



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 9/18/19

**APPLICATION NO.:** Z-19-00224 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

**ADDRESS:** 218 DEBRA LN

**DESCRIPTION:**

1. Section 134-893(b)(2) - A request for Site Plan Review to build a 3,539 square foot 2 story home, hardscape and swimming pool on an existing 10,393 square foot platted lot with a depth of 90' in lieu of 100' minimum required. The following variances are being requested for the proposed swimming pool.  
a. Section 134-1757 - Request for a front yard setback of twenty feet, four inches (20.33') in lieu of the twenty-five foot (25.0') minimum front yard setback required by code. b. Section 134-1757 - Request to allow the proposed swimming pool in a required street side yard with a continuous hedge of three feet (3.0') in height in lieu of six feet (6.0') minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	10/24/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/1/2019	Stormwater Management System proposed for the site meets the Town's level of service.  Dimension driveway to confirm conformance to Town Standards. Trench drain appears greater than 14-foot wide.  Sight triangle needs to be applied to Debra Lane. Sight triangle for Laurie Lane could be modified per Town Standards.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	10/28/2019	Applicant needs to contact FPL regarding power needs. Transformer located on Laurie Lane. There are no fire code concerns with this application.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Manager	10/29/2019	This project will require review and approval from the Architectural Commission (ARCOM) as a major project.
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	10/25/2019	No Comment
PZB - ZONING	Paul Castro, Zoning Manager	10/24/2019	The proposed new house meets all zoning code requirements. The variance for the swimming pool is de minimus.