



**PLANNING, ZONING AND BUILDING DEPARTMENT**  
Town of Palm Beach  
360 S County Rd  
Palm Beach, FL 33480

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 5/15/20

**APPLICATION NO.:** Z-20-00260 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 131 SEAVIEW AVE

**DESCRIPTION:**

Section 134-8939(c): Special Exception with Site Plan Review to allow the renovation of an existing two story residence and swimming pool by demolishing more than 50% cubic footage on portions of platted lots with a depth of 97.12 feet in lieu of the 100 foot minimum required in the R-B Zoning District and an area of 9,712 in lieu of the 10,000 square foot minimum required in the R-B Zoning District. The request is to demolish a 1 story/237 square foot exercise room in the rear of the house; a 1 story/720 square foot Florida room in the rear of the house; and add a 386 square foot two story family room (first floor) and bedroom (second floor); and a 292 square foot loggia. The following variances are being requested: 1) Section 134-893 (b)(5): a front yard setback of 24.9 feet in lieu of the 30 foot minimum setback required; 2) Section 134-893(b)(7): a west side yard setback of 4.9 feet in lieu of the 4.9 feet existing and the 15 foot minimum setback required; 3) Section 134-893 (b)(11): a lot coverage of 31.3% in lieu of the 30% maximum allowed; 4) Section 134-893 (b)(13): a cubic content ratio of 6.90 in lieu of the 6.99 existing and the 4.03 maximum allowed; 5) Section 134-893(b)(12): a landscape open space of 33% in lieu of the 45% minimum required; 6) Section 134-1757: an east side yard setback for the swimming pool of 6 feet in lieu of the 10 foot minimum required.

| <u>DEPARTMENT</u>                          | <u>NAME/TITLE</u>  | <u>DATE</u> | <u>COMMENT</u>  |
|--|--|-------------|---|
| BUILDING OFFICIAL                          | Wayne Bergman, Acting Director,<br>Planning, Zoning & Building | 6/1/2020    | No Comment  |
| PUBLIC WORKS<br>DEPARTMENT                 | Craig Hauschild, Civil Engineer                                | 7/1/2020    | No comments at this time - Stormwater Management<br>System Plans shall be reviewed at permit submittal.   |
| FIRE RESCUE<br>DEPARTMENT                  | Martin DeLoach, Fire Marshal                                   | 6/2/2020    | There are no fire code concerns with the proposed<br>project. If the building is over 10,000 square feet town<br>ordinance will require sprinkling the house. |
| PZB - PLANNING AND<br>ARCHITECTURAL REVIEW |  |             | No Comment  |
| PZB DIRECTOR                               | Wayne Bergman, Acting Director,<br>Planning, Zoning & Building | 6/1/2020    | No Comment  |
| PZB - ZONING                               | Paul Castro, Zoning<br>Administrator                           | 6/8/2020    | The applicant should demonstrate to the Town Council<br>that there is a hardship related to the variance portion of<br>the application.                       |