



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-18-00121 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 456 S OCEAN BLVD SUITE: SITE

DESCRIPTION:

A request for Site Plan Review to construct a two-story, four (4) unit, townhouse building group with associated swimming pools and hardscape. Each unit will be approximately 8,800 square feet with basement garages. The following variances are being requested: 1. A request for a variance to allow the maximum building dimension of the building group to be 184.16 feet in length in lieu of the 150 foot maximum length allowed for a townhouse building group. 2. A request for a variance to not provide 25% of the building to be setback an additional 10 feet from the front setback along South Ocean Boulevard.

<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	7/30/2018	<p>A sketch of an overall Stormwater System has been provided. Each lot appears to be proposed as an individually owned unit. If this is the case, each lot needs its own Stormwater Management system to own and operate. Please identify the individual lots or an HOA document or equivalent needs to be provided to indicate maintenance of the system. Please note, systems are required to be certified every five (5) years.</p> <p>A 10-foot wide undergrounding utility easement needs to be provided. 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. The proposed water and sewer connection / utilities for each unit can be located within the easement(s) as well.</p> <p>Provide a letter stating Civil Plans improvements have and coordination with Landscape Architect.</p> <p>The proposed driveway configurations on Gulfstream Road appears to eliminate existing on-street parking stall(s). 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. This work will require a Public Works ROW Permit.</p> <p>A Cross Access Easement for the ingress and egress of the proposed driveways will be necessary.</p> <p>Existing depressed curb and sidewalk (former driveway entrances) along S. Ocean Boulevard will need to be reconstructed.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2018	<p>The project will be required to meet all fire department access requirements. The project will be required to be fully sprinklered per the NFPA codes.</p>



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PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	8/1/2018	<p>This project will require ARCOM review and approval as a major combination project. Also, prior to a building permit being issued for any work, the 0.3-acre NE corner of the site will have to have completed the change of the future land use designation from "Recreation" to "Moderate Density Residential" as identified on the Future Land Use Map in the Town's Comprehensive Plan. Furthermore, the applicant will have to complete the SCAD form with the Palm Beach County School District, and submit to the School District any impact fees and address any issues raised by the School District associated with the SCAD assessment; this must all be finalized prior to the issuance of any permits for the project.</p>
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	6/21/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	7/24/2018	<p>To date, the applicant has not submitted the County's traffic concurrency determination nor the consultant's traffic study for our consultant to review. This is required before this project can be considered by the Town Council so it is required to be deferred. The project does not clearly identify the lot lines for each of the townhouse lots. The site plan should identify the lot lines and the applicant needs to provide a cross access easement across of the lots where the driveway for all of the units crosses over each of the Townhouse lots. There also appears to be walls and other structures that that may be directly on the property line. How will the developer address maintenance responsibilities for future property owners?</p> <p>The drainage plan identifies the system for the entire property and not individual townhouse lots. How will the system be maintained and whose responsibility will it be to maintain the system? These questions need to be addressed.</p> <p>In addition, this project is required to be approved in two phases. The first phase would be the entire project, less the private park property. The second phase can only be approved subject to the comprehensive plan amendment to change the future land use element being completed. If not completed, the site will have to be modified to ensure that the landscape open space requirements for the entire site are met. A unity of title will be required for each individual lot being proposed as a townhouse development and a utility easement or similar agreement is required to ensure that the townhouses and other property in the area can be serviced with underground utilities.</p>