



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-19-00225 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 259 WORTH AVE

DESCRIPTION:

Pursuant to Sections 134-1162 and 134-1165 the applicant is requesting Special Exception with Site Plan Review in order to construct a third story as a special allowance based on the Worth Avenue Design Guidelines. This project qualifies for the special allowances as set forth in Exhibit D (Copy on file in the PZ&B Department). The proposed third story consists of a roof top deck with an enclosed 2,390 square feet of living space which includes a 720 square foot pergola. The following variance is being requested: Section 134-1165 - proposed maximum story coverage of 33% for the enclosed living area on the third floor roof deck in lieu of the 30% maximum allowed for a third story using the Worth Avenue Design Guidelines (see attached Exhibit D).

<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	This is a residential commercial mix. Fire codes will come into play but would not prohibit the project. A complete plan review would need to be completed to identify all fire code compliance concerns.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project 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 comments
PZB - ZONING	Paul Castro, Zoning Administrator	10/24/2019	The applicant needs to demonstrate that the project meets the Worth Avenue Design Guidelines for approval of the third story. The residential third story will not be visible from the streets or sidewalks based on the setbacks.