



DEVELOPMENT APPLICATION
 TOWN OF PALM BEACH SHORES
 247 EDWARDS LANE
 PALM BEACH SHORES, FLORIDA 33404
 (561) 844-3457

PROJECT NAME: _____

PROJECT ADDRESS: _____

APPLICATION NO.: _____ SUBMITTAL DATE: _____

TYPE OF APPROVAL(S) REQUESTED

ADMINISTRATIVE APPEAL		SITE PLAN MODIFICATION (14-62)	
ARCHITECTURAL AND AESTHETIC REVIEW (Pf. 14-86)		SITE PLAN REVIEW (14-62)	
COMPREHENSIVE PLAN AMENDMENT (Pf. 17.3(B))		SPECIAL EXCEPTION (Pf. 15.8)	
PLAT APPROVAL		VARIANCE (Pf. 15.4)	
REZONING (Pf. 17.3(B))		ZONING TEXT AMENDMENT (Pf. 17.3(B))	

	PROPERTY OWNER(S)	APPLICANT (If different than Owner(s))
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	AGENT (If different than Owner(s))	CURRENT OCCUPANT (If different than Owner(s))
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	PLANNER	DEVELOPER
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	ARCHITECT	LANDSCAPE ARCHITECT
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	SURVEYOR	ATTORNEY
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

	ENGINEER (USE ADD'L. SHEET FOR MULTIPLE ENGINEERS)	
NAME:		
ADDRESS:		
PHONE:		
EMAIL:		

APPLICANT CHECKLIST

FOR ANY DEVELOPMENT WITHIN THE TOWN OF PALM BEACH SHORES

1. Applicant acknowledges and understands that the fee for site plan review, architectural/aesthetic review, variance, special exception, rezoning, etc. **may not cover all review costs**. A final statement of any outstanding costs (covering advertising costs, legal, architectural and other consultant costs) will be sent to the applicant upon completion of the review process.
2. A construction schedule is required of all developers. This form will be supplied during the development process, and the Planning and Zoning Board must approve your proposed construction schedule.
3. The Town requires payment of impact fees for floor area added during the development, re-development or renovation of a property. These impact fees will be used to pay for capital improvements relative to Fire Protection, Police Protection, Parks & Recreation and Public Buildings. Impact fees must be paid to the Town before a Certificate of Occupancy will be issued.
4. Roll-off dumpsters for construction/demolition debris and solid waste must be rented through the Town's contracted solid waste hauler, Waste Management.
5. Final as-built plans must be submitted to the Town in digital form, preferably in PDF format.

By signing below, I acknowledge that I have read and understand the five (5) items listed above.

Signature of Property Owner

Date

Printed Name of Property Owner

STATE OF FLORIDA

PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by (name of person acknowledging). He/she is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).

(Name - type, stamp or print clearly)

(Signature)

NOTARY'S SEAL

APPLICANT CERTIFICATION

I (We) affirm and certify that I (We) understand and will comply with all provisions and regulations of the Town of Palm Beach Shores, Florida. I (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Palm Beach Shores and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Ordinance. I (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of my (our) knowledge and belief. Further, I (We) understand that this Application and attachments become part of the Official Records of the Town of Palm Beach Shores, Florida and are not returnable. I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

Signature of Applicant

Date

Printed Name of Applicant

Witness

Date

Witness

Date

Authorization of Agent & Agent Acknowledgement of Financial Responsibility: I (We) hereby designate and authorize the above-signed person to act as (our) agent in regard to this Application and accept financial responsibility for any costs incurred as a result of this Application. Further, I (We) acknowledge that no permit will be issued before all fees associated with Application are paid.

