



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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/2/21

APPLICATION NO.: Z-21-00336 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
ADDRESS: 264 S COUNTY RD **TENANT:**THE CARRIAGE HOUSE

DESCRIPTION:

Section 134-1109: A request for a special exception with site plan review modification approval to modify a previously approved Club's 264 South County Road property as follows:

At 264 South County Road:

- Modify quantity and size of rooftop mechanical equipment
- Modify height of mechanical equipment screen wall
- Modify Landscape and Hardscape Design including Landscape Open Space

At 270 South County Road:

- Modify quantity and size of rooftop mechanical equipment.
- New mechanical equipment screen wall
- Modify Landscape and Hardscape Design including Landscape Open Space
- Modify to Front Door & Overhang Design
- Modify Door/Window Operation on East Elevation for Emergency Egress
- New Concealed Emergency Egress Gate On East Elevation
- New Decorative Shutters on South Elevation
- Modify quantity and location of windows on northwest corner of second floor

The following Variances are being requested:

At 264 South County Road:

- 1) Section 134-1607(1): to allow (4) pieces of HVAC equipment at 51 inches in height in lieu of the 48" maximum allowed;
- 2) Section 134-1607(1): to allow the scrubber at 40 inches in height in lieu of the 36" maximum allowed.

At 270 South County Road:

Section 134-1607(1): to allow (5) pieces of HVAC equipment at 57 inches in height in lieu of the 48" maximum allowed.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	2/25/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	2/25/2021	The requested items do not conflict with the adopted fire code. Some of the requests are needed to provide exit egress that is required in the fire and building codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project is on the tentative agenda for the regularly scheduled Landmarks Preservation Commission (LPC) meeting on 04/21/2021 as Application for Certificate of Appropriateness (COA) #007-2021. A motion carried at the March LPC meeting to defer the project to the April meeting in order to address comments from Commissioners.



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PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	2/25/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/6/2021	Much of the work related to the requested site plan modification and variance requests were started without a building permit or without required Town Council approval. It is unclear what the hardship is based on Sec. 134-201 of the Code of Ordinances.