



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/17/20

APPLICATION NO.: Z-20-00254 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 215 PERUVIAN AVE SUITE: SITE

DESCRIPTION:

1. Sec. 134-1109(a)(3) - A special exception to allow a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. 2. Sec. 134-229 - A special exception to allow a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. 3. Sec. 134-329 - Site plan review for a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	3/26/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/27/2020	A Stormwater Management Plan for the proposed improvements will be required. The applicant needs to evaluate improvements in accordance with Section 86-95 - Threshold Requirements. A plan and calculations to quantify the new and redeveloped areas as a percentage of the existing total area for staff review needs to be provided. Property owner might want to install additional on-site stormwater collection and storage if there are any stormwater issues on the property.



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FIRE RESCUE
DEPARTMENT

Martin DeLoach, Fire Marshal

3/27/2020

It is understood that this has previously been approved. That being stated this is not a permanent structure and is required to follow all of the requirements for temporary tent structures.

There will be no smoking signs posted inside the tent. They will be no open flames or open cooking inside the tent. Exit signs must be up and clearly visible. The tent will need two 10 pound ABC fire extinguishers, one on each side of the tent.

25.2 Tents.

25.2.1 General.

25.2.1.1

Tents shall be permitted only on a temporary basis. [101: 11.11.1.2]

25.2.1.2

Tents shall be erected to cover not more than 75 percent of the premises, unless otherwise approved by the AHJ. [101: 11.11.1.3]

25.2.2 Flame Propagation Performance.

25.2.2.1

All tent fabric shall meet the flame propagation performance criteria contained in Test Method 2 of NFPA 701, Standard Methods of Fire Tests for Flame Propagation of Textiles and Films. [101: 11.11.2.1]

25.2.2.2

One of the following shall serve as evidence that the tent fabric materials have the required flame propagation performance:

(1)The AHJ shall require a certificate or other evidence of acceptance by an organization acceptable to the AHJ.

(2)The AHJ shall require a report of tests made by other inspection authorities or organizations acceptable to the AHJ. [101: 11.11.2.2]

25.2.2.3

Where required by the AHJ, confirmatory field tests shall be conducted using test specimens from the original material, which shall have been affixed at the time of manufacture to the exterior of the tent. [101: 11.11.2.3]

25.2.3 Location and Spacing.

25.2.3.1

There shall be a minimum of 10 ft (3050 mm) between stake lines. [101: 11.11.3.1]

25.2.3.2

Adjacent tents shall be spaced to provide an area to be used as a means of emergency egress. Where 10 ft (3050 mm) between stake lines does not meet the requirements for means of egress, the distance necessary for means of egress shall govern. [101: 11.11.3.2]

25.2.3.3

Tents not occupied by the public and not used for the storage of combustible material shall be permitted to be erected less than 10 ft (3050 mm) from other structures where the AHJ deems such close spacing to be safe from hazard to the public. [101: 11.11.3.3]

25.2.3.4

Tents, each not exceeding 1200 ft² (112 m²) in ground area and located in fairgrounds or similar open spaces, shall not be required to be separated from each other, provided that safety precautions meet the approval of the AHJ. [101: 11.11.3.4]



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25.2.3.5

The placement of tents relative to other structures shall be at the discretion of the AHJ, with consideration given to occupancy, use, opening, exposure, and other similar factors. [101: 11.11.3.5]

25.2.4 Fire Hazards.

25.2.4.1

The finished ground level enclosed by any tent, and the finished ground level for a reasonable distance, but for not less than 10 ft (3050 mm) outside of such a tent, shall be cleared of all flammable or combustible material or vegetation that is not used for necessary support equipment. The clearing work shall be accomplished to the satisfaction of the AHJ prior to the erection of such a tent. The premises shall be kept free from such flammable or combustible materials during the period for which the premises are used by the public. [101:

11.11.4.1]

25.2.4.2 Smoking.

25.2.4.2.1

Smoking shall not be permitted in any tent, unless approved by the AHJ. [101: 11.11.4.2.1]

25.2.4.2.2

In rooms or areas where smoking is prohibited, plainly visible signs shall be posted that read as follows:

NO SMOKING

[101: 11.11.4.2.2]

25.2.5 Fire-Extinguishing Equipment.

Portable fire-extinguishing equipment of approved types shall be furnished and maintained in tents in such quantity and in such locations as directed by the AHJ. [101: 11.11.5]

PZB - ZONING

Paul Castro, Zoning
Administrator

3/30/2020

The request does not include any variances or a change in membership. I have no comments.