working hours is the sole discretion of the Town Council.

GENERAL INFORMATION

The applicant is requesting to modify the work hours to be allowed to work on Saturdays between the hours of 9:00am to 4:00pm on the exterior of the building. The code requires all construction work beginning on May 1 until the Monday preceding Thanksgiving, work may commence at 8:00am and cease at the hour of 6:00pm, except Saturdays, Sundays and town observed holidays, when all construction and lawn maintenance work is restricted or prohibited. The applicant has provided a detailed letter of concern and reason for the request for Saturday working hours.

The applicant was requested to notify adjacent neighbors of the request.

Attachments – May 15, 2024, Letter from Beach Point Condominium Association
Permit summary for the Property
Property Appraiser Details for the Property

BEACH POINT
Condominium Association, Inc.

WCH-24-00001

RECEIVED
MAY 15 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Mr. Wayne Bergman
Head of Planning Zoning Building Department
360 South County Road
Palm Beach, Florida 33480

RE: 2660 S. Ocean Blvd. - Summer Construction Hours

Dear Mr. Bergman:

As a result of the forecast for the active hurricane season and daily thunderstorms, our contractor is at risk of falling behind on the total concrete restoration and waterproofing work on our property. We are waterproofing the roofs of two underground parking garages this season. Due to the sensitive nature of waterproofing, and its inability to be applied on moist concrete, it is imperative that we complete the application of the waterproofing before the peak of the rainy season in July through early September.

We would appreciate your considering work being allowed on Saturdays between the hours of 9 am to 4 pm. We want to complete the noisy and dusty concrete work before the winter season. Working on Saturdays would advance the application of the waterproofing before the peak of the rainy season and lessen the financial burdens to the association.

Thank you very much for entertaining this change and on behalf of our residents please know that we appreciate your hard work and dedication to the citizens of this Town.

Warm regards,

Mr. Herb Shear
President of the Beach Point Condominium

2660 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480
TELEPHONE: (561) 586-2648
FAX #: (561) 547-9677

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	B-24-02395	B-COMMERCIAL ALTERATION	ROOF DECK WATERPROOFING AND RESTORATION OF NORTH GARAGE.	2660 S OCEAN BLVD	BLDG 1 (NORTH)	CONSTRUCTION & REMODELING 1 IN	2/2/2024	2/12/2024		issued
	B-24-02396	B-COMMERCIAL ALTERATION	ROOF DECK WATERPROOFING AND RESTORATION OF SOUTH GARAGE.	2660 S OCEAN BLVD	BLDG 2 (SOUTH)	CONSTRUCTION & REMODELING 1 IN	2/2/2024	2/12/2024		issued
	B-24-02702	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** COMPLETE REMODEL	2660 S OCEAN BLVD	CAB 3 E	DERCO CONSTRUCTION INC	3/4/2024	3/8/2024		issued
	B-24-02703	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** COMPLETE REMODEL	2660 S OCEAN BLVD	N 704	DERCO CONSTRUCTION INC	3/4/2024	3/14/2024		issued
B-18-72019	F-18-02844	F-FIRE RESCUE STANDARD	SUB- FIRE ALARM- RELOCATE FIRE ALARM TO PLANS	2660 S OCEAN BLVD	N 404	RVL CONTRACTING INC	5/18/2018	6/7/2018		issued
B-18-73651	A-18-00009	A-ARCOM STAFF APPROVAL	***** STATUS IS "FINAL" ***** APPROVAL OF CONCRETE PAVERS REPLACING EXISTING ASPHALT DRIVEWAY. 8/03/2018	2660 S OCEAN BLVD	SITE	SNS PAVERS INC	8/13/2018			pending

DOROTHYJACKS CFA, MAI
Palm Beach County Property Appraiser
We Value What You Value

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OWNERS

PROPERTY DETAIL

LOCATION
2660 S OCEAN BLVD 101 N

MUNICIPALITY
PALM BEACH

PARCEL NO.
50-43-44-23-08-001-1010

SUBDIVISION
BEACH POINT COND DECL FILED 5-31-79

BOOK/PAGE
34825/880

SALE DATE
FEB-2024

MAILING ADDRESS
2660 S OCEAN BLVD UNIT 101N
PALM BEACH FL 33480 5423

USE TYPE
0400 - CONDOMINIUM

TOTAL SQUARE FEET
2137

SALES INFORMATION

SALES DATE	PRICE
FEB-2024	$10

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Time Extensions

Agenda Title
Waiver of Town Code Section 18-237, For Building Permit Extension at **200 Bahama Ln.**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 200 Bahama Ln.

Date: May 21, 2024

STAFF RECOMMENDATION

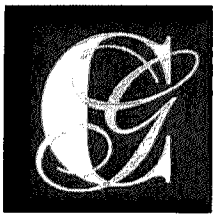
Staff recommends that the Town Council consider the request from Ed Cury, the President of The Cury Group, regarding a second time extension in which to complete the construction of a new two-story single-family residence at 200 Bahama Lane. The original extension was granted on December 13, 2023, for six and a half months to expire on June 30, 2024. The new request is to extend the permit by four months – until October 31,2024.

GENERAL INFORMATION

The current owner is 200 Bahama LLC, which purchased the property in May of 2021. The original residence was demolished around the time of purchase. The building permit was issued in April of 2021 but with the sale of the property, architectural design and Arcom meetings, work did not begin until August 2022. During that delay period, the new owner had plans approved at Arcom for a new two-story residence with accessory building. In December of 2022, additional window, door, and shutter changes were made to the design. The building permit was valid for 20 months to expire on December 20, 2023. The contractor went to the Town Council back in December 2023 for their initial time extension request which was granted allowing an additional six and a half months to expire June 30, 2024. The contractor explains in his letter dated May 17, 2024, the changes made by the owner and the design team account for further delays. The revised construction schedule shows completion by October 31, 2024.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Ed Cury, with Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



THE CURY GROUP, INC.
Development – Construction – Design

May 17, 2024

Wayne Bergman, Building Official
Town of Palm Beach Development Services
360 South County Road
Palm Beach, FL 33480

RE: Request for Construction Time Extension for Permit #B-22-92855 (200 Bahama Lane)

Dear Mr. Bergman,

Please accept this letter as a written request to provide a time extension for permit B-22-92855. The permit was issued on April 21, 2022. At that time the owner requested that The Cury Group place sod on the lot and put the project on hold. We were instructed to remobilize and begin foundation auger piles in mid-August of 2022. This delay in the start of construction has had a lingering effect on our schedule. Also, since the last request for an extension, the owner and design team have continued to reevaluate and improve the design. Based on these improvements, the construction timeline has been pushed further out.

