



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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 6/26/18

**APPLICATION NO.:** Z-18-00114 **APPLICATION TYPE:** SITE PLAN REVIEW

**ADDRESS:** 168 SEABREEZE AVE

**DESCRIPTION:** Site Plan Review to allow the construction of a 3,644 square foot, two-story, single family house on a non-conforming platted lot which is 92 feet in width in lieu of the 100 foot width 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	6/25/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	<p>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.</p> <p>Please match the Site Plan and Civil Plans. As an example the "Sunken Banquet Seating does not appear on the Civil Plans.</p> <p>The proposed driveway configurations on Seabreeze Avenue appears to eliminates an existing on-street parking stall. The project needs to look at relocating any existing on street parking space(s) should the proposed improvements impact it; coordinate this relocation with Public Works.</p> <p>An FPL Transformer is proposed in the southwest corner of the site adjacent to South County Road. Typically, a 10-foot wide undergrounding utility easement is shown. Please contact Steven Stern (561) 227-6307 to discuss the easement and paperwork. At a minimum, the location of the transformer easement needs to be shown.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/28/2018	This project as proposed does not have any fire code concerns
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	8/1/2018	This project will require ARCOM review and approval as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	6/21/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment



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PZB - ZONING

Paul Castro, Zoning  
Administrator

7/24/2018

Prior to the issuance of a building permit, the applicant shall provide a utility easement or agreement to provide an easement if necessary to provide underground utilities in the area.