



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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

DRC MEETING: 7/24/18

**APPLICATION NO.:** Z-18-00132 **APPLICATION TYPE:** SITE PLAN REVIEW

**ADDRESS:** 113 E INLET DR

**DESCRIPTION:**

Site Plan Review to allow the construction of a 3,589 square foot, two-story, single family house on a non-conforming lot which is 96 feet in width in lieu of the 100-foot depth 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	7/23/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/28/2018	The required sketch of a Stormwater System has been provided. Exfiltration calculations have not been provided for review.  An agreement for the proposed improvements within the 10-foot wide utility easement will be required. 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. 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.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	7/25/2018	A letter stating coordination between the Civil Engineer and the Landscape Architect has been provided. There are no fire code concerns with this project
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 project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	7/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	8/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	8/29/2018	The proposed house is required to obtain site plan review because the property is nonconforming to lot depth for the R-B Zoning District. The proposed house is designed to meet all Zoning Code requirements. If approved, said approval should be contingent upon providing a utility easement or similar agreement ensuring that if necessary an easement will be provided for undergrounding utilities in the area.