Another mitigating factor that is affecting the schedule, is our ability to acquire consent by the property's neighbor for work being done along the west property line. This issue has affected both the staff approval and subsequent site work permit.

At this time almost all design changes have been finalized and the remaining permits are being applied for. The Cury Group is requesting a through October 31, 2024, to complete the project.

I would ask that you please add this matter to the next town council meetings agenda scheduled for June 12, 2024. Thank you.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group

1475 Centre Park Blvd. Suite 100, West Palm Beach, Florida 33401
561.533-8888 tel 561.832.8848 fax

THE CURY GROUP, INC.
Development – Construction – Design

May 17, 2024

Wayne Bergman, Building Official
Town of Palm Beach Development Services
360 South County Road
Palm Beach, FL 33480

RE: Nuisance Mitigation Measures for Permit #B-22-92855 (200 Bahama Lane)

Dear Mr. Bergman,

Please accept this letter as a written notification that all possible measures will be taken to ensure that the nuisance level is reduced for the neighboring properties surrounding 200 Bahama Lane during construction.

Examples of mitigation are as follows:

1. There will be staff on site to direct traffic onto the site.
2. Flagman will be used to move traffic along during work in the ROW.
3. Silt fences and wind screens will be maintained to keep dust and debris within the property lines.
4. Strict adherence to the mandated working hours will be maintained for the duration of the project.
5. Noise will be kept at a minimum as much as possible during construction hours.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group

1475 Centre Park Blvd. Suite 100, West Palm Beach, Florida 33401
561.533-8888 tel 561.832.8848 fax

THE CURY GROUP, INC.
Development – Construction – Design

May 17, 2024

Wayne Bergman, Building Official
Town of Palm Beach Development Services
360 South County Road
Palm Beach, FL 33480

RE: Neighbor Notification of Request for Extension for Permit #B-22-92855 (200 Bahama Lane)

Dear Mr. Bergman,

Please accept this letter as a written notification that neighbors within 300 feet of 200 Bahama Lane will be notified via first class mail of our request for permit extension at least 25 days prior to the Town Council meeting. Thank you.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group

1475 Centre Park Blvd. Suite 100, West Palm Beach, Florida 33401
561.533-8888 tel 561.832.8848 fax

THE CURY GROUP, INC.
Development – Construction – Design

May 15, 2024

Current Resident
Palm Beach, FL 33480

RE: Request to Extend Construction Time for the Renovation at 200 Bahama Lane

Greetings,

The purpose of this letter is to notify the properties adjacent to 200 Bahama Lane that a request is being made by The Cury Group for a time extension. The Owner and design team have requested further design changes have pushed the timeline for completion of the project. At this time the requested changes have been finalized and are being implemented.

A formal request for the time extension will be submitted to the Town of Palm Beach on May 20, 2024. A designee from The Cury Group will be attending the next Town Council meeting on June 12, 2024, to present this request.

We appreciate your patience, as we try to complete the remaining work for this project as quickly and efficiently as possible.

If you have any questions, please feel free to contact Ed Cury at 561-533-8888.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group

1475 Centre Park Blvd. Suite 100, West Palm Beach, Florida 33401
561.533-8888 tel 561.832.8848 fax

TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of all applicable fees (1% of remaining, unfinished construction plus technology fee).

Deadlines: **See Permit Time Extension Schedule for submittal deadlines (page 3).** For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): June 12, 2024
- Deadline for submittal of request/backup must be received by: May 20, 2024
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: May 17, 2024
  (must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-92855 Exp. Date: June 30, 2024

Job Address: 200 Bahama Lane, Palm Beach, FL 33480

Length of time extension being requested: (in days) 122

Proposed completion date if requested time extension is granted: October 31, 2024
(Must attach completion schedule)

Contact: Todd Cury Phone: 561-644-2652

Email: permitting@curygroup.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 200 Bahama Lane, Palm Beach, FL 33480

Permit# :	B-22-92855	Job Value	$ 2,710,825.00
Permit# :		Job Value	$
Permit# :		Job Value	$
Permit# :		Job Value	$
TOTAL valuation of project			$ 2,710,825.00

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ 1,586,269.49

Time Extension fee due based upon 1% of this amount: $ 15,862.69
Technology Fee (2% of permit fee above) $ 317.25

Total Time Extension Fee Due:
(attach a copy of the receipt for payment) $ 16,179.94

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

May 15, 2024
OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE DATE 5/14/2024

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 15th day of May

20 24, By Stephen Livaditis

Who are personally known ✓ OR produced identification (Type of identification)_____
OR Online Notarization_____

KRISTEN INESTA
Printed Name of Notary

Kristen Inesta
Signature of Notary

SEAL:

KRISTEN INESTA
MY COMMISSION # HH 323684
EXPIRES: December 18, 2026

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 14th day of May

20 24, By Ed Cury

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization_____

KRISTEN INESTA
Printed Name of Notary

Kristen Inesta
Signature of Notary

SEAL:

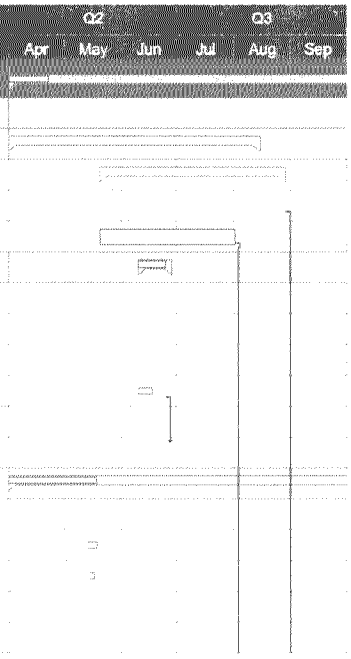
KRISTEN INESTA
MY COMMISSION # HH 323684
EXPIRES: December 18, 2026

