



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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 1/5/21

**APPLICATION NO.:** Z-21-00327 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 218 EVERGLADE AVE

**DESCRIPTION:**

Section 134-948(1) & (2): A request for a variance to construct a new 3,700 square foot, two story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 5,902 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District. Section 134-948(6): Request for a variance to have an 8 foot east side yard setback in lieu of the 10 foot minimum required in the R-C Zoning District.  
Section 134-1757: Request for a variance to construct a swimming pool (11' by 27') along the south of the property that would have a 7.5 foot rear yard setback in lieu of the 10 foot minimum setback required.  
Section 134-948(9): Request for a variance for lot coverage to be 34.92% in lieu of the 30% maximum allowed in the R-C Zoning District.

<b><u>DEPARTMENT</u></b>	<b><u>NAME/TITLE</u></b>	<b><u>DATE</u></b>	<b><u>COMMENT</u></b>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	1/21/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	2/19/2021	Please indicate if driveway location affects on-street parking. Everglade Avenue allows for on-street parking on the south side of the roadway. Plans need to depict existing and proposed. Show yellow curb and palm trees existing / proposed in rights-of-way on the drawings.  Consent to place improvements within the rear 2.5-foot of the lot shall be required.  Town's stormwater level of service is being met, based upon calculations provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/21/2021	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	2/18/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 02/24/2021 as Application B-011-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	1/21/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	1/21/2021	The lot width is a consideration as it relates to the side yard setback, however, the applicant can meet the lot coverage zoning requirement for a new home.