



Planning, Zoning & Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Seaglass Cottages
Project Location: 104 Andrews Avenue
Request: Class V Site Plan, Landscape Plan and Architectural Elevations

Board: Site Plan Review and Appearance Board
Meeting Date: November 30, 2016

Board Action:

Approved the Class V Site Plan (6-0); Approved the Landscape Plan (6-0); and Approved the Architectural Elevations (6-0).

Project Description:

The subject property is a 0.446 acre (19,439 sq. ft.) parcel containing an existing single family residence constructed in 1937. It is legally described as the north 50 feet of Lot 2 and south 50 feet of Lot 3 of Ocean Breeze Estates as recorded in the Official Record Book 27104 Page 293 of Palm Beach County.

On November 30, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan, Landscape Plan and Architectural Elevations associated with demolition of the existing single family residence and construction of a 3-story, 5-unit townhome development with 2-car garages and swimming pools serving each unit.

Staff indicated that eight conditions of approval were recommended which included 1) Provide written confirmation from the City Engineering Department that the items identified in “Appendix A” of this staff report have been satisfied, 2) A plat is required. Provide application and processing fee, prior to site plan certification, 3) A limited access easement must be provided along the north parcel perimeter and be reflected on the subdivision plat. 4) A payment of a fee in-lieu of sidewalk installation must be provided for Sea Lane, prior to building permit issuance, 5) Per comments from Florida Public Utilities (FPU), confirm whether or not gas service lines will have to be relocated or removed. Complete and return the “Demolition Clearance Request Form”, as indicated, 6) Include a unit size data chart on the site plan (Sheet SP-1) to demonstrate compliance with minimum square footage requirements for each unit, 7) Provide the City with delivery confirmation receipts to verify that the “Notification of Utility Providers Form” has been distributed to FPL, Comcast and AT&T for review and comments. Returned forms with no adverse comments, must be obtained prior to site plan certification and 8) A Homeowner’s Association Agreement (HOA) shall be recorded with Palm Beach County prior to building permit issuance. This will establish the units for individual townhome sale and indicate that the units are fee simple. Provide a draft copy. The Board concurred with staff’s recommendations for site plan approval. Staff had no other concerns and supported approval of the landscape plan and architectural elevations as presented.

Board comments:

The Board discussed the proposed site plan, landscape plan and architectural elevations. They expressed concerns with the “sea of asphalt” in front of the garage units. Accordingly, the Board required two conditions of approval as follows: 1) Provide a landscape strip between the double door garage units and the length of the strip is to extend to a point determined by staff and 2) On

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the vertical wall separating the garage units, provide a vine to extend to a planter bed at the base of the column for groundcover shrubs between the units. The Board had no other concerns and supported approval of the site plan and architectural elevations as presented.

Public input – noting comments and concerns:

Andy Katz, representing the Beach Property Owners Association spoke in favor of the project.

Associated Actions: None.

Next Action: None.