



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 12/9/19

APPLICATION NO.: Z-19-00234 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 440/450 ROYAL PALM WAY

DESCRIPTION:

Section 134-226, 134-227, 134-229, and 134-329. Request to modify previously-approved Special Exception 8-84 with Site Plan Review to allow the subject property to be split into two separate commercial properties. The property located at 440 Royal Palm Way and 450 Royal Palm Way would continue to allow for cross access and cross parking between both properties through a proposed cross parking/cross access agreement (draft agreement attached). If approved, the existing Unity of Title Agreement which was required as part of the zoning approval for 440 Royal Palm Way would be terminated. The existing Unity of Title Agreement and draft Termination of Unity of Title Agreement are attached as part of this zoning application and are on file at the Town of Palm Beach Planning, Zoning and Building Department.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	12/19/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	2/4/2020	Contact Steven Stern (561) 227-6307 regarding an acceptable easement for undergrounding for the property. Recertification of Stormwater Management System - Confirmation that the system is performing as designed. An agreement may be necessary if systems are linked.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/20/2019	The proposal is silent on if the life safety devices are conjoined for both properties. All life safety devices must be separate for each building. The code requires the building owner to maintain and repair all life safety equipment and devices. This would be impossible to oversee going forward absent a complete separation No Comment
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	12/20/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	12/23/2019	No comments. I don't understand the request at hand.
PZB - ZONING	Paul Castro, Zoning Administrator	2/3/2020	If approved, the proposed cross access/cross parking easement agreement are required to be reviewed for legal form and sufficiency by the town attorney. The Town should be a party to said agreements and the agreements should not be able to be amended or terminated without Town Council approval.