



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 12/7/20

APPLICATION NO.: Z-20-00319 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 429 AUSTRALIAN AVE

DESCRIPTION:

The applicant condominium is requesting a modification to their site plan to eliminate 400 square feet of landscaped open space from the northeast corner of their parking lot. The condominium sold a 20 foot by 20 foot parcel to their neighbor to the north so the neighbor could have room to install a generator. This resulted in two (2) variances being required: 1) A variance to allow landscaped open space to be 27.1 % in lieu of the 28.3% existing and the 35% minimum required in the R-C Zoning District. 2) A variance for an east side yard setback to the new property line of 6.8 feet in lieu of the 20 foot minimum required for multi-family use in the R-C Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	1/4/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	2/1/2021	No Comment.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/28/2020	There are no fire code concerns with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/29/2021	It does not appear that there is any proposed exterior work associated with this zoning application. Please note that all proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	1/4/2021	No Comment
PZB - ZONING			No Comment