



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-19-00197 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 205 VIA TORTUGA

DESCRIPTION:

Special Exception with Site Plan Review to allow the construction of a new 13,523 square foot, two story single family residence on a lot that is 77 feet in width in lieu of the 100 foot minimum required R-B Zoning District. The following variance is being requested in conjunction with this application: 1) Allow the pool cabana to be separated from the main house by 19.25 feet in lieu of the 25 foot minimum separation required when calculating the angle of vision.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	5/30/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/4/2019	The Stormwater Management System designed meets Town's adopted level of service. However, drainage pipe runs need to be installed outside of the landscape and undergrounding easements.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2019	The town ordinance requires the house be fully sprinkled. There are no fire code concerns on the lot coverage.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/5/2019	The Architectural Commission (ARCOM) recommended approval of the requested variances by a vote of 7-0 at their May 29, 2019 meeting. ARCOM also partially approved the project with conditions by a vote of 7-0, with the landscape, hardscape and other details to return in June for further review.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/23/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	4/29/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2019	The lot where the proposed house is to be located is oddly shaped. The shape dictates that the proposed house and cabana need to be contoured around the shape of the lot. As such, the location of the proposed cabana is closer than the required 25 foot separation required for the angle of vision regulation. The proposed cabana will not be visible from the street as it is separated from the street by a park. The Architectural Commission approved the proposed house and cabana, and recommended that implementation of the angle of vision variance would not cause a negative architectural impact to the property.