



**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-18-00145 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

**ADDRESS:** 280 SUNSET AVE SUITE: SITE

**DESCRIPTION:**

The property owner is requesting Site Plan Review with Variances, including a variance to modify an existing, nonconforming Landmarked hotel. The renovations include relocating the hotel entrance and lobby east into the space currently occupied by C'est Si Bon Gourmet Grocery, adding a swimming pool and pool deck in the north courtyard area, renovation of all rooms, improvement of the parking lot by replacing asphalt with pavers, construction of a pergola connecting the new entrance to the street, and the modification of an existing rooftop utility structure by adding roof tiles and decorative elements. The new hotel lobby will include 18 accessory bar or dining seats based on the principle of equivalency from the former C'est Si Bon Gourmet Grocery retail space. The existing restaurant, Trevini, is not being changed at this time, and the number of hotel rooms will remain at 32.

In addition to the modification of the variance for hotel use in the C-TS district, which is required by 134-387, other variances are requested, including: 1. A variance from Chapter 50, Flood Damage Prevention, requesting relief from the requirement to raise the finish floor elevation of the hotel to 7.0 NAVD. 2. A variance from Chapter 134, Article IV, Nonconformities, to allow the height of the nonconforming hotel to be increased by 4.25' to accommodate a new decorative roof element. 3. A variance from Chapter 134, Sec. 1113(11)b., that requires a minimum of 25% landscaped open space. The existing landscaped open space is 15.26% and proposed is 14.70%, for a reduction of 0.56%. 4. A variance from Chapter 134, Sec. 1113(11)c., that requires a minimum of 35% landscaped open space in the front yard. The existing front yard landscaped open space is 9.32% and proposed is 6.63%, for a reduction of 2.69%. 5. A variance from Chapter 134, Sec. 1113(5)b. that requires a minimum front yard setback for unattached accessory structures, to allow a front setback of 1.75' in lieu of the 5' minimum required for a pergola connecting the new front lobby entrance to the public sidewalk on Sunset Avenue.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	9/24/2018	1) Applicant is aware of required FEMA variance. 2) FBC Accessibility Code requirements must be met.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	10/26/2018	<p>The required sketch of a Stormwater System has been provided. Without elevating the lot, the applicant does not meet the Town's Stormwater Management System level of service. A variance to Sec. 30-114. - Drainage will be required.</p> <p>A trench drain should be installed across the front of the parking lot area. Drainage walls along the eastern perimeter of the site may be required. Pool overflow needs to be tied into the proposed system. Additional area drains may be needed.</p> <p>Show parking area entrance / exit sight triangles. Please show any reconfigurations of existing on-street parking proposed in front of the site.</p> <p>Coordination with the utility undergrounding in the area.</p>



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FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	10/22/2018	The proposed changes will need to bring the building up to code compliance with exit and egress needs. They will need to provide life safety plans and most likely need to provide a sprinkler system to the hotel in the event that there isn't one now. The renovation is welcome but will need careful plan review to receive approval from fire. There are several areas in the fire code as well as town ordinances that will need to be followed for approvals.
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	9/24/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	10/26/2018	The proposed renovation will improve the aesthetic appearance of this landmark hotel. The applicant needs to demonstrate to the satisfaction of the Town Council there is a hardship for the proposed variances to be granted. While the site is tight as it relates to the size of the property in relation to the existing improvements, the applicant should make every effort to reduce the variance request related to the landscape open space.