200 Bahama (REV.2) 5.16.2023

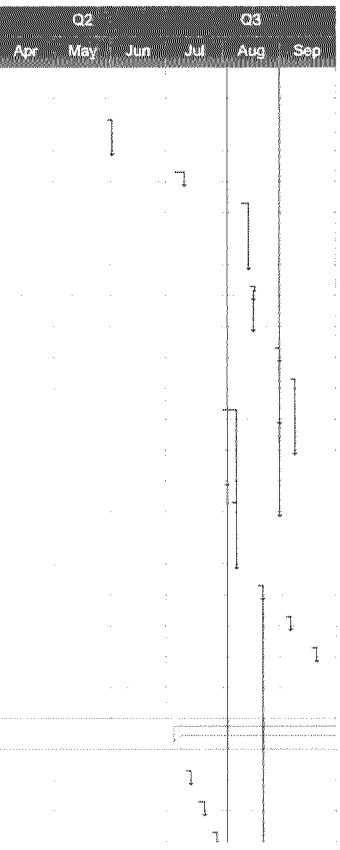
smartsheet

200 Bahama Lane
Owner: Steven Livaditis d.b.a. 200 Bahama LLC
General Contractor: The Cury Group LLC

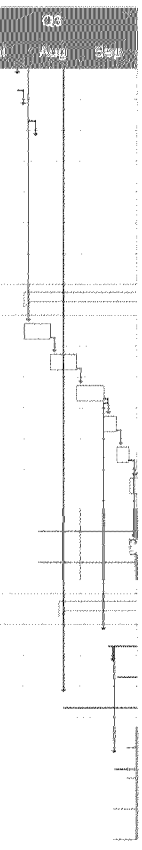
Task Name	Duration	Start	Finish
200 Bahama	324d	07/24/23	10/31/24
Submittal - A/E Review			
Fabrication and Delivery	261d	08/03/23	08/14/24
Schedule Impacts	70d	05/20/24	08/28/24
Generator Approval By Town Council	65d	05/28/24	08/28/24
Site Work Permit	50d	05/20/24	07/31/24
House Envelope	13d	06/10/24	06/27/24
Roofing	15d		
Stucco / Stucco Bands	20d		
Water Proof Exterior Walls	4d		
Paint	10d	06/10/24	06/24/24
Light Fixtures - Exterior	3d	06/24/24	06/26/24
Gutter and Down Spouts	3d	06/25/24	06/27/24
Build Out	307d	07/24/23	10/08/24
Frame	8d	07/24/23	08/02/23
Backing	4d	05/14/24	05/20/24
Wall Insulation	2d	05/15/24	05/16/24
Plumbing Rough	15d	07/26/23	08/15/23
Mechanical Rough 1st Floor	15d	07/26/23	08/15/23



Task Name	Duration	Start	Finish
Electrical Rough 1st Floor	15d	08/21/23	09/11/23
Inspection - Final QC and Owner Walk - Verify in Wall Rough	3d	05/27/24	05/29/24
Drywall - Rock & Roll!	25d	05/30/24	07/05/24
Finish Walls - 1st Floors	25d	07/08/24	08/09/24
Late Window Impacts - Touch Up Stucco, Paint	10d	06/24/24	07/08/24
Prime walls -	3d	08/12/24	08/14/24
Set Doors Frames -	10d	08/15/24	08/28/24
Cabinets / Vanities 1st Floor	10d	08/15/24	08/28/24
Mechanical Trim - 1nd Floor	5d	08/29/24	09/05/24
Tops Cabinets & Vanities	5d	07/25/24	07/31/24
Generator Install	7d	08/29/24	09/09/24
FPL Meter	1d	09/06/24	09/06/24
Appliances	3d	08/01/24	08/05/24
Base Boards, Casing and Moulding 1st Floor	20d	08/29/24	09/26/24
Plumbing Trim -	10d	08/06/24	08/19/24
Electrical Trim -	10d	08/20/24	09/03/24
Final Paint	10d	09/04/24	09/17/24
Cury Punch	10d	09/18/24	10/01/24
Owner Punch	5d	10/02/24	10/08/24
Pool	**76d**	**07/05/24**	**10/21/24**
Excavate	5d	07/05/24	07/11/24
Form	5d	07/12/24	07/18/24
Plumbing & Electrical Rough	5d	07/19/24	07/25/24



	Task Name	Duration	Start	Finish
103	Gunnite	1d	07/26/24	07/26/24
104	Coping Pavers	5d	07/29/24	08/02/24
105	Tile	5d	08/05/24	08/09/24
106	Equipment Install	5d	10/04/24	10/10/24
107	Plaster	1d	10/11/24	10/11/24
108	Fill Pool	3d	10/14/24	10/16/24
109	Inspections	3d	10/17/24	10/21/24
110	**Civil / Site Work**	**65d**	**08/01/24**	**10/31/24**
111	Site Wall	10d	08/01/24	08/14/24
112	Drainage	10d	08/15/24	08/28/24
113	Site Electrical	10d	08/29/24	09/12/24
114	Rough Grade	5d	09/13/24	09/19/24
115	Trees	5d	09/20/24	09/26/24
116	Pads for AC / Generator	5d	09/27/24	10/03/24
117	Paver and Or Hardscape	20d	10/04/24	10/31/24
118	Irrigation	10d	09/27/24	10/10/24
119	Landscaping	7d	10/11/24	10/21/24
120	**FINAL Inspections**	**51d**	**08/20/24**	**10/30/24**
121	Electrical Final	1d	09/13/24	09/13/24
122	Mechanical Final	1d	09/18/24	09/18/24
123	Plumbing Final	1d	08/20/24	08/20/24
124	Civil Final	1d	10/25/24	10/25/24
125	Windows and Doors Final	1d	09/16/24	09/16/24
126	Zoning Final	1d	10/28/24	10/28/24
127	Building Final	1d	10/29/24	10/29/24



Task Name	Duration	Start	Finish	Q2			Q3		
				Apr	May	Jun	Jul	Aug	Sep
Certificate Of Occupancy Final	1d	10/30/24	10/30/24						

