



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/26/19

APPLICATION NO.: Z-19-00174 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 254 N COUNTY RD

DESCRIPTION:

Request for a variance to allow a swimming pool on the north side of the property that will require the following variances to be requested: 1) a 10.33 foot front/street side yard setback along North County Road in lieu of the 15 foot minimum required;
2) a 2.5 foot north/side yard setback in lieu of the 10 foot minimum required;
3) a 3.5 foot west/rear yard setback in lieu of the 10 foot minimum required; and
4) a new six (6) foot wall along North County Road that will be setback 18 inches from the property line in lieu of the 3 foot minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	2/26/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/6/2019	Existing Stormwater Management System(s) need to be inspected and recertified. 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. The system appears to have been installed in 2004 and has not been recertified. Elevation of driveway trench drain needs to be verified, unless proposed to be elevated to 5.30 NAVD A Hydraulic Conductivity Test of the on-site soils will be required to support the calculations provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/26/2019	There are no fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	Application will require an Architectural Commission (ARCOM) administrative or "staff" approval.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/27/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	2/26/2019	No comments
PZB - ZONING	Paul Castro, Zoning Manager	3/28/2019	There does not appear to be a hardship for the requested setback variance.