



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-19-00226 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 225 EVERGLADE AVE SUITE: 1

DESCRIPTION:

The applicant is requesting site plan review pursuant to Section 134-942 to propose the removal of an existing 120 square foot awning and to replace it with a 192 square foot awning along the south side of the condominium unit which will require the following variances: 1. Section 134-948 (5) -front yard setback of 17.33 feet in lieu of the 25 foot minimum required for multifamily use in the R-C Zoning District. 2. Section 134-948 (6) -West side yard setback of 14.84 feet in lieu of the 20 foot minimum setback required for multifamily use In the R-C Zoning District. 3. Section 134-948 (9) -Lot coverage of 41.34% in lieu of the 41.17% existing and the 30% maximum allowed for multifamily use 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	10/24/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/1/2019	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	10/28/2019	There are no fire code concerns with this application.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Manager	10/29/2019	The applicant will need to submit an Architectural Commission (ARCOM) administrative or "staff" approval permit request for the proposed awning.
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	10/25/2019	No comments
PZB - ZONING	Paul Castro, Zoning Manager	10/24/2019	I have no comment on this de minimus request.