



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 2/26/19

**APPLICATION NO.:** Z-19-00180 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 910 S OCEAN BLVD

**DESCRIPTION:**

1. Request Site Plan approval to permit construction of a new 17,527 square foot, two story residence on a platted lot with a depth of 128.42 in lieu of the 150 foot minimum required in the R-A Zoning District. 2. Request a variance to allow a point of measurement of 21.5 NAVD ("North American Vertical Datum") in lieu of the 18.34 NAVD maximum allowed for properties east of the Coastal Construction Control Line. 3. Request for a special exception to permit construction of a new 500 square foot beach cabana east of South Ocean Boulevard. 4. Request for a special exception to permit the construction of a pedestrian tunnel for access under South Ocean Boulevard to the beach parcel. 5. Request a variance to allow a retaining wall along the west property line in the side yard and front yard setbacks to be a range of 11.4 feet to 11.8 feet in height in lieu of the 6 and 7 foot maximum allowed in the front yard and side yard setbacks.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	2/26/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/2/2019	<p>Main House Site and Beach House Site will need to comply with Sec. 30-114. - Drainage and Sec. 86-95. - Threshold requirements. A Stormwater Management System for both locations will need to be developed for the proposed improvements. A sketch of a stormwater system for the proposed main house site was provided.</p> <p>Dimensions for the driveway and intersection sight triangles need to be provided. All obstructions, vegetation or structures, shall be maintained at a maximum height of 30 inches within the driveway and/or intersection sight triangle areas, as measured from the adjacent street elevation.</p> <p>An Easement Installation &amp; Removal Agreement shall be required for the proposed hardscape and landscape within an easement. The proposed improvements within the 12-foot drainage easement / 15-foot utility easement along the western property line may be restricted. Typically, site walls are prohibited within easements.</p> <p>In addition to a Florida Department of Transportation Agreement, a Construction Management Agreement with the Town for the proposed Tunnel shall be required. Coordination and the installation of conduits through the worksite for the Town's undergrounding project shall be required. The agreement shall contain a construction schedule and an approved Maintenance of Traffic (MOT) plan. Oversized vehicles may need to have reasonable access. Travel lane widths through the worksite of 15-foot may be required at all times. Temporary signals may not be permissible for 24-hour work, flaggers and/or off-duty officers may be required. The duration for 24-hour work may be restricted to a 2-week period. Additional conditions may be necessary one the means and methods used to construct the tunnel have been vetted.</p>



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FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/26/2019	There will be code compliance requirements when the plans are submitted for review. This size house will be required to have a sprinkler system per the town ordinances.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	This application will require review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/26/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	2/26/2019	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	3/28/2019	The applicant needs to demonstrate what the hardship is to allow a point of measurement higher than the Code allows to build a new house. There does appear to be a hardship as it relates to the new seawall construction. In addition, Council should carefully consider the M.O.T. plan and work with the applicant to ensure that there is adequate roadway access through South Ocean Boulevard at this location during the construction of the proposed cabana and tunnel.