



**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-18-00071 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 1744 S OCEAN BLVD

**DESCRIPTION:**

1. Request a special exception to permit the construction of a +/- 75 foot tunnel for pedestrian access under South Ocean Boulevard to connect the house to the beach parcel on the east side of the road. Also proposed is a walkover and landing. The application proposes to close one lane of traffic at one time to construct the tunnel.
2. A variance to allow the tunnel and associated stairs to have a setback of 47.25 feet from the designated Ocean Bulkhead Line established in Chapter 62 in lieu of the 150 foot minimum setback required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	1/22/2018	Any lighting in tunnel that may be direct line of sight visible from the beach is subject to State turtle protection requirements.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2018	Consent along with an agreement with the Florida Department of Transportation will be required.  Additional requirements for construction on the Dune side / east of the CCCL required by DEP should be anticipated.  A permit with the Town showing construction across S. Ocean Blvd will need to occur outside of Season. A more extensive review of the Maintenance of Traffic will need to be performed.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/4/2018	No Fire Code Concerns with the propsed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	1/31/2018	I have no comments regarding this project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	1/19/2018	May need to hire detail police officers and/or flaggers for traffic control.
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	1/23/2018	No Comment



## 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

---

PZB - ZONING

Paul Castro, Zoning  
Administrator

1/24/2018

The application description of the project and the plans do not match existing conditions or the proposed traffic pattern during construction. The application states that the road will remain open and traffic will be routed through the applicant's property. The plans show each lane of the road being closed at different times during construction. The plans also do not reflect the existing or proposed condition of the revetment that was constructed by the Florida Department of Environmental Protection (FDOT) to protect South Ocean Boulevard from erosion or storm damage. Plans need to be revised to indicate the exact dimensional location of the revetment and how the revetment will be reconstructed to the east after construction of the tunnel and stairs, deck and walkover. In addition, prior to Council consideration, the applicant should be required to provide the Town with written approval from FDOT for the tunnel, and relocation of the revetment or encroachment into the revetment with the proposed improvements. To date, Staff has no indication that FDOT will approve this project.