



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 1/23/18

APPLICATION NO.: Z-18-00068 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 1280 N LAKE WAY

DESCRIPTION:

1. Site Plan Review to allow the construction of a 7,431 square foot two-story, single family residence on a non-conforming platted lot which is 87.95 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.
2. A variance request to allow the two story residence with a point of measurement of 8.5 feet North American Vertical Datum ("NAVD") for cubic content ratio ("CCR") in lieu of the 7.4 foot NAVD required when determining cubic content ratio on lots abutting the Lake Trail.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	4/4/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/15/2018	<p>The required sketch of a Stormwater System and coordination with Landscape Architect have been provided; however the watertable stated at 6-foot below the ground surfaces raises a concern. The location of the exfiltration test will need to be identified. The exfiltration calculations are not checked at this level of review.</p> <p>Residential driveway width needs to be dimension to show compliance with Town Standard Drawing No. 13.</p> <p>Landscaping greater than 18 inches in height appears to have been proposed within the driveway site triangle. Furthermore, the landscaping proposed along North Lake Way will need to meet Florida Green Book clear zone requirements. The caliper of the trees planted cannot exceed 6-inches in diameter adjacent to the roadway without the presence of curb. Additional information will be necessary to confirm compliance.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/4/2018	No Fire Code Concerns with the proposed 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 combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	1/22/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	1/23/2018	No Comment



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PZB - ZONING

Paul Castro, Zoning
Administrator

1/24/2018

The application needs to be revised to include the proposed dock in the application and the U.S. Pierhead Line on the survey and plans, or eliminate the dock from the application. In addition, the building height is 1 inch to tall based on the proposed point of measurement. The applicant either needs to lower the height of the proposed house or revise the application to include an additional variance request..