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-22-92855	B-23-99710	S-FENCE/WALL/GATE	SITE WALL	200 BAHAMA LN		CURY ENTERPRISES LLC	6/13/2023		10/13/2023	canceled
B-22-92855	A-22-02723	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR WINDOW, SHUTTERS AND FRONT DOOR MODI FICATION. ADDITION OF SHUTTERS TO THE FRONT ELEVATION, RE-CE NTERING OF WINDOWS ON THE SIDE ELEVATIONS, AND 1 WINDOW C	200 BAHAMA LN		CURY ENTERPRISES LLC	12/20/2022	12/21/2022	12/21/2022	final
	B-18-74488	B-WINDOWS/DOORS/SHUTTER S/GARAGE DOORS	REMOVE AND REPLACE 16X7 GARAGE DOOR (REPLACE WHITE DOOR WITH NEW WHITE DOOR)	200 BAHAMA LN		D & D GARAGE DOORS OF THE T REA	8/16/2018	10/11/2018	10/30/2018	final
	B-21-91545	D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION OF SFR AND HARDSCAPES	200 BAHAMA LN		RAPID REMOVAL INC	10/11/2021	11/4/2021	5/5/2022	final
B-22-92855	B-23-00251	R-REVISION	REVISION- BUILDING- ROOFING NOA'S (2) STD FL APPROVALS.	200 BAHAMA LN		CURY ENTERPRISES LLC	7/17/2023	7/19/2023	7/19/2023	final
B-23-99710	B-23-01406	FEE CHARGE	CONTRACTOR CANCELLED	200 BAHAMA LN		CURY ENTERPRISES LLC	10/13/2023	1/18/2024	1/18/2024	final
B-22-92855	B-23-99374	R-REVISION	REVISION BUILDING - TRUSS SHOP DRAWINGS AND ENGINEERING AN D WINDOW AND FRENCH DOOR SHOP DRAWINGS AND NOA'S	200 BAHAMA LN		CURY ENTERPRISES LLC	5/18/2023	5/19/2023	5/19/2023	final
B-22-92855	B-23-99428	R-REVISION	REVISION BUILDING - ROOFING NOA'S AS REQUESTED IN MASTER PE RMIT CONDITIONS	200 BAHAMA LN		CURY ENTERPRISES LLC	5/23/2023	6/1/2023	6/1/2023	final
B-21-91545	U-21-08797	U-USE OF/WORK IN ROW	ROW - DROP OFF EXCAVATOR	200 BAHAMA LN		RAPID REMOVAL INC	11/5/2021	11/17/2021	12/15/2023	final
	U-21-08920	U-USE OF/WORK IN ROW	ROW PICK UP EXCAVATOR.	200 BAHAMA LN		RAPID REMOVAL INC	11/18/2021	11/22/2021	12/15/2023	final
B-22-92855	U-22-10929	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	8/17/2022	8/23/2022	1/9/2023	final
B-22-92855	U-22-10930	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	8/17/2022	8/23/2022	1/9/2023	final
B-22-92855	U-22-10931	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	8/17/2022	8/23/2022	1/9/2023	final
B-22-92855	U-22-11157	U-USE OF/WORK IN ROW	USE OF- 1 MONTH- DELIVERY & PICK UP - FONDATION STEEL / CONCR ETE BLOCK 40-FOOT LOW BOY TRAILERS - SEE ATTACHED SCHEDULE	200 BAHAMA LN		CURY ENTERPRISES LLC	9/7/2022	9/9/2022	10/31/2023	final
B-22-92855	U-22-11355	U-USE OF/WORK IN ROW	USE OF- LOADING AND OFF LOADING MATERIAL 1 MONTH- DELIVERY AND PICK UP.	200 BAHAMA LN		CURY ENTERPRISES LLC	9/26/2022	10/18/2022	10/31/2023	final
B-22-92855	U-22-12166	U-USE OF/WORK IN ROW	RIGHT OF WAY - CONCRETE DELIVERY 9AM-11AM	200 BAHAMA LN		CURY ENTERPRISES LLC	12/29/2022	1/3/2023	10/2/2023	final
B-22-92855	U-23-12216	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/9/2023	9/6/2023	final
B-22-92855	U-23-12217	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/9/2023	9/6/2023	final
B-22-92855	U-23-12218	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/9/2023	9/6/2023	final
B-22-92855	U-23-12219	U-USE OF/WORK IN ROW	USE OF ROW FOR 2 HOURS TO DELIVER BLOCK & MORTAR	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/12/2023	10/31/2023	final
B-22-92855	U-23-12567	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	3/21/2023	3/24/2023	9/18/2023	final
B-22-92855	U-23-12568	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	3/21/2023	3/24/2023	9/18/2023	final
B-22-92855	U-23-12569	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	3/21/2023	3/24/2023	9/18/2023	final
B-22-92855	U-23-12655	U-USE OF/WORK IN ROW	RIGHT OF WAY DELIVERY OF BLOCK	200 BAHAMA LN		CURY ENTERPRISES LLC	4/5/2023	4/7/2023	10/2/2023	final
B-22-92855	U-23-13369	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	7/7/2023	7/13/2023	11/20/2023	final
B-22-92855	U-23-13370	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	7/7/2023	7/13/2023	11/20/2023	final
B-22-92855	U-23-13371	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	7/7/2023	7/13/2023	10/31/2023	final
B-22-92855	U-23-14238	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	9/25/2023	9/28/2023	1/19/2024	final
B-22-92855	U-23-14239	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	9/25/2023	9/28/2023	1/19/2024	final
B-22-92855	U-23-14240	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	9/25/2023	9/28/2023	1/19/2024	final
B-22-92855	U-24-15110	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	1/3/2024	1/10/2024	5/21/2024	final
B-22-92855	U-24-15111	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	1/3/2024	1/10/2024	5/21/2024	final
B-22-92855	U-24-15112	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	1/3/2024	1/10/2024	5/21/2024	final

