
From: Dustin Mizell <dustin@environmentdesigngroup.com>
Sent: Friday, May 05, 2017 9:06 AM
To: Tim Hanlon
Subject: FW: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Sincerely,
Dustin M. Mizell, MLA-RLA#6666784
LEED® AP

www.EnvironmentDesignGroup.com
The Paramount Building
139 North County Road - Suite 20-B
Palm Beach, Florida 33480
ph: 561.832.4600
m: 561.313.4424

God Bless

From: John Lindgren [mailto:JLindgren@TownofPalmBeach.com]
Sent: Thursday, May 04, 2017 4:56 PM
To: Dustin Mizell <dustin@environmentdesigngroup.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>; Logan Elliott <LElliott@TownofPalmBeach.com>
Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Dustin,
You'll need to discuss this with Paul regarding kids just throwing a ball against the wall. For the two new tennis courts, yes you will need Town Council approval for those as well. You will also need to go over this with Paul.
John

John Lindgren, AICP
Planning Administrator

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, FL 33480
Phone: 561-227-6414
www.townofpalmbeach.com

From: Dustin Mizell [<mailto:dustin@environmentdesigngroup.com>]
Sent: Thursday, May 04, 2017 4:40 PM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

This is disappointing because when we left the meeting you shared that this could be staff approved.
Can we call it a privacy wall and courtyard?

If the child hits some balls against the wall and someone hears it and calls the Town, isn't this a code compliance issue then?

It is for the child – a mixed-play area not just hitting his tennis ball.

Question – the addition of the 2 new tennis courts, which I applied for an ARCOM # already, do they have to go to Town Council as well as per this section?

Sincerely,

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From: John Lindgren [<mailto:JLindgren@TownofPalmBeach.com>]

Sent: Thursday, May 04, 2017 3:55 PM

To: Dustin Mizell <dustin@environmentdesigngroup.com>

Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

I know. We talked about the wall, but I thought this was for some kind of play area for the kids; not a hitting wall for tennis. A hitting wall requires special exception approval from Town Council. Here's the code section:

- **Sec. 134-1759. - Tennis, shuffleboard and racquetball courts.**

(a) Tennis courts or shuffleboard courts and similar accessory uses, not to be enclosed by a structure, may be constructed within yard areas, except the required front yard, required street side yard or required street rear yard as prescribed by this chapter. However, any walls or fences shall conform with sections 134-791, 134-792, 134-841, 134-842, 134-891, 134-892, 134-946, 134-947, 134-1001, 134-1002, 134-1056, 134-1057, 134-1110, 134-1160, 134-1210, 134-1260, 134-1305 and 134-1726, and **the construction of any facility involving the use of a ball backboard or rebound wall or structure in any district of the town and the construction of any tennis court, shuffleboard court or similar use upon any structure in the town shall be subject to an application for special exception.** Racquetball courts shall be considered unenclosed accessory structures and may be constructed, provided the court complies with all open yard requirements for the principal structure to which it is accessory and the racquetball court shall be subject to an application for special exception.

John Lindgren, AICP
Planning Administrator

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From: Dustin Mizell [<mailto:dustin@environmentdesigngroup.com>]
Sent: Thursday, May 04, 2017 3:50 PM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Correct

When we were in your office (client and I) we reviewed the code and couldn't find any restrictions for this.

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From: John Lindgren [<mailto:JLindgren@TownofPalmBeach.com>]
Sent: Thursday, May 04, 2017 3:43 PM
To: Dustin Mizell <dustin@environmentdesigngroup.com>
Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Tennis hitting wall?

John Lindgren, AICP
Planning Administrator

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From: Dustin Mizell [<mailto:dustin@environmentdesigngroup.com>]
Sent: Thursday, May 04, 2017 3:38 PM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Revised drawing with setback dimension included.

The concrete paving is just to extend the existing concrete paving to match up with the new all / hitting wall.

Sincerely,
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From: John Lindgren [<mailto:JLindgren@TownofPalmBeach.com>]

Sent: Thursday, May 04, 2017 3:11 PM

To: Dustin Mizell <dustin@environmentdesigngroup.com>

Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Dustin,

I forgot to get back to you on this one. I need to know what the concrete pad is for. Also, can you provide the south side yard setback for the wall? Code requires 30 feet.

John

John Lindgren, AICP
Planning Administrator

Town of Palm Beach

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Phone: 561-227-6414

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From: Dustin Mizell [<mailto:dustin@environmentdesigngroup.com>]

Sent: Friday, April 21, 2017 12:54 PM

To: John Lindgren <JLindgren@TownofPalmBeach.com>

Subject: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

John,

For your review.

Thank you for your help.

Have a great weekend.

Sincerely,

Dustin M. Mizell, MLA-RLA#6666784

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Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

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From: Tim Hanlon
Sent: Friday, May 05, 2017 11:14 AM
To: Paul Castro
Subject: 1236 South Ocean Boulevard and 200 Emerald Beach Way

Hi Paul. John Lindgren just advised Dustin Mizell to set up a meeting with you to discuss zoning approvals needed for a proposed wall and tennis courts.

Are you available next week after the Town Council meetings? Dustin and I could meet Thursday, Friday or the following Monday.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
tim.hanlon@amrl.com

From: Paul Castro [mailto:PCastro@TownofPalmBeach.com]
Sent: Thursday, December 22, 2016 8:28 AM
To: Tim Hanlon
Cc: Veronica Close; John Page
Subject: Unity of Title Agreement for 1236 South Ocean Boulevard and 200 Emerald Beach Way

Tim,

Please provide surveys of the properties your client wants to join by unity of title. I need to review the existing conditions. In the future, that will be a requirement except for the unity of condominiums. I will be out of the office until January 5th so this may not be completed until January.

Thank you,

Paul

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From: Dustin Mizell <dustin@environmentdesigngroup.com>
Sent: Friday, May 05, 2017 12:05 PM
To: Tim Hanlon
Subject: FW: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

See email below that I just received

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Dustin M. Mizell, MLA-RLA#6666784
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From: Paul Castro [mailto:PCastro@TownofPalmBeach.com]
Sent: Friday, May 05, 2017 11:57 AM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
Cc: Dustin Mizell <dustin@environmentdesigngroup.com>; Logan Elliott <LElliott@TownofPalmBeach.com>
Subject: RE: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

John,

This is not permitted without a special exception approval by the Town Council pursuant to Sec. 134-1759(a).

Paul

From: John Lindgren
Sent: Thursday, May 04, 2017 3:45 PM
To: Paul Castro <PCastro@TownofPalmBeach.com>; Logan Elliott <LElliott@TownofPalmBeach.com>
Subject: FW: 1236 S Ocean Boulevard STAFF APPROVAL REQUEST

Paul,
Can't find anything in the code on a tennis hitting wall. The wall and pad (some of pad already existing) are out of the setbacks. The area is completely screened with vegetation (very thick). Is this permitted. If so, do they need anything else? Fence around the whole thing (other than where the wall is)?
John

John Lindgren, AICP
Planning Administrator

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Sent: Friday, April 21, 2017 12:54 PM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
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