



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-20-00317 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 1063 N OCEAN BLVD

DESCRIPTION:

The applicant is proposing a new 18,918 square foot, two-story house on a nonconforming lot in the R-A zoning district. Special exception and site plan reviews are required pursuant to Section 134-843(b) of the Town Code because the project is being proposed on a non-platted lot with a minimum lot width of approximately 118.87' in lieu of the 125' minimum width required in the R-A 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. Town's stormwater level of service is being meet, based upon calculations provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	12/28/2020	There are no fire codes to prohibit the project. However the town ordinance will require the house to have fire protection with a sprinkler system.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/29/2021	This proposed project was approved (5-2) by the Architectural Commission (ARCOM) on 01/27/2021 as Application B-007-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	1/4/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	12/28/2020	With the exception of the nonconforming lot size, the house meets all of the other lot, yard and area requirements in the Zoning Code. I have no comments.