Signature of Owner(s) or Trustee

Date

Applicant is:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Lessee
<input type="checkbox"/>	Agent
<input type="checkbox"/>	Contract Purchaser

Reviewed By: _____

Date: _____

Fee Paid: _____

Town Receipt No.: _____

PROCEDURES AND TIMELINES

All development applications required to be submitted to the Planning and Zoning Board for review (Site Plan Review, Site Plan Modification, Architectural and Aesthetic Review, Special Exceptions and Variances) will be subject to the following procedures:

1. Development Review Committee (“DRC”) review is regularly scheduled for the first Wednesday of each month at 2:00 pm. In order to be placed on the DRC agenda, a complete application must be submitted to the Town Clerk no later than ten (10) business days prior to the regularly scheduled meeting. Incomplete or untimely applications will not be placed on a DRC agenda.
2. If, as a result of the initial DRC review, it is determined by the DRC that major revisions to the application are necessary and that a subsequent DRC meeting is also necessary, the complete revised application must be submitted to the Town Clerk no later than ten (10) days prior to the next regularly scheduled meeting. Applications that fail to include all revisions required by the DRC, or that are untimely will not be placed on a DRC agenda until they have been corrected and are timely.
3. If, as a result of the initial DRC review, it is determined by the DRC that only minor revisions to the application are necessary, but that further DRC review is not necessary, the complete revised application must be submitted to the Town Clerk no later than ten (10) days following the initial DRC review in order to be placed on the next available Planning and Zoning Board agenda. Planning and Zoning Board review is regularly scheduled for the fourth Tuesday of each month. Applications that fail to include all revisions required by the DRC or that are untimely will not be placed on a Planning and Zoning Board agenda until they have been corrected and are timely.

APPLICATION FEE INFORMATION

Administrative Appeal	\$ 15.00
Site Plan Review	\$ 50.00
Site Plan Modification Review	\$ 50.00
Variance Request	\$ 250.00
Special Exception Request	\$ 250.00
Telecom Site Plan Review or Modification	\$ 500.00
Plat Approval Request	\$ 600.00
Comprehensive Plan Amendment	\$ 750.00
Zoning Text Amendment / Rezoning	\$ 750.00

NUMBER OF COPIES REQUIRED

Development Review Committee	Ten (10) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor.
Planning and Zoning Board	Ten (10) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor.
Local Planning Agency	Ten (10) copies.
Town Commission	Ten (10) copies, three (3) of which are sealed by a licensed engineer, architect and/or surveyor (as applicable).

Applicant acknowledges and understands that the fee for Site Plan Review, Architectural/aesthetic Review, Variance, Special Exception, Rezoning, etc. *may not cover all review costs.* A final statement of any outstanding costs (covering advertising costs, legal, architectural, and other consultants) will be sent to the Applicant upon completion of the review process.

Tabular data showing compliance with all lot coverage, floor area, building height, grade and landscaping requirements must be provided on all submitted plans (Town Code § 14-62).

PROJECT NAME: _____

PROJECT ADDRESS: _____

PROJECT LEGAL DESCRIPTION: _____

GENERAL DATA	CODE REQUIREMENT	EXISTING	PROPOSED
COMPREHENSIVE PLAN DESIGNATION: (SF-5, MF-21, MF-30, MF-42, P, ROS)			
LAND USE: (Residential, Commercial, Recreational, Marina, Public, etc.)			
ZONING DISTRICT: (A, B, C, D, P, ROS, designated at Pf. 3.1, Zoning Ordinance)			
FLOOD ZONE CATEGORY:			
LOT COVERAGE, LANDSCAPING & PARKING	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL LOT SIZE: (sq. ft.)			
TOTAL COVERAGE OF A LOT BY BUILDINGS: (Pf. 5.4, 6.4, 7.5 or 8.5, Zoning Ordinance)			
TOTAL LANDSCAPE COVERAGE: (Pf. 5.4.3, Zoning Ordinance)			
OFF-STREET PARKING: (Pf. 5.13, 6.12, 7.13 or 8.14, Zoning Ordinance)			
SETBACKS	CODE REQUIREMENT	EXISTING	PROPOSED
FRONT YARD: (Pf. 5.5, 6.6, 7.7 or 8.7, Zoning Ordinance)			
REAR YARD: (Pf. 5.6, 6.7, 7.9 or 8.9, Zoning Ordinance)			
SIDE YARD: (Pf. 5.7, 6.8, 7.8 or 8.8, Zoning Ordinance)			

