



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-18-00115 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 6 VIA LOS INCAS

DESCRIPTION:

Applicant is proposing to construct a 2,170 square foot second story addition over the existing first floor for a master bedroom suite and terrace and demolish an existing pool cabana and awning and replace it with a smaller 348 square foot cabana that will require the follow variances: 1) a cubic content ratio ("CCR") of 5.29 in lieu 5.21 existing and the of the 3.81 maximum allowed in the R-B Zoning District. 2) allow the existing lot coverage to remain non-conforming at 31.9% in lieu of the 32.9% existing and the 25% maximum allowed.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	6/25/2018	Applicant must be aware of FEMA Substantial Improvement requirements if applicable.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	7/30/2018	<p>Proposed improvements need to be evaluated in accordance with Sec. 86-95. - Threshold requirements. An overall Stormwater Management system will be required when:</p> <p>(1) The proposed work exceeds 25 percent of the market value of the property;</p> <p>(2) The proposed work includes the construction of a new swimming pool;</p> <p>(3) The proposed work includes the redevelopment of more than 20 percent of landscaped open space, 20 percent of the impervious area of the site including buildings, patios, etc., or a combination thereof which exceeds 20 percent;</p> <p>(4) The proposed work includes new driveways or parking areas;</p> <p>(5) The proposed work includes replacement or reconstruction of parking areas other than parking areas designed for less than three residential units; or</p> <p>(6) Other development as may be deemed appropriate by the town engineer.</p> <p>A 10-foot wide undergrounding utility easement needs to be provided providing the proposed work exceeds 50 percent of the market value of the property. Please be advised: No walls, large trees, or exfiltration trenches are allowed within the 10-foot wide underground utility easements required along the street frontage(s). Please contact Steven Stern (561) 227-6307 to discuss the easement and paperwork.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2018	This project does not have any fire code concerns as proposed.
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



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PZB DIRECTOR

No Comment

TOWN MANAGER

No Comment

PZB - ZONING

Paul Castro, Zoning
Administrator

7/24/2018

There appears to be no hardship for the variances being requested. If approved, the Council should place a condition of approval that the applicant shall provide a utility easement or an agreement to provide a utility easement if necessary to facilitate underground utilities in the area.