



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/3/19

APPLICATION NO.: Z-19-00202 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 307 CHILEAN AVE SUITE: SITE

DESCRIPTION:

A request to construct a new 3,937.50 square foot, two story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 6,250 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	5/28/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/24/2019	Coordinate landscape improvements with Stormwater Management System locations. It appears the proposed Coconut Palm may impact the western exfiltration trench. An Easement Installation and Removal Agreement will be necessary for the proposed improvements within the 10-foot undergrounding easement granted along the frontage of the property. Please contact Steven Stern (561) 227-6307 regarding the paperwork for the 10-foot undergrounding easement across the frontage of the property. Typically site walls and vegetation are not permitted within an easement.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/29/2019	Stormwater Management System meets the Town's Level of Service. This would be a tier II renovation and would fall under the town ordinance to install sprinklers if the total square footage meets the threshold. The proposed project is not a concern for the fire department, it will need to meet all code and ordinances.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/14/2019	This project will require review and approval from the Architectural Commission (ARCOM) as a major project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/31/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	6/3/2019	No comments
PZB - ZONING	Paul Castro, Zoning Manager	5/28/2019	I have no comment on this proposed application.