TC Development Review Meeting Backup 6-12-2024

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	X-06-23707	X-LEGACY PERMIT	TEAR-OFF, RE-ROOF -TILE TO TILE 9100SF ENTEGRA BERMUDA CONCRETE FLAT CONCRETE TILE	200 BAHAMA LN		INACTIVE	7/6/2006	7/6/2006	12/27/2006	final
	X-06-23708	X-LEGACY PERMIT	UPDATE: TEAR OFF TORCH DOWN FLAT ROOF	200 BAHAMA LN		INACTIVE	8/2/2006	8/2/2006	12/27/2006	final
	B-21-91704	P-PLUMBING	(SEE PERMIT CONDITIONS) CUTTING & CAPPING OF WATER LINES	200 BAHAMA LN		POO-MAN PLUMBING & DRAIN CLEANING CO	10/22/2021	10/26/2021		issued
	B-22-92855	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	**TC EXTENDED PERMIT TO 6/30/2024** NEW CONSTRUCTION	200 BAHAMA LN		CURY ENTERPRISES LLC	1/14/2022	4/21/2022		issued
B-22-92855	B-22-96991	E-ELECTRICAL	TEMP POWER POLE	200 BAHAMA LN		PVM ELECTRIC LLC	10/21/2022	10/26/2022		issued
	U-21-08486	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER CAP OFF	200 BAHAMA LN		RAPID REMOVAL INC	10/5/2021	10/11/2021		issued
B-22-92855	U-23-14661	U-EXCAVATION IN ROW	EXCAVATE	200 BAHAMA LN		CURY ENTERPRISES LLC	11/1/2023	11/6/2023		issued
B-22-92855	U-23-14663	U-DRIVEWAY	DRIVEWAY/SIDEWALK/CURB	200 BAHAMA LN		CURY ENTERPRISES LLC	11/1/2023	11/6/2023		issued
B-22-92855	U-23-14665	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER TIE IN ROW	200 BAHAMA LN		CURY ENTERPRISES LLC	11/1/2023	11/6/2023		issued
B-18-74488	A-18-00177	A-ARCOM STAFF APPROVAL	*****STATUS IS "FINAL" ***** ARCOM STAFF APPROVAL TO REMOVE OLD WOODEN WHITE 16X7 GARAGE DOOR AND REPLACE WITH A 16 X7 STEEL DOOR. WHITE.	200 BAHAMA LN		D & D GARAGE DOORS OF THE TREA	10/5/2018			pending
B-22-92855	A-24-03492	A-ARCOM STAFF APPROVAL	ARCOM- ADDED FRENCH DOORS TO THE LIBRARY. ADDED BAHAMA SHUTTERS ON THE SECOND FLOOR WEST ELEVATION. ADDED ADDITIONAL LOUVERS TO BOTTOM OF GARAGE DOOR. ADDED WALL SCONCES ADJACENT FRENCH DOORS AND GARAGE DOOR OPENING. REVISED POOL FOOTPRINT. ADDED FOUNTAINS AND SPA. REVISED HARDSCAPE AND SITEWALL/GATES. ADDED GENERATOR AND ENCLOSURE. RELOCATED POOL EQUIPMENT ENCLOSURE. RELOCATED POOL EQUIPMEN	200 BAHAMA LN		CURY ENTERPRISES LLC	1/19/2024			pending
B-22-92855	B-22-93517	B-AGREEMENTS PUBLIC WORK	EASEMENT INSTALLATION AND REMOVAL AGREEMENT	200 BAHAMA LN		CURY ENTERPRISES LLC	3/4/2022			pending
B-22-92855	B-22-97234	B-AGREEMENTS PUBLIC WORK	DRIVEWAY AGREEMENT	200 BAHAMA LN		CURY ENTERPRISES LLC	11/15/2022			pending
	Z-21-00349	Z-DEVELOPMENT REVIEW PERMIT	Section 134-893(b): Site Plan Review to allow the construction of a 5,856 square foot two-story, single family residence on a non-conforming platted lot that is 90.17 feet in depth in lieu of the 100 foot minim	200 BAHAMA LN		KOCHMAN AND ZISKA	4/12/2021			pending

TC Development Review Meeting Backup 6-12-2024

Property Detail

Location Address : 200 BAHAMA LN
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-10-02-000-0220
Subdivision : BAHAMA ADD IN
Official Records Book/Page : 32562 / 668
Sale Date : MAY-2021
Legal Description : BAHAMA ADDITION LT 22

Owner Information

Owner(s)	Mailing Address
200 BAHAMA LLC	PO BOX 508 PALM BEACH FL 33480 0508

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2021	$10	32562 / 00668	QUIT CLAIM	200 BAHAMA LLC
MAY-2021	$3,700,000	32562 / 00666	DEED OF TRUST	200 BAHAMA LLC
APR-1997	$100	09766 / 00979	REP DEED	
JAN-1968	$80,000	01663 / 00862		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 0.3153
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$0	$0	$202,630	$68,688	$212,933
Land Value	$7,210,350	$5,218,920	$3,268,692	$2,966,544	$2,746,800
Total Market Value	$7,210,350	$5,124,500	$3,471,322	$3,035,232	$2,959,733

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	$5,636,950	$5,124,500	$3,471,322	$1,018,247	$995,354
Exemption Amount	$0	$0	$0	$50,500	$50,500
Taxable Value	$5,636,950	$5,124,500	$3,471,322	$967,747	$944,854

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$94,785	$79,405	$56,323	$16,137	$16,031
NON AD VALOREM	$907	$1,091	$1,182	$1,164	$1,165
TOTAL TAX	$95,692	$80,496	$57,505	$17,301	$17,196

TOWN OF PALM BEACH

Town Council Meeting Development Review on: June 12, 2024

Section of Agenda
Time Extensions

Agenda Title
Waiver of Town Code Section 18-237, For Building Permit Extension at **2000 S Ocean Blvd.**,

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 2000 S Ocean Blvd., - Permits B-22-94771 and B-22-94772.

Date: May 21, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Scott Haubert with C.A. Lindman of South Florida, LLC regarding a second time extension in which to complete the exterior restoration project at the two buildings located at 2000 S. Ocean Blvd. The original extension was granted on December 13, 2023, for four months to expire on April 1, 2024. The new request is to extend the permit by an additional three months – until July 30, 2024.

GENERAL INFORMATION

These are the two five-story condominium buildings at Sloane's Curve. The exterior concrete restoration permits were issued on May 31, 2022, and expired on October 1, 2023 (16-month duration). The contractor explains in his letter dated May 17, 2024, that the project has been delayed again due to additional cosmetic work that has been requested by the building management in addition to punch-list items from the previous contract. The revised construction schedule shows the project should be completed by July 30, 2024.

The applicant appears to have complied with all new requirements for neighbor notice. Staff has no direct issue with this request.

Attachments: Letter from C.A. Lindman of South Florida, LLC with Construction Schedule, Nuisance Mitigation Measures, and Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property

C.A.
LINDMAN
of SOUTH FLORIDA, LLC

1411 SW 31ST AVENUE ♦ POMPANO BEACH, FLORIDA 33069
(954) 971-3220 ♦ FAX (954) 971-3221
5/17/2024

To: The Town of Palm Beach Town Council and Building Department.

RE: Town Council Development Review

Permit deadline extension request at 2000 S. Ocean Blvd.

To whom it may concern.

