



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/5/19

APPLICATION NO.: Z-19-00195 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 145 PERUVIAN AVE SUITE: 102

DESCRIPTION:

The applicants, owners of Unit 102 in the Regency Six Condominium, are proposing to modify the outdoor space immediately adjacent to their ground floor unit to make the space more usable and aesthetically pleasing by replacing some sod and old shrubs with sand-set travertine pavers and new shrubs. The existing tree in front of the unit will also be replaced. The following variances are requested: A variance from Code Section 134-948(11)d., for overall landscaped open space of 22.6% in lieu of the 26.1% existing. The code requires a minimum of 35% landscaped open space in the R-C district. A variance from Code Section 134-948(11)e., for front yard landscaped open space of 33.2% in lieu of the 46% existing. The code requires a minimum of 35% front yard landscaped open space in the R-C district.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	4/19/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/30/2019	The Stormwater Management System designed meets Town's adopted level of service for the redeveloped area. Applicant may wish to overflow into the road rights-of-way once the level of treatment required has been obtained. Existing Stormwater Management System(s) for the site need to be inspected and recertified. Applicant may wish to plant a Specimen Tree. Contact Public Works for additional information.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2019	There are no fire code concerns with the proposed work.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/5/2019	This project will require an Architectural Commission (ARCOM) administrative or "staff" approval.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/19/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	4/19/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2019	The applicant needs landscape open space relief to expand the patio. The proposed patio is behind a large hedge and not visible from the street.