



PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 11/30/17

APPLICATION NO.: Z-17-00051 **APPLICATION TYPE:** SITE PLAN REVIEW

ADDRESS: 266 ORANGE GROVE RD

DESCRIPTION:

Site Plan Review to allow the construction of a 2,900 square foot one-story, single family residence on a non-conforming platted lot which is 8,156.25 square feet in area in lieu of the 10,000 square foot lot minimum area required in the R-B Zoning District and 75 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	12/7/2017	Will need to comply with new FBC floodplain provisions.
PUBLIC WORKS DEPARTMENT	Chuck Langley, Civil Engineer	11/9/2017	Applicant will need to provide stormwater collection under Sec. 86-95 of the Town Code. Applicant will also need to comply with driveway sight triangles and any applicable ROW Manual requirements.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/30/2017	There are no fire code concerns with this project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	1/31/2018	This project will require review and approval by the Architectural Commission (ARCOM) as a major noticed project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	11/9/2017	No Comment
PZB DIRECTOR	John Page, Director, Planning, Zoning & Building	12/4/2017	Site Plan Review approval must be given for new single family structure on a non-conforming lot. No Comment.
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	11/9/2017	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/28/2017	The proposed house meets all Zoning Code requirements with the exception of being built on a nonconforming lot.