CA Lindman of South Florida LLC. is currently engaged in a structural repair and restoration project to the two buildings at Sloans Curve at 2000 S. Ocean Blvd. This project was begun in June of 2022 under permits B-22-94771 and B-22-94772 with an anticipated completion date of October 2023. The permit was extended by the town council in Dec of 2023 and work was substantially completed by the extended permit expiration date of 5/1/2024 however additional cosmetic work has been requested by the building management in addition to punch-list items from the previous contract. Due to the ongoing minor work, the building department has required C.A. Lindman to file for a permit extension from the town council before closing the permit. We would like to make this request at the Town Council Development Review meeting on Jun 12th 2024 to extend the permit 90 days to expire on 7/30/2024.

The ongoing work requested by the building management and board consists of smoothing old stucco repairs completed by previous contractors to have a similar appearance to new patches of stucco that C.A. Lindman completed during the restoration project. There is also remedial work on balconies 104N and 506N where other contractors removed windows or shutters after the C.A. Lindman's work was completed. These contractors damaged finishes installed by C.A. Lindman and the building has requested Lindman to re-finish the balcony where damaged to match work completed on other balconies. There are also a few minor concrete and stucco repairs discovered by the engineer after substantial completion which was not previously visible on the roof which also need to be addressed.

Sincerely,

Scott Haubert

Project Manager- C.A. Lindman of South Florida, LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Shaubert@calindman.com

941-232-8086

C.A.
LINDMAN
of SOUTH FLORIDA, LLC

1411 SW 31ST AVENUE ♦ POMPANO BEACH, FLORIDA 33069
(954) 971-3220 ♦ FAX (954) 971-3221
5/17/2024

Re: Nuisance Mitigation

To Whom it may concern,

C.A. Lindman abides by Osha requirements to reduce noise and dust where possible and able. The work is not easily visible from outside of the property and the noise will not be excessive, small chipping guns and grinders will only be operated as needed between 9am and 4pm only on weekdays.

Sincerely,

Scott Haubert

Project Manager- C.A. Lindman of South Florida, LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Shaubert@calindman.com

941-232-8086

C.A.
LINDMAN
of SOUTH FLORIDA, LLC

1411 SW 31ST AVENUE ♦ POMPANO BEACH, FLORIDA 33069
(954) 971-3220 ♦ FAX (954) 971-3221

5/15/2024

To:

The Neighboring Properties of 2000 S. Ocean Blvd.

RE: Town Council Development Review

Permit deadline extension request at 2000 S. Ocean Blvd.

To whom it may concern.

CA Lindman of South Florida LLC. is currently engaged in a structural repair and restoration project to the two buildings at Sloans Curve at 2000 S. Ocean Blvd. This project was begun in June of 2022 under permits B-22-94771 and B-22-94772 with an anticipated completion date of October 2023. The permit was extended by the town council in Dec of 2023 and work was substantially completed by the extended permit expiration date of 5/1/2024 however additional cosmetic work has been requested by the building management in addition to punchlist items from the previous contract. Due to the ongoing minor work, the building department has required C.A. Lindman to file for a permit extension from the town council before closing the permit. We will be making this request at the Town Council Development Review meeting on Jun 12th 2024 to extend the permit 90 days to expire on 7/30/2024. The work requested by the building management includes resurfacing areas of rough stucco from previous restoration projects and paint touchup as well as cosmetic repairs to units damaged by other contractors after our work was completed on those balconies. Part of the new permit extension process is to mail the neighboring properties by certified mail by May 17th 2024 to give neighboring properties notice of the review meeting.

Sincerely,

Scott Haubert

Project Manager- C.A. Lindman of South Florida, LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Shaubert@calindman.com

941-232-8086

ext permit 24-00008
ext permit 24-00009

RECEIVED
MAY 20 2024
Town of Palm Beach
PZB Dept

TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: **See Permit Time Extension Schedule for submittal deadlines (page 3).** For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 6/12/2024
- Deadline for submittal of request/backup must be received by: 5/20/2024
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 5/17/2024
  (must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-94771, B-22-94772 Exp. Date: 5/1/2024

Job Address: 2000 S. Ocean Blvd, Palm Beach, FL. 33480

Length of time extension being requested: (in days) 90 Days

Proposed completion date if requested time extension is granted: 7/30/2024
(Must attach completion schedule)

Contact: Scott Haubert Phone: 941-232-8086

Email: Shaubert@calindman.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 2000 S. Ocean Blvd, Palm Beach, FL. 33480

Permit# : B-22-94771 Job Value $4,431,080.00 220183 20,000

Permit# : B-22-94772 Job Value $4,431,080.00 220183 20,000

Permit# : _____ Job Value $_____

Permit# : _____ Job Value $_____

Valuation of work remaining to complete the project: $ 40,000 20,000 ea Ck
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: $ 400
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

[signature] , 1ST TREAS
OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[signature] 5/16/24
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me
this 16th day of May
20 24 By Robert C. Patent

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____

Brie Hummel
Printed Name of Notary

[signature]
Signature of Notary

SEAL:

BRIE HUMMEL
MY COMMISSION # HH 107093
EXPIRES: July 21, 2025
Bonded Thru Notary Public Underwriters

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me
this 16th day of MAY
20 24 By Robert Pusheck

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____

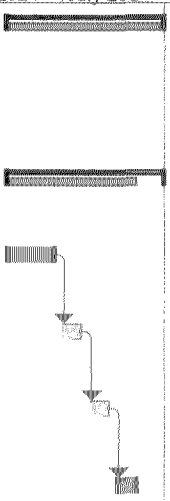
DEBBIE DE LEON
Printed Name of Notary

[signature]
Signature of Notary

SEAL:

DEBBIE DE LEON
MY COMMISSION # HH 071988
EXPIRES: February 21, 2025
Bonded Thru Notary Public Underwriters

ID	Duration	Task Name	Start	Finish
1	**30 days**	**Sloan's Curve Concrete Restoration Project**	**Mon 6/17/24**	**Fri 7/26/24**
2		Revision Date 5/1/2024		
3	**30 days**	**Roof Concrete Repairs**	**Mon 6/17/24**	**Fri 7/26/24**
4	10 days	Demo Concrete Repairs	Mon 6/17/24	Fri 6/28/24
5	5 days	Placeback Concrete	Mon 7/1/24	Fri 7/5/24
6	5 days	Repair roof waterproofing	Mon 7/8/24	Fri 7/12/24
7	5 days	Stucco repair and paint	Mon 7/15/24	Fri 7/19/24



