



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff NOTICE TO PROCEED Comments

SUBJECT: **ARC-21-012 & ZON-21-001 620 North Lake Way**
Notice to Proceed: **08/13/21**
Tentative Meeting Date: **09/29/21 ARCOM | 10/13/21 TC**

• **Application moving forward in September 29, 2021**

**ANY OUTSTANDING COMMENTS - TO BE ADDRESSED
AT HEARING OR AT TIME OF PERMITTING**

Applicant to deliver on 16 minisets of FINAL SUBMITTAL to Town Hall on **08/16 by 2:00pm** for distribution to members.

All remaining fees must be paid in order to be placed on agenda.

PZ&B staff has included a **NOTICE** to be included in mailer to affected property owners in radius map.

The Presentation disc deadline shall be provided at a future date, however no additional revisions or substantial changes should be included in this presentation after the **NTP** deadline; if additional revisions are desired, the item will be moved to the next available meeting as determined by staff.

FINAL NOTICES:

ARC-21-012 (ZON-21-001) 620 North Lake Way (COMBO). 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, lot coverage allowance, 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 (COMBO). 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 (1) to exceed by 1.5' the maximum building height for a one story structure, (2) to exceed by 3.5' the maximum overall building height, (3) to exceed the maximum allowable cubic content ratio (CCR), (4) to exceed by 3% the maximum allowable lot coverage for a one-story structure, and (5) to eliminate required landscape screening of parking in the front yard.

1. ZONING COMMENTS

a. VARIANCES: 5

- 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.

- v. Variance to exceed maximum allowable lot coverage

2. 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