



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff First Submittal Comments

SUBJECT: **ARC-21-012 ZON-21-001 620 North Lake Way**
Comments Issued: 08/02/21 | 07/20/21 JGM | 07/27/21 KMC
Final Submittal: **2:00 PM on 08/09/21**
Notice to Proceed: **08/13/21**
Tentative Meeting Date: **09/29/21 ARCOM | 10/13/21 TC**

**DELIVER SIX (6) SETS 11x17 OF FINAL SUBMITTAL PLANS TO TOWN HALL
ATTENTION PZ&B 2:00 PM on 08/09/21**

All other associated fees due **08/16/21**

DRAFT NOTICES:

ARC-21-012 (ZON-21-001) 620 North Lake Way. The applicant, Robert Lazarowitz and Cobey Rapaport, have filed an application for the construction of a new one-story residence elevated to 12' NAVD, including several variances relating to height, cubic content ratio (CCR) and landscape. The variance portion of the application shall be reviewed by Town Council.

ZON-21-001 (ARC-21-012) 620 North Lake Way. The applicant, Robert Lazarowitz and Cobey Rapaport, have filed an application for the construction of a new one-story residence elevated to 12' NAVD, including variances to exceed by 1.5' the maximum building height for a one story structure, to exceed by 3.5' the maximum overall building height, to exceed the maximum allowable cubic content ratio (CCR), and to eliminate required landscape screening of parking in the front yard.

1. GENERALLY

2. APPLICATION

- a. Application needs to be signed
- b. Applicant Affidavit and/or Power of Attorney Affidavit needs to be signed
- c. Exhibit B – Notice Affidavit needs to be completed

3. ARCHITECTURAL REPRESENTATION

- a. Add "Final SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
- b. Add narrative response sheet.
- c. Please increase font in measurements and elevation so legible
- d. Sheet 1 remove zoning legend and use Town of Palm Beach zoning legend
- e. Missing lot coverage diagram. Elevated exterior areas (platforms, terraces, entries, etc) may count towards lot coverage and CCR. All areas as described above 9.43' NAVD count towards lot coverage and CCR
- f. Sheet A3 add elevation heights to proposed streetscape
- g. Sheet A7 enlarge and include property lines and setbacks
- h. Sheet A8 A9 A10 reduce site plans to include all property lines enlarge
- i. Sheet A10 A11 include property lines and enlarge font size

- j. Enlarged section diagrams of all yards (front, both side, and rear) demonstrating grade elevation, property lines, and grades of adjacent property. Measure from standard elevation datum marks. Diagrams shall be at an enlarged and drawn to a readily legible scale
 - k. Provide contour plan showing elevation changes throughout site.
 - l. Provide colored Open Space Diagram for overall site, front yard, and perimeter landscaping
 - i. Openspace = green
 - ii. hardscape = gray
 - iii. buildings/structure = black
- 4. ZONING COMMENTS**
- a. Description of zoning relief required is incorrect. See below
 - i. Variance to exceed maximum building height for a one story structure by 1.5' when measured from 7.8' NAVD
 - ii. Variance to exceed the maximum overall building height by 3.5' when measured from 7.8' NAVD
 - iii. Variance to exceed the maximum allowed CCR of 3.39 by 1.37
 - iv. Variance to eliminate required landscape screening of parking in front yard.
 - b. MISSING: Provide building height plane diagram
- 5. PUBLIC WORKS COMMENTS**
- a. Driveway configurations on Civil Stormwater Management Plan differs from Architecture Site Plan. Regardless Safe Sight triangle on both plans are obstructed by improvements on the neighboring properties. Furthermore, adequate vegetation to shield the parking area from the street cannot be placed. Vegetation within the safe sight triangles cannot exceed 30 inches in height.
 - b. North Lake Way is classified as a Major Roadway. Driveway sight visibility triangle need to meet the requirements of a Major Street. A single access driveway may need to be needed for safe ingress and egress from the site.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Sent via electronic mail:

Town of Palm Beach Planning Zoning and Building staff

Jackie Albarran

Maura Ziska