Project: North Tower Schedule
Date: Fri 5/17/24

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	B-19-78592	B-RESIDENTIAL ALTERATION	NEW EXTERIOR SLIDING GLASS DOORS, RENOVATE BATHROOM, CABINETS AND FLOORING.	2000 S OCEAN BLVD	CAB 5 S	WILDES BUILDERS LLC	4/5/2019	4/26/2019		issued
B-19-78588	B-19-78956	E-FIRE ALARM	SUB FIRE ALARM - REMOVE EXISTING SOUNDER BASE SMOKE DETECTOR AND MINI-HORNS. PROVIDE NEW LOW FREQUENCY TYPE SOUNDER BASED SMOKE DETECTOR.	2000 S OCEAN BLVD	S 409	ADVANCED ALARM SERVICE INC	4/26/2019	5/1/2019		issued
	B-19-80137	B-RESIDENTIAL ALTERATION	INSTALL NEW BUILT-INS AS SHOWN IN DRAWING NEW CEILING LIGHTS.	2000 S OCEAN BLVD	N 405	LEGACY BUILDERS OF PALM BEACH	6/28/2019	7/10/2019		issued
	B-19-80493	B-RESIDENTIAL ALTERATION	KITCHEN REMODELING (1 PERMIT) OWNER LISTED AS PARKER	2000 S OCEAN BLVD	N 505	REGOSA ENGINEERING SERVICES INC	7/19/2019	7/31/2019		issued
	B-19-80566	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER*****CABANA INTERIOR DEMOLITION AS PER PLANS	2000 S OCEAN BLVD	CAB 6 W	THE CASTILLA AND GODOY CO I NC	7/24/2019	7/31/2019		issued
	B-19-82535	S-FENCE/WALL/GATE	190 LF OF 4' HIGH BLACK CHAIN LINK FENCE PLATE MOUNTED TO CONCRETE (SUB STRUCTURAL) PIILLARS AND (1) 4X4 GATE	2000 S OCEAN BLVD	SITE	BULLDOG FENCE OF FLORIDA LLC	12/9/2019	12/13/2019		issued
	B-20-84633	B-RESIDENTIAL ALTERATION	KITCHEN RENOVATION	2000 S OCEAN BLVD	S 210	LEGACY BUILDERS OF PALM BEACH	6/24/2020	7/10/2020		issued
	B-20-84906	B-RESIDENTIAL ALTERATION	CABANA RENOVATION	2000 S OCEAN BLVD	CAB 5 S	LEGACY BUILDERS OF PALM BEACH	7/15/2020	7/22/2020		issued
	B-20-85321	B-RESIDENTIAL ALTERATION	POOL CABANA REPAIR WATER DAMAGE REPLACE VANITY AND NEW SHOWER	2000 S OCEAN BLVD	CAB 10 E	LEGACY BUILDERS OF PALM BEACH	8/11/2020	8/18/2020		issued
	B-20-85322	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	FURNISH AND INSTALL LARGE-MISSILE IMPACT DOORS NEW DOORS TO MATCH EXISTING	2000 S OCEAN BLVD	CAB 10 W	HAROLD M GORDON & SON INC	8/11/2020	8/18/2020		issued
	B-21-87539	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER***** INTERIOR DEMO	2000 S OCEAN BLVD	S 509	CAMBRIDGE CONSTRUCTION LL	2/12/2021	2/17/2021		issued
	B-21-87763	E-ELECTRICAL	INSTALL 50 AMP OUTLET FOR A CAR CHARGER	2000 S OCEAN BLVD	N 503	PANEL ELECTRIC INC	3/8/2021	7/6/2022		issued
	B-21-88349	B-RESIDENTIAL ALTERATION	COMPLETE INTERIOR RENOVATION	2000 S OCEAN BLVD	N 510	MARYJULI CONSTRUCTION INC	4/9/2021	4/21/2021		issued
B-21-89421	B-21-88593	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER ***** INTERIOR DEMO	2000 S OCEAN BLVD	S 201	THE CASTILLA AND GODOY CO I NC	4/23/2021	4/28/2021		issued
	B-21-89159	B-COMMERCIAL ALTERATION	*****PRIVATE PROVIDER***** PRO SHOP INTERIOR REMODELING AS PER PLANS	2000 S OCEAN BLVD	BLDG 1 (NORTH)	THE CASTILLA AND GODOY CO I NC	5/21/2021	6/1/2021		issued
	B-21-89771	E-ELECTRICAL	REPLACING EXISTING 200A FPE PANEL W/NEW 200A SQD PANEL	2000 S OCEAN BLVD	N 506	PANEL ELECTRIC INC	6/21/2021	6/23/2021		issued
	B-21-90161	P-WATER HEATER REPLACEMENT ONLY	REPLACE HOT WATER HEATER	2000 S OCEAN BLVD	N 504	BOBBY KAJAK PLUMBING INC	7/13/2021	7/13/2021		issued
	B-21-91637	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	CABANA SLIDING DOOR REPLACEMENT ON EXISTING CONFIGURATION	2000 S OCEAN BLVD	CAB 7 E	MARYJULI CONSTRUCTION INC	10/18/2021	11/17/2021		issued
	B-22-94208	B-COMMERCIAL ALTERATION	(SEE PERMIT CONDITIONS)UNIT N 109- REPAIR OF EXTERIOR COLUMN	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CA LINDMAN OF SOUTH FLORIDA LL	4/19/2022	4/26/2022		issued
	B-22-94766	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACING FRONT ENTRY DOOR WITH IMPACT FRONT DOOR.	2000 S OCEAN BLVD	S 306	ASE DEVELOPMENT INC	5/24/2022	5/31/2022		issued
	B-22-94771	B-COMMERCIAL ALTERATION	***** PRIVATE PROVIDER *****CONCRETE RESTORATION OF SOUTH BUILDING EXTERIOR WATERPROOFING TO BALCONIES, ATRIUM WALK WAY WATERPROOFING	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	CA LINDMAN OF SOUTH FLORIDA LL	5/24/2022	5/31/2022		issued
	B-22-94772	B-COMMERCIAL ALTERATION	***** PRIVATE PROVIDER *****CONCRETE RESTORATION OF SOUTH BUILDING EXTERIOR WATERPROOFING TO BALCONIES, ATRIUM WALK WAY WATERPROOFING	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CA LINDMAN OF SOUTH FLORIDA LL	5/24/2022	5/31/2022		issued
	B-22-94981	B-RESIDENTIAL ALTERATION	INTERIOR RENOVATION	2000 S OCEAN BLVD	CAB 7 E	MARYJULI CONSTRUCTION INC	6/8/2022	6/20/2022		issued
	B-22-96388	E-ELECTRICAL	REPLACE FEEDER FR METER BANK B NORTH BUILDING	2000 S OCEAN BLVD	BLDG 1 (NORTH)	UNITED ELECTRICIANS INC	9/7/2022	11/2/2022		issued
	B-22-96390	E-ELECTRICAL	REPLACE FEEDER FR METER BANK B SOUTH BUILDING	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	UNITED ELECTRICIANS INC	9/7/2022	11/2/2022		issued
	B-22-96487	B-COMMERCIAL ALTERATION	SOUTH GARAGE LOBBY RENOVATION AS PER PLAN	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	REAVY PROPERTY MANAGEMENT & MA	9/15/2022	9/29/2022		issued
	B-23-00288	B-COMMERCIAL ALTERATION	***** PRIVATE PROVIDER ***** NORTH, NW GARAGE ENTRY RENOVATION, POOL BATHROOM REMODEL AS PER PLANS.	2000 S OCEAN BLVD	BLDG 1 (NORTH)	REAVY PROPERTY MANAGEMENT & MA	7/19/2023	8/9/2023		issued
	B-23-00858	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	INSTALLATION OF WIND WALL AT COMMON BALCONIES 4TH AND 5TH FLOORS	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	10/10/2023		issued
	B-23-00859	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	INSTALLATION OF WIND WALL AT COMMON BALCONIES 4TH AND 5TH FLOORS	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	10/10/2023		issued
	B-23-00860	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	(SEE PERMIT CONDITIONS) REMOVAL AND REPLACEMENT OF FIRE RATED DOORS SIZE FOR SIZE	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	9/12/2023		issued

