



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 1/17/20

**APPLICATION NO.:** Z-19-00238 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 137 DUNBAR RD

**DESCRIPTION:**

Section 134-2(b)-A request to build a 7,873 square foot (under air) two (2) story single family home with a variance to allow the point of measurement for calculating the maximum cubic content ratio (CCR) to be at 12.7' NAVD in lieu of 11.7' NAVD required by code.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	2/24/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/3/2020	<p>Please contact Steven N. Stern, Underground Utilities Project Manager, Phone 561-227-6307 regarding the dedication of a recorded utility easement, or an agreement for undergrounding in the area.</p> <p>Please show existing landscaping within the road rights-of-way on the Construction Staging &amp; Parking and Erosion Control Plan being protected. The relocation of Palm Trees if necessary will need to be coordinated with Public Works through a ROW Permit.</p> <p>Dimension the driveway offset from the property line, confirming a side yard setback of at least 6-foot. New curb along the entire frontage of the property on Dunbar Road for the driveways is anticipated.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/23/2020	<p>Town's Level of Service for Stormwater has been met. There are no fire code concerns with the proposed project.</p>
PZB DIRECTOR	Wayne Bergman, Acting Director, Planning, Zoning & Building	1/23/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	2/24/2020	<p>The finished floor elevation of the existing house is 12.65 feet NAVD. The proposed house finished floor is at 12.7 feet NAVD. The Town's point of measurement for height, overall height and cubic content ratio (ccr) is 11.7 feet NAVD which is eighteen inches above the highest crown of road in front of the subject property. The applicant does not need a height or overall height variance. They are only asking for a point of measurement variance for ccr.</p>