



**DUNAY  
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**Subject:** Soleste on the Trail  
Variance Application  
Planning Division Comment Responses  
**RESPONSE DATE:** May 25, 2022

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Planning Division-Mary Savage-Dunham | [MSavageDunham@rivierabeach.org](mailto:MSavageDunham@rivierabeach.org)

1. Section 31-243 (5)f has dimensional requirements for property located west of Lake Worth. Do you interpret this as applying to your project? If so please revise your list of variance requests accordingly.  
**Response: The Property is located west of Lake Worth, therefore the building setbacks provided in Section 31-243(f) apply. The required and provided setbacks are provided below. The variance request will be revised to request variances for the front (west property line) and rear (east property line) setbacks for the proposed five story buildings:**

**Front (West Property Line) – Variance Required**

- Minimum Required: 26' (20' plus 2' for each story above 2 stories: 20' + 6' )
- Provided: 20'

**Side (North Property Line) – No Variance Required**

- Minimum Required: 13' (7' plus 2' for each story above 2 stories: 7' + 6')
- Provided: 20'

**Side Street (South Property Line) – Variance Required**

- Minimum Required: 18' 6" (12.6" plus 2' for each story above 2 stories: 12.6" + 6')
- Provided: 20'

**Rear (East Property Line) – Variance Required**

- Minimum Required: 20' (15% of the length of the lot or 20 feet, whichever is less)
- Provided: 15'