



PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/26/18

APPLICATION NO.: Z-18-00103 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 1338 N LAKE WAY SUITE: SITE

DESCRIPTION:

1. A request for special exception approval with site plan review to allow the following modifications to the Sailfish Club property :Expand kitchen 505 square feet to the east into existing service area (wall and parapet roof will be extended); create a 157 square foot walkway from existing parking lot to existing electrical room and new generator room for service access."Pool deck renovation to include: replace existing pool deck floor with new floor finishes, eliminate cabanas and replace with new locker rooms, new cabanas, youth recreation rooms and seating area, add covered walkway from north side of pool deck to south side of pool deck, awnings to the west side of the pool deck and north side of existing pool deck between existing terrace and dining area (see roof plan), add a 704 square foot sun deck on the southwest side of the pool deck; Install 150 KW generator in a 325 square foot building on east side of the building; Replace wood shake roof with new roof to match existing. 2. A variance is being requested to allow a decrease in landscaped open space to 19.2 % in lieu of the 20.1 % existing and 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	4/20/2018	Proposed modifications must meet accessibility code requirements.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/31/2018	Please provide an overall understanding of the stormwater management system for the site. Please indicate the age and show the locations of the site stormwater collection and storage system(s) and the basin(s) they treat. A plan and calculations to quantify the new and redeveloped impervious area for the site may be required. If there are any stormwater issues on the property, the proposed work should address them.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/30/2018	All life safety systems will need to protect any changes in the cooking equipment that may be planned with the expansion.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	5/29/2018	This project will require Architectural Commission (ARCOM) review as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	I have no comment on the special exception and site plan review portion of the application. Does not appear to be a hardship on the landscape open space variance. Applicant should make up the lost landscape open space lost by the proposed improvements elsewhere on the subject property.