



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-18-00094 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 916 S OCEAN BLVD

DESCRIPTION:

1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet North American Vertical Datum (NAD83) in lieu of 17.56 feet NAVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/21/2018	No comments.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/27/2018	Provide a 10-foot wide underground utility easement along the street frontage(s) which excludes walls, large trees, and exfiltration trenches. Pedestrian gates, driveway trench drain(s), hedges, and irrigation and drainage pipes shallower than 30-inches in depth can be considered with a standard Easement Installation and Removal Agreement. Decorative driveways, walkways, and small motor court areas can be considered with a standard Driveway Agreement. Please update the plans removing the described Hardscape / Landscape (other than the driveway and walkway) from the footprint of the dedicated 10-foot wide utility easement and /or request the appropriate agreement(s). Once the undergrounding in the area has been completed, the unused portion of the easement may be petitioned for release to the property owner for additional improvements. The required sketch of a Stormwater System and coordination with Landscape Architect have been provided. The exfiltration calculations are not checked at this level of review.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/21/2018	The proposed square footage for this home requires sprinkler by Town of Palm Beach Ordinance
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	4/5/2018	The project will require review and approval by the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	3/21/2018	May require Flaggers and/or Detail Police Officers for traffic control.
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	5/16/2018	No Comment



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PZB - ZONING

Paul Castro, Zoning
Administrator

4/26/2018

There appears to be no hardship to grant the height or building height plane variances. The property is deep and there is adequate room to construct a house to meet the building height plane requirement of the Zoning Code. An address request will also be required and the applicant is required to enter into a unity of title agreement to combined the beach cabana property with the proposed house. As a condition of approval staff recommends that the applicant provide the town with a utility easement or similar agreement to ensure that the underground utility project can be completed in the area.