



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 3/28/19

**APPLICATION NO.:** Z-19-00187 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

**ADDRESS:** 1 S COUNTY RD SUITE: SITE

**DESCRIPTION:**

The Breakers is requesting site plan review with special exception approval to construct a new security guardhouse and gates, to re-align the road, and to add a landscaped island on the south side of the proposed guardhouse, which will be located in the median of North Breakers Row (near its intersection with Main Street). The project, which is needed to improve hotel security, includes swing arms to control access from Main Street into the north parking lot.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	3/19/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/30/2019	No Comments. All Stormwater to remain on-site and treated in accordance with South Florida Water Management District Master Permit.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/20/2019	The proposed project must comply with all NFPA codes for fire department access. The road width and height conditions especially must be followed
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	This application will require Architectural Commission (ARCOM) administrative or "staff" approval.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	3/20/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	3/20/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2019	The request for a special exception with site plan review is allow a new guard house and gate system entrance from the existing Main Street access into the Breakers property. This requires the partial re-alignment of the roadway access into the Breaker PUD in order to accommodate adequate traffic circulation. There is adequate stacking and maneuverability for the new guard house. There are no zoning issues.