



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 9/27/18

**APPLICATION NO.:** Z-18-00143 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

**ADDRESS:** 212 SEASPRAY AVE

**DESCRIPTION:**

Site Plan Review to allow the redevelopment of a landmarked house on a non-conforming lot which is 50 feet in width in lieu of the 100-foot depth required in the R-B Zoning District. Because the house is being redeveloped in excess of 50% of its current value, the following variance is being requested: 1) Section 50-114: Request to develop the property in excess of 50% of its current value, including the raising of the rear (south side) of the house, such that the entire house will have an elevation of 5.9 N.A.V.D. in lieu of the minimum 7.0 N.A.V.D. required by Code. In addition, the following variances are requested in connection with the redevelopment: 2) Section 134-893(7)b): Request to raise the rear (south side) of a landmarked house with a west second story side yard setback of 3.0 feet in lieu of the 15-foot minimum required. 3) Section 134-893(9)b): Request to raise the rear (south side) of a landmarked house with a second story rear yard setback of 4.7 feet in lieu of the 15-foot minimum required. 4) Section 134-893(13): Request to raise the rear (south side) of a landmarked house, thereby increasing the cubic content ratio from 6.89 to 7.11 in lieu of the 4.39 maximum allowed. 5) Section 134-893(7)b): Request to add an awning to the house with an east side yard setback of 0.0 feet in lieu of the 12.5-foot minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	9/24/2018	Applicant is aware of required FEMA Variance.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	10/26/2018	Location of existing driveway does not meet Town requirements, 6-foot off-set from property line. A variance needs to be granted for the driveway to remain at current location.  The required sketch of a Stormwater System has been provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	10/22/2018	10-foot utility undergrounding easement. No fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	9/28/2018	This application will require review and approval from the Landmarks Preservation Commission (LPC) as a combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	9/25/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment



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PZB - ZONING

Paul Castro, Zoning  
Administrator

10/26/2018

The applicant is required to demonstrate to the satisfaction of the Town Council that demolition of more than 50% of the cubic footage of the landmark house is required to restore the structure. This includes the hardship for all of the variances related to said demolition. The applicant is also requesting a flood plain variance to not raise the landmark home to meet the minimum flood elevation based on the value of the renovation exceeding 50% of the market value of the structure alone.