



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 8/28/18

APPLICATION NO.: Z-18-00138 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 241 SEAVIEW AVE SUITE: SITE

DESCRIPTION:

1. Request for Special Exception with Site Plan Review approval to create 30 paved parking spaces on the west lawn to be used by Palm Beach Day Academy faculty, families and guests to the school. 2. Request to modify the existing Declaration of Use Agreement (a copy of the Agreement is on file at the Town of Palm Beach Building Department).

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	8/24/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	9/27/2018	<p>The proposed driveway configurations onto Seaview Avenue appears to eliminate at least two (2) existing on-street parking stalls. The sight triangle for the exit has not been shown. Its inclusion may impact additional on-street parking stall(s). The project needs to look at relocating any existing on street parking space(s) should the proposed improvements impact it; coordinate this relocation with Public Works. This work will require a Public Works ROW Permit.</p> <p>The required sketch of a Stormwater System has been provided. The trench width is greater than two times the depth. Additional perforated pipe and/or a narrower longer trench configuration fitting to the formula used needs to be proposed. A more representative 'K' value may be desired. Also, please check the depth of the water table (H2) used in the calculations. Furthermore, stormwater runoff from the site needs to be captured at proposed driveway exit. Please provide a collection device or elevations demonstrating that runoff is keep onsite.</p> <p>The Stormwater Agreement and Engineer's Drainage Certification dates back to January of 2009. The accumulation of sediments and clogging of the filter fabric and the void spaces of the aggregates over time hinders the operational life of an exfiltration system. Systems are required to be tested every five years and recertified. Confirmation that the system is performing as designed should be obtained prior to reconstruction of the driveway.</p> <p>A utility easement for undergrounding in this area may be desirous.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	8/31/2018	There are no fire code concerns with this proposal.
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.



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POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	8/27/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	9/5/2018	The applicant is required to obtain an additional variance as the Code does not allow off-street parking in the front yard setback. The applicant should also demonstrate what the hardship is for the proposed variance. If approved, the applicant should be required to construct a six foot high wall on the north property line and along the northwest side of the proposed parking lot to buffer the proposed off-street parking from the residential property to the north. In addition, the applicant should also be required to provide an easement or an agreement that ensures that if necessary that an easement be granted to facilitate undergrounding utilities in the area.