



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/29/18

APPLICATION NO.: Z-18-00095 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 184 BRADLEY PL SUITE: SITE

DESCRIPTION:

The Pare Regent Condominium Association is requesting site plan approval and variances for the following improvements: 1) Request a variance to reconstruct the existing dock with a length of 243 feet from land in lieu of the 150 foot maximum allowed; 2) Request variances to enlarge a 36 square foot electrical building to 112 square feet (additional 76 s.f.) to convert a 2 Phase to 3 Phase service which will result in: (i) a side yard setback of 24.37 in lieu of the 30 foot minimum required; and ii) a rear yard setback of 17.24 in lieu of the 30 foot minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/22/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/27/2018	No Comments.



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FIRE RESCUE
DEPARTMENT

Martin DeLoach, Fire Marshal

3/23/2018

NFPA 1 and NFPA 303 Fire protection standard for marinas and boatyards govern the construction and safety requirements of this project.

6.3.3 Combustible Piers and Substructures.

6.3.3.1 Combustible piers and substructures in excess of 25 ft (7.62 m) in width or in excess of 5000 ft² (465 m²) in area, or within 30 ft (9.14 m) of other structures or superstructures required to be so protected, shall be protected in accordance with Section 4.3 of NFPA 307, Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves, unless otherwise permitted by 6.3.3.2, 6.3.3.3, or 6.3.3.4.

6.3.3.2 Fixed piers shall not be required to be protected as specified in 6.3.3.1 where the vertical distance from the surface of mean high water level to the underside of the pier surface does not exceed 36 in. (914 mm)

6.3.3.3 Floating piers shall not be required to be protected as specified in 6.3.3.1 where the vertical distance from the surface of the water to the underside of the pier surface does not exceed 36 in. (914 mm).

6.3.3.4 * Existing facilities shall not be required to be protected by an automatic fire-extinguishing system where acceptable to the authority having jurisdiction.

6.4 * Fire Standpipe Systems.

6.4.1 Class I standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft (45 m).

6.4.2 Class I standpipes shall be provided in all buildings used for the rack storage of boats.

6.4.3 Standpipe systems, where installed, shall be in accordance with NFPA 14, Standard for the Installation of Standpipe and Hose Systems, except for the provisions identified in 6.4.4 through 6.4.7.

6.4.4 Hose racks, hoses, and standpipe cabinets shall not be required on piers and bulkheads

6.4.5 Supply piping for standpipes on piers and bulkheads shall be sized for the minimum flow rate for Class II systems.

6.4.6 Manual dry standpipes shall be permitted.

6.6 Hydrants and Water Supplies.

Hydrants and water supplies for fire protection in marinas and boatyards shall be provided in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems; NFPA 14, Standard for the Installation of Standpipe and Hose Systems; and NFPA 24, Standard



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for the Installation of Private Fire Service Mains and
Their Appurtenances

NFPA 13 Chapter 24 Water Supplies

24.1 General.

24.1.1 Number of Supplies. Every automatic sprinkler system shall have at least one automatic water supply.

24.1.2 Capacity. Water supplies shall be capable of providing the required flow and pressure for the remote design area determined using the requirements and procedures as specified in Chapters 11 through 22 including hose stream allowance where applicable for the required duration.

24.1.3 * Size of Fire Mains.

24.1.3.1 Except as provided in 24.1.3.2 or 24.1.3.3, no pipe smaller than 6 in. (150 mm) in diameter shall be installed as a private service main.

24.1.3.2 For mains that do not supply hydrants, sizes smaller than 6 in. (150 mm) shall be permitted to be used subject to the following restrictions:

(1)The main supplies only automatic sprinkler systems, open sprinkler systems, water spray fixed systems, foam systems, or Class II standpipe systems.

(2)Hydraulic calculations show that the main will supply the total demand at the appropriate pressure. Systems that are not hydraulically calculated shall have a main at least as large as the system riser.

24.1.3.3 Where a single main less than 4 in. (100 mm) in diameter serves both fire systems and other uses, the non-fire demand shall be added to the hydraulic calculations for the fire system at the point of connection unless provisions have been made to automatically isolate the non-fire demand during a fire event.

24.1.4 Underground Supply Pipe.

For pipe schedule systems, the underground supply pipe shall be at least as large as the system riser.

6.4.7 Flexible connections shall be permitted on floating piers where acceptable to the authority having jurisdiction.

The project will require review and approval by the Architectural Commission (ARCOM) as a major combination project.

PZB - PLANNING AND
ARCHITECTURAL REVIEW

John Lindgren, Planning
Administrator-Project Manager

4/5/2018

POLICE DEPARTMENT

Benjamin Alma, Code
Enforcement and Parking
Manager

3/22/2018

No Comment



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PZB DIRECTOR

No Comment

TOWN MANAGER

No Comment

PZB - ZONING

Paul Castro, Zoning
Administrator

4/26/2018

The applicant must demonstrate to the satisfaction of the
Town Council that the hardship criteria in Chapter 134
have been met.