FLOOR AREA	CODE REQUIREMENT	EXISTING	PROPOSED
FIRST FLOOR AREA (sq. ft.):			
SECOND FLOOR AREA (sq. ft.): (Pf. 5.4.2, Zoning Ordinance)			
TOTAL FLOOR AREA (sq. ft.): (Pf.2.23, Zoning Ordinance)			
FLOOR AREA RATIO: (Pf. 5.4.2, Zoning Ordinance)			
DWELLING UNIT DENSITY: (Pf. 6.5, 7.6 or 8.6, Zoning Ordinance)			
IMPERVIOUS AREA	NET INCREASE	EXISTING	PROPOSED
BUILDING FIRST FLOOR AREA (sq. ft.):			
OTHER IMPERVIOUS AREA (sq. ft.): (Decks, Patios, Walkways, Driveways, Pool Deck & Pool Surface Areas)			
TOTAL IMPERVIOUS AREA (sq. ft.):			
ELEVATIONS	CODE REQUIREMENT	EXISTING	PROPOSED
GRADE ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			
ESTABLISHED 1 ST FLOOR ELEVATION (NAVD): (Pf. 4.6, Zoning Code)			
MEAN CROWN OF ROAD ELEVATION (NAVD):			
BUILDING HEIGHT	CODE REQUIREMENT	EXISTING	PROPOSED
TOTAL BUILDING HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			
TOP OF BEAM HEIGHT (NAVD): (Pf. 5.2, 6.2, 7.3 or 8.3, Zoning Ordinance)			
ROOF PITCH: (Pf. 5.2, 6.2 or 7.3, Zoning Ordinance)			
FLAT ROOF PERCENTAGE: (Pf. 5.2, Zoning Ordinance)			

JUSTIFICATION STATEMENT

Provide a summary of the proposed project, describing in detail the construction, phasing and proposed development to occur as part of this application (attach additional sheets if needed):

Note: Construction Schedule is due as part of site plan review and before building permit issuance. (Town Code §14-63). A signed and notarized contract (signed by owner) must be provided before building permit issuance. (Town Code §14-108).

Provide an estimate of construction costs:

Describe the existing improvements located on the subject property (attach additional sheets if needed):

Provide a project history for the subject property, including any prior development approvals filed within the last year in connection with the subject property. Please include the date of previous site plan approval by the Planning and Zoning Board for this property (attach additional sheets if needed):

Provide the justification, special reasons, or basis for the approval of this application. Explain why this application is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (attach additional sheets if needed):

Provide any other pertinent information related to the subject property to support the proposed request.

DRAINAGE REQUIREMENTS

(For projects proposing additional on-site impervious area)

For proposed renovations/modifications to existing projects that result in LESS THAN a 50% increase in total site imperviousness, retain 1” of stormwater volume from the total additional impervious area.

For proposed new construction, or renovations/modifications to existing projects that result in a GREATER THAN a 50% increase in total site imperviousness, retain 1” of stormwater volume over the entire site.

Submit a Survey with topographic elevations and existing improvements.

A Drainage and Grading Plan and drainage calculations are required to be submitted with the application package for new construction projects and substantial modifications to existing projects. The Drainage Plan must show the following:

- a. Existing and proposed elevations.
- b. Location of sodded swales, sodded depressed retention areas, underground exfiltration trench and/or other proposed stormwater treatment/retention methods.
- c. Underground piping and inlets and other drainage system improvements proposed.
- d. Drainage calculations showing the retention of the volume of 1” of stormwater from addition impervious areas (or overall site).
- e. Show drainage improvements and underground piping, including water and sewer services, on the Landscape Plans to show no conflicts exist.
- f. Include note that no runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
- g. Provide engineering details of gutter and downspout dry wells, if proposed.
- h. Provide engineering detail of exfiltration trench, if proposed.
- i. Provide engineering detail of sodded swales, if proposed.
- j. Provide engineering detail of depressed dry retention areas, if proposed.
- k. Provide Geotechnical Report or engineering assumptions/justification for coefficient of permeability (K Factor) for exfiltration trench design, if proposed.
- l. Engineering details/cross sections at property lines demonstrating no runoff will flow to adjacent properties may be required.

Project Engineer or Architect shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.

Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.

Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and ensure conformance of Town requirements prior to issuance of final C.O.