TC Development Review Meeting Backup 6-12-2024

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	B-23-00861	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	(SEE PERMIT CONDITIONS) REMOVAL AND REPLACEMENT OF FIRE RATED DOORS SIZE FOR SIZE	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	9/12/2023		issued
	B-23-99290	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	PAVER REMOVAL AND REPLACEMENT FOR THE NORTH AND WEST GARAGE (SEE PERMIT CONDITIONS)	2000 S OCEAN BLVD	GARAGE	PALM BEACH CONTRACTINGS SERVIC	5/12/2023	5/30/2023		issued
	B-23-99318	D-INTERIOR DEMOLITION	***** PRIVATE PROVIDER ***** INTERIOR DEMO AS PER PLAN5	2000 S OCEAN BLVD	S 504	THE CASTILLA AND GODOY CO I NC	5/15/2023	5/19/2023		issued
	B-23-99486	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** INTERIOR REMODEL AS PER PLANS -UPDATE TO FULLY FIRE SPRINKLER, UPDATE TO CODE FIRE ALARM	2000 S OCEAN BLVD	N 402	THE CASTILLA AND GODOY CO I NC	5/26/2023	8/10/2023		issued
	B-23-99489	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** INTERIOR REMODEL AS PER PLANS -REPLACE WINDOWS WITH HURRICANE IMPACT WINDOWS, UPDATE TO FULLY FIRE SPRINKLER, UPDATE TO CODE FIRE ALARM	2000 S OCEAN BLVD	S 504	THE CASTILLA AND GODOY CO I NC	5/26/2023	8/9/2023		issued
	B-23-99721	B-RESIDENTIAL ALTERATION	REMODEL CABANA INTERIOR	2000 S OCEAN BLVD	CAB 1 W	DONNCO ASSOCIATES INC	6/14/2023	6/30/2023		issued
	B-24-02120	B-RESIDENTIAL ALTERATION	INSTALL LUXURY VINYL TILE OVER EXISTING TILE W/ FLOOR MUFFLER UNDERLAYMENT	2000 S OCEAN BLVD	N 107	RHODES REMODELING LLC	1/4/2024	1/11/2024		issued
	B-24-02914	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** INTERIOR RENOVATIONS	2000 S OCEAN BLVD	S 507	CAMBRIDGE CONSTRUCTION LL	3/21/2024	4/11/2024		issued
B-17-63302	F-17-01879	F-FIRE RESCUE STANDARD	SUB- FIRE SPRINKLER- INTERIOR FIRE SPRINKLER WORK AS PER PLANS . (OWNER LISTED AS DICKEY ON APP)	2000 S OCEAN BLVD	S 308	THE CASTILLA AND GODOY CO I NC	4/12/2017	4/18/2017		issued
B-19-78956	F-19-03538	F-FIRE RESCUE STANDARD	SUB FIRE ALARM - REMOVE EXISTING SOUNDER BASE SMOKE DETECTOR AND MINI-HORNS. PROVIDE NEW LOW FREQUENCY TYPE SOUNDER BASED SMOKE DETECTOR.	2000 S OCEAN BLVD	S 409	ADVANCED ALARM SERVICE INC	4/26/2019	5/1/2019		issued
B-23-99489	B-23-01702	R-REVISION	*****PRIVATE PROVIDER***** REVISION- PLUMBING - AS BUILD- MASTER BATHROOM WALL MOUNT TOILET- TIGHT IN DRAIN CONNECTION -AS PER PLAN	2000 S OCEAN BLVD	S 504	THE CASTILLA AND GODOY CO I NC	11/8/2023			pending

TC Development Review Meeting Backup 6-12-2024

DOROTHY JACKS CFA, JD
Palm Beach County Property Appraiser
We Value What You Value

PAPA Home

Search by Owner, Address or Parcel

View Property Record

Owners

ADELAIDE ASSOCIATES LLC

Property Det

Location	2000 S OCEA 101 N
Municipality	PALM BEACH
Parcel No.	5043441105
Subdivision	TWO THOUSA COND AT SLC CURVE DECL 12-21-81
Book	31192
Sale Date	JAN-2020
Mailing Address	CONNOR ST & BUCKELEV 231 MAIN S TOMS RIVER 08753 7437
Use Type	0400 - CONDOMINIL
Total Square Feet	3262

Sales Information

Sales Date	Price
JAN-2020	3400000
JUN-2009	1320000
JUN-1994	900000