



**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-20-00262 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 2730 S OCEAN BLVD

**DESCRIPTION:**

The following zoning relief is being requested: 1. Section 134-1055 (16.): Special Exception approval to modify the existing condo-hotel use in the R-D(2) Zoning District.  
2. Section 134-327: Site plan approval for the modifications to the existing condo-hotel site as identified above. 3. Section 134-1064: Special exception approval for the new balconies on the third, fourth and fifth floors. 4. Section 134-1060 (6)(f): Variance request for the proposed redevelopment to include the addition of balconies on the south side of the building that will encroach into the south side yard setback by a 30 inches thus a variance request for a setback of 27.5 feet in lieu of the 30 foot minimum required. 5. Section 134-2172: Variance to allow the proposed off-street, valet-operated parking, to be tandem and stacked in lieu of the code required off-street parking standards related to size of spaces and access. The code requires parking spaces to be designed so that a vehicle can be removed without the necessity to move another vehicle. The proposed parking is modifying and adding parking areas designed with stacked (tandem) and lift parking. 6. Section 134-1064: Variance to allow the lot coverage to be 44.9% in lieu of the 23.7% existing and the 22% maximum allowed in the R-D(2) Zoning District for 5 story buildings (the building is 7 stories with a lower level floor area). 7. Section 134-1060(6): Variance to allow a north side yard setback of 15 feet in lieu of the 30 foot minimum required for the under dune garage. 8. Section 134-1064(b)(3): Variance to allow a height of 68.96 feet in lieu of the 62.5 maximum allowed for the Penthouse additions (7th floor).

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	6/1/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	7/1/2020	No comments at this time - Stormwater Management System Plans shall be reviewed at permit submittal. Design Water Table shall be 1.5 NGVD.  Concurrency Letter for Sewer, Solid Waste, Water, and Drainage acknowledged.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/2/2020	Fire department access to the building cannot be diminished by the project. Absent that all provisions of NFPA 241 must be followed for the project.
PZB DIRECTOR	Wayne Bergman, Acting Director, Planning, Zoning & Building	6/1/2020	No Comment



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PZB - ZONING

Paul Castro, Zoning  
Administrator

6/29/2020

The applicant is required to modify the application to include a variance for parking stall width and to have the stand-alone dining room with access from outside of the hotel building. To date, that has not occurred. The proposed redevelopment is a substantial intensification of the use of the subject property. I do not believe that with the new ballroom, dining room, larger spa and lounge areas, that the stacked and tandem parking will work at peak time, peak hour. The Town's consultant is in the process of reviewing the proposed off-street parking design and valet operation to determine if it will adequately serve the property. In addition, it is unclear what the hardship is to allow the variance relief related to the parking stall width and parking stall stacking. The Code requires the parking to be designed so that vehicles do not need to be moved in order to remove a vehicle for a parking space. This design does not allow that to happen.

If approved, there should be conditions related to the operation of the parking lot, hours of operation of the dining room and ballroom. These conditions should be outlined in a Declaration of Use Agreement.