



PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/27/18

APPLICATION NO.: Z-18-00084 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 901 N OCEAN BLVD

DESCRIPTION:

1) Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following: a. Overall building height; b. Building height; c. Building height plane 2) A variance to allow a 6 foot tall wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	2/22/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/4/2018	Please confirm that the placement of the Stormwater Management System has been coordinated with the Landscape Architect. Specifically, the northwestern exfiltration trench appears to be in close proximity to the perimeter landscaping. The exfiltration calculations are not checked at this level of review.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/7/2018	The town ordinance will require the residence to be sprinkled
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.



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POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/22/2018	<p>Jack & Lorraine Friedman Trust CERTIFIED MAIL-9314 8699 0430 0042 9981 47 901 N. Ocean Blvd. Palm Beach, FL 33480 NOTICE OF CODE VIOLATION AND HEARING 901 N. Ocean Blvd., Palm Beach Case # CE 18-10 Property Control Number: 50-43-43-10-00-001-0025 Dear Property Owner, A re-inspection of your property found you have not complied with the Code Enforcement violation written warning issued January 5, 2018 and the vegetation that was removed during demolition, and in violation of your ARCOM approval and permit, has not been replaced .Chapter 18, Section 18-206 of the Town of Palm Beach Code of Ordinances outlines the criteria for a demolition permit which states perimeter landscaping and other landscaping considered by the architectural commission to be worthy of saving be left in place and/or preserved in a manner satisfactory to the architectural commission. Please replace any and all vegetation/trees as specified in the original ARCOM demolition agreement by February 18, 2018. Any questions involving the ARCOM agreement should be directed to Planning Administrator John Lindgren at (561) 227-6414. Should compliance with the Town Ordinances not be met within this time frame, you are hereby notified there will be a public hearing before the Code Enforcement Board on March 15, 2018 at 2:00 p.m. in the second floor Town Council Chambers at City Hall, 360 S. County Road, Palm Beach. If you decide not to be present, the hearing will be held in your absence. If you are found in violation of the Town Code, the Code Enforcement Board has the power by law to levy fines up to Two Hundred Fifty (\$250.00) Dollars a day against you and your property for every day any violation continues beyond the date set in the order for compliance. An administrative fee of One Hundred Fifty (\$150.00) Dollars for the cost of the hearing may be assessed to you should your case be heard.If you have any questions, please do not hesitate to call me at (561) 227-6422. Your immediate attention to this matter is appreciated. Sincerely, John T. Moriarty, Code Enforcement Officer No Comment</p>
PZB DIRECTOR			
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	2/27/2018	No Comment



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PZB - ZONING

Paul Castro, Zoning
Administrator

2/22/2018

The applicant must demonstrate the hardship relative to the request for variances on a new house on a newly created lot. In addition, there is a pending code enforcement case relative to landscape demolition approved by the Architectural Commission. If adjudicated and found in noncompliance by the Code Enforcement Board this case cannot be heard by the Architectural Commission or Town Council until the property owners come into compliance. The wall along the curve of the property is required to be removed out of the site visibility easement. In addition, there is no hardship to not require the wall to be setback 3 feet outside of that easement and a 3 foot high hedge planted in front of said wall. The applicant can make the wall 4 feet in height and meet Code where they want to build it.