



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 12/14/20

**APPLICATION NO.:** Z-20-00318 **APPLICATION TYPE:**

**ADDRESS:** 1265 S OCEAN BLVD

**DESCRIPTION:**

An application to replat lots 1 through 6 and lot 10 of the Blossom Estate Subdivision, 60 Blossom Way, and 1290 S Ocean Blvd into 2 (two) buildable lots. The proposed replat will abandon in total the Blossom Way right-of-way; abandon the current beach access and dedicate a new 8-ft wide beach access along the north side of the proposed replat; terminate the Limited Access Easement along the east side of S Ocean Blvd which provides access to all of the Blossom Estate platted properties via Blossom Way; and incorporate 60 Blossom Way and 1290 S Ocean Blvd properties into the new Lots 1 and 2 of Blossom Estate subdivision.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	1/5/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	1/6/2021	<p>A Bond (surety) for the removal and replacement of public utilities affected by the Replat will be needed. In addition to the standard providers, FDOT has an existing inlet on Blossom Way.</p> <p>Phase 2S undergrounding for this area has been designed and is under construction. Requests to service the development of Lot 1 and Lot 2, included easements to provide services, will need to be worked out directly with the utility providers.</p> <p>Town of Palm Beach Bulkhead Line needs to be shown, Ordinance 32-2</p> <p>Does MHWL Elevation need to be included?</p> <p>Does Coastal FDEP Monument existing within Lot 1 needs to be included?</p> <p>Easement Access along the northern limits of Lot 1 needs to mirror original plat, specifically the language. Work with Robert Weber, Coastal Program Manager regarding the width of the beach access. Provide a 10-foot by 20-foot easement adjacent to S. Ocean Blvd for parking an occasional Town vehicle for beach monitoring.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/6/2021	<p>The planned lot platting is not a concern with the fire codes. Any proposed buildings will need to comply with NFPA1 chapter 18 Fire Department Access and Water supply.</p>
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/5/2021	No Comment
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	1/5/2021	No Comment



## PLANNING, ZONING AND BUILDING DEPARTMENT

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

### DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 12/14/20

---

PZB - ZONING

Paul Castro, Zoning  
Administrator

1/6/2021

The Town currently does not have all of the required information in order to have the plat considered for approval by the Town Council. We are missing written authorization from all property owners within the subdivision and letters of consent from all of the utilities regarding easements. The Town's consulting surveyor is also in the process of peer review of the proposed replat. To date, that is not complete. If these are completed by the date of the Council meeting the proposed replat can be considered by the Town Council.

The Staff's main concern is the Town's continued beach access through the proposed relocated beach access easement from South Ocean Boulevard to the beach. The current language on the face of the proposed replat does not provide that access and staff is recommending that the applicant change the easement dedication language to the same language that exists on the existing beach access easement. The Town also needs a developer's agreement that clearly identifies all infrastructure improvements that need to be made based on the proposed replat and the timing of demolition of all existing structures on the subject property that become noncompliant to the Zoning Code as a result of the replat. Any necessary infrastructure changes related to utilities and road demolition need to be secured by an irrevocable letter of credit equal to 135% of the estimated cost of the proposed subdivision improvements to secure the cost of construction (demolition) of the improvements per Sec. 110-37 of the Code. At this time, the town has no information from the applicant on what improvements have to be made in order to complete the subdivision, such as the estimated cost of demolition of the roadway and buildings or the movement of any utilities, if necessary.