SITE PLAN CHECKLIST

Please be sure the following are included on the site plan submitted with your application:

- Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- Depict and label all setbacks and Code required setback lines (front, rear, side, pool, etc.).
- Provide a tabular data table reflecting data from the tables on pgs. 7-8 of this development application.
- For renovations and/or additions, please shade proposed addition area(s) to differentiate from existing.
- Label all existing and/or proposed a/c equipment, pool equipment and emergency generators.
- Ensure that beam height and top of roof are dimensioned on all elevation drawings submitted.
- Provide a construction schedule for the proposed project (including calendar dates).

LANDSCAPE PLAN CHECKLIST

Please be sure to include the following on the landscape plan submitted with your application:

- Depict and label the 10' Town Strip (front of property) and 5' utility easement (rear of property).
- Include and label both existing (to remain) and proposed landscaping on the subject property.
- Provide a species legend/key including the height of all landscaping to be provided at installation.
- Ensure that the requirements for 10' Town Strip and front yard trees are met.
- For multi-story construction, ensure that the requirements for privacy screening are met.

NOTE: These checklists are not comprehensive. They are provided solely to remind Applicants to include items commonly omitted from plans submitted to the Town.

REQUEST FOR ARCHITECTURAL AND AESTHETIC REVIEW
TOWN OF PALM BEACH SHORES

Please be advised that pursuant to Sec. 14-86 and 14-87 of the Town Code of Ordinances, the Town Planning and Zoning Board uses the following criteria in order to complete its Architectural and Aesthetic Review. Each criteria must be addressed by the applicant prior to the application being processed.

1. Relationship of building to site: (Explain transition from streetscape; placement of parking and service areas; and compatibility of building height and scale with site):

2. Relationship of building and site to adjoining area(s): (Explain how structures and landscaping are consistent with established neighborhood character and will enhance the surrounding area. Include description of architectural style, as well as textures, materials and colors to be utilized):

3. Landscape and site treatment: (Explain how landscaping, exterior lighting and other site elements will be used to enhance architectural features, buffer the mass of buildings as appropriate, and enhance the privacy of the owner and neighbors. Describe the use of native species and xeriscaping as appropriate.):

4. Building design: (Explain proposed building design and style, and how components such as roofs, windows, doors, eaves and parapets are balanced in proportion to each other; address harmoniousness of colors, visual interest and compatibility):

Please provide all documentation and/or samples necessary to address all architectural review criteria as applicable. Attach additional pages as necessary.

REQUEST FOR SITE PLAN MODIFICATION
TOWN OF PALM BEACH SHORES

1. Previously approved (Original) site plan information:

a. Original Project Name: _____

b. Original Site Plan Application No.: _____

c. Original Site Plan Approval Date: _____

d. List of all other relevant information on file with original application: _____

2. Requested Modification(s): _____

Please provide all documentation necessary to describe the proposed modification and to explain the reason(s) for the proposed modification(s), including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR VARIANCE
TOWN OF PALM BEACH SHORES

The Applicant is requesting a variance from the Town Code Section(s) _____ to permit the following:

Please be advised that a variance from the terms of the Zoning Code shall not be recommended by the Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain the special conditions and circumstances which exist that are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same zoning district:

2. Explain how the special conditions and circumstances that exist do not result from the actions of the Applicant:

3. Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant:

4. Explain how the variance requested is the minimum variance that will make possible a reasonable use of the land, building or structure:

5. Explain how the granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same zoning district:

6. Explain how the grant of the requested variance will be in harmony with the general intent and purpose of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.

REQUEST FOR SPECIAL EXCEPTION
TOWN OF PALM BEACH SHORES

The Applicant is requesting a special exception pursuant to Town Code Section(s) _____ to permit the following:

A Special Exception shall not be recommended by the Town Planning and Zoning Board, nor granted by the Town Commission, unless the Applicant is able to demonstrate the following:

1. Explain how all structures will be separated from adjacent and nearby uses by appropriate screening devices:

2. Explain whether or not excessive vehicular traffic will be generated on surrounding residential streets:

3. Explain whether or not a vehicular parking or traffic problem is created:

4. Explain where on the site appropriate drives, walkways and buffers will be installed:

5. Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity:

6. Explain how the proposed use will not endanger, restrict or impair public safety:

The initial burden of meeting the standards as set forth above is upon the Applicant. Please provide all documentation necessary to prove your case, including a survey, if applicable. Attach additional pages as necessary.