

**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-18-00147 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 400 REGENTS PARK

DESCRIPTION:

Site Plan Review to allow the redevelopment of a house on a non-conforming lot which is 137 feet in depth in lieu of the 150-foot depth required in the R-AA Zoning District. Because the house is being redeveloped in excess of 50% cubic volume, the following variances are being requested 1) Sections 50-114 and 134-419: Request to develop the property in excess of 50% of its current value, requiring a variance for the first-floor elevation of the main house of 6.26 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 134-793(a)5: Request to expand the guest house with a front yard setback (north side) of 10 feet in lieu of the 35-foot minimum required. 3) Section 134-793(0)8: Request to expand the guest house with a side yard setback (east side) of 9.3 feet in lieu of the 30-foot minimum required. 4) Section 134-793(0)8: Request to expand the main house with a side yard setback (north side) of 4.5 feet in lieu of the 30-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	The required sketch of a Stormwater System has been provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	9/27/2018	The proposed project does not have any fire code concerns as proposed.
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	9/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	10/26/2018	The applicant is requesting a flood plain variance to make improvements which will exceed 50% of the market value of the landmark home. In addition, the demolition will exceed 50% of the cubic footage which requires several variances to keep existing nonconforming conditions. The applicant has to demonstrate that there is a hardship to maintain those nonconformities and build back in required setbacks.