

**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

DEVELOPMENT REVIEW COMMITTEE REPORT**DRC MEETING:** 1/4/18**APPLICATION NO.:** Z-17-00059 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)**ADDRESS:** 160 SEABREEZE AVE**DESCRIPTION:**

Special Exception with Site Plan Review to allow the construction of a new 3,629.46 square foot two story single family residence on a lot that is 62.5 feet in width in lieu of the 100 foot minimum required and 7,656.25 square feet in area in lieu of the 10,000 square foot minimum required in the R-B Zoning District. The applicant is also planning to enclose an existing staircase in the guest house garage located in the rear of the property. The following variances are being requested in conjunction with this application: 1) A cubic content ratio ("CCR") of 5.74 in lieu of the 4.235 maximum allowed in the R-B Zoning District for a lot that is 7,656.25 feet in area. 2) a lot coverage of 32.41 % in lieu of the 30 % maximum allowed in the R-B Zoning District for a two story residence. 3) an east side yard setback of 6.2 feet in lieu of the 15 foot minimum required for a two story residence. 4) a west side yard setback of 11.5 feet in lieu of the 15 foot minimum required for a two story residence. 5) an east side yard setback of 7.5 feet in lieu of the 12.5 minimum required for the one-story covered terrace. 6) a landscaped open space of 42.6% in lieu of the 45% minimum 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	12/21/2017	No comments.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	1/30/2018	To comply with Town Standards, all driveways shall be a minimum distance of six feet (6') from the property line. All driveways shall have minimum sight visibility triangles established measuring eight feet (8') by 15 feet on each side of the driveway. Residential driveway widths shall not exceed 14-foot wide.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/9/2018	There are no Fire Code concerns with this proposal
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	1/4/2018	This project will require ARCOM review and approval as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	12/21/2017	No Comment
PZB DIRECTOR	Director, Planning, Zoning & Building	1/4/2018	Owner must provide hardship justifying the necessity of 5 separate variances. A new home can be designed without the need for variances.
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	1/4/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	1/30/2018	The proposed house to be built on a nonconforming lot should be designed to meet the existing Zoning Code provisions. The proposed cubic content ratio far exceeds the maximum allowed by Code. The lot coverage also should be required to meet the existing Code requirement. The side yard setbacks based on the width of the lot should be considered as the lot is narrow.