



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 1/2/19

APPLICATION NO.: Z-18-00168 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 244 NIGHTINGALE TRL

DESCRIPTION:

A request for a variance in order to renovate a landmarked residence with a finished floor elevation of 5.68 North American Vertical Datum ("NAVD") in excess of 50% of the market value of the residence. Section 50-114. - Historic buildings states:

A variance is authorized to be issued for the repair, improvement or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code. Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director, Planning Zoning and Building	1/11/2019	The application should reference Chapter 50, Floods, and further show compliance with Division 7, Variances and Appeals. The applicant should provide written responses to Section 50-117, Conditions for the Issuance of Variances (1 through 4) and Section 50-116, Considerations for Issuance of Variances (1 through 10). The Town must be able to demonstrate compliance with Chapter 50 each year to help maintain the current Community Rating System (CRS) rating of 7. The CRS rating of 7 allows Town residents to receive a 15% flood insurance premium discount for properties located in a Special Flood Hazard Area (flood risk properties).



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PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	1/31/2019	<p>The Site Wall proposed within the southeast corner of the site needs to be outside of the existing easement. Site Walls are typically not allowed to be located with easements, in accordance with Section 134-1671- Restrictions.</p> <p>The required sketch of a Stormwater System has been provided. Exfiltration calculation to confirm compliance with Town requirements have not been provided. The close proximity of the groundwater table, 1.5 NAVD, as determined by the SFWMD, will adversely influence the design shown. Drainage plans must meet the requirements of The Town of Palm Beach Code of Ordinances, Chapter 86, Planning, Article III, Stormwater Management and comply with the Town's adopted level of service as described in Chapter 30, Consistency and Concurrency management System, Section 30-114, (a) Drainage and (b) Management Procedures.</p> <p>A drainage barrier around the perimeter of the site (typically at least six inches above grade) and drainage collection devices across the driveway(s) (typically a trench / sock drain) are not apparent.</p> <p>Additional coordination between the Material Removal Plan and the Erosion Control plan, specifically the location of the proposed silt fence, to protect vegetation to remain may be necessary.</p> <p>Contact Steven Stern (561) 227-6307 regarding a 10-foot undergrounding easement across the frontage of the property.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/17/2018	<p>There are no fire code concerns with the proposed project.</p>
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	1/10/2019	<p>This request will require Landmarks Preservation Commission (LPC) approval as a combination project.</p>
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/1/2019	<p>No Comment</p>
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning and Building	2/1/2019	<p>No Comment</p>
PZB - ZONING	Paul Castro, Zoning Administrator	1/28/2019	<p>I have no comment on the proposed flood plain variance.</p>