



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-18-00142 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 830 S COUNTY RD

DESCRIPTION: Special Exception with Site Plan Review to allow the construction of a 5,990 square foot two-story, single family residence on a non-conforming lot that is 139.99 feet in depth in lieu of the 150 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	NO comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	10/26/2018	Traffic study for request access off of South County Road required. Applicant also needs to confirm internal traffic patterns to access the garage are adequate . 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 provided. 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 Architectural Commission (ARCOM) as a major project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	9/18/2018	No Comment
PZB DIRECTOR	Josh Martin, Director of Planning, Zoning and Building		No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	9/18/2018	The proposed house meet all lot, yard and bulk requirement in the Zoning Code with the exception of being on a nonconforming lot. If approved, the applicant should be required to provide a utility easement or an agreement ensuring a utility easement if needed to facilitate undergrounding in the area.