



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 10/24/17

APPLICATION NO.: Z-17-00042 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 1700 S OCEAN BLVD

DESCRIPTION:

Site Plan Review to allow construction of a new 8,917 square foot two-story residence on a non-conforming platted lot which is 15,005 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District and 100 feet in depth in lieu of the 150 foot minimum depth required in the R-A Zoning District. The following variance is being requested in conjunction with this application:

- 1) A request to have a building height plane setback of 53 feet in lieu of the 59 foot minimum setback required.
- 2) A request to allow the existing 3-4 foot wall to remain as screening for the proposed swimming pool in lieu of the 6 foot minimum height required when a swimming pool is located in the street side yard.
- 3) A request to eliminate the requirement to have a 6 foot tall hedge on the outside of the required wall.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	10/26/2017	Florida Building Code requires a minimum 4 foot high barrier for protection of residential swimming pools. If existing wall is to be used as this barrier it must meet this requirement.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/3/2017	A portion of the existing site wall at the intersection of South Ocean Boulevard and Parc Monceau shall be relocated outside of the Intersection Sight Triangle per Sec. 134-1637 of Town Code.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	10/27/2017	No structures or landscaping plants, shrubs or trees are allowed in utility easements without an executed and recorded Easement Installation and Removal Agreement. The best way to protect people in their home is with a fire suppression system. This is required in many codes across the country and should be considered in all new homes. The risk of dying in a fire was greatest for people living in the South when compared to populations living in other regions. This, in part, may be attributed to the intermittent need for occasional heating. To be elderly is, in itself, a disadvantage in terms of fire risk. With advancing age, physical and mental capabilities decline, making it more difficult for older adults to clearly see, smell and hear. Decreased senses increase the risk of death or injury from fire. When two or more senses are diminished, the fire risk for an individual dramatically increases.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	11/27/2017	This application will require review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	10/30/2017	No Comment
PZB DIRECTOR	Director, Planning, Zoning & Building	10/27/2017	Applicant must justify the hardship justifying variances. Sight visibility requirements at street intersection must be maintained.
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	10/26/2017	No Comment



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Paul Castro, Zoning
Administrator

11/28/2017

There is no hardship for the proposed variances. The applicant is building a new home and should be required to meet all lot, yard and bulk requirements in the Zoning Code.