



**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-21-00329      **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)  
**ADDRESS:** 910 S OCEAN BLVD

**DESCRIPTION:**

1. Section 134-843(b): Modification to a previously approved request for Site Plan approval to permit construction of a new 17,527 square foot, two story residence on a platted lot with a depth of 128.42 in lieu of the 150 foot minimum required in the R-A Zoning District. The proposed changes to the main house parcel are as follows: the addition of a cooling tower at southwest corner of the property; revision of the driveway and entries to reduce from three curb cuts to two curb cuts; elimination of the swimming pool on the east side of the house; addition of decorative balustrades at the roof level; revisions to floor plans and south facade due to plan changes; elimination of balcony on the west facade; minor adjustment to stonework and window/door configurations; and revision to metal railing design of balconies. Also proposed modifications to the basement enlarging the square footage by 994 square feet to house mechanical equipment.
2. Section 134-2: a variance to allow a point of measurement of 21.5 NAVD in lieu of the 8.34 NAVD maximum allowed for the building height plane calculation for the balustrade detail.
3. Section 134-1610(4) and 134-843(11): a variance to allow lot coverage to be 28.5% in lieu of the 25% maximum allowed when counting the basement walls that extend outside of the main building walls.
4. Section 134-790: Modification to a previously approved request for a special exception to permit construction of a new 500 square foot beach cabana east of South Ocean Boulevard. Modifications include new fenestration, columns, basement and raising finished floor elevation by 2 feet and to lower the site wall to meet the ocean vista requirement.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	3/1/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2021	Intersection safe sight triangle per Section 134-1637. Dimension for triangle required at time of permit.  Agreements for work within the easements required. There is an easement along the western property line (proposed driveway and improvements) on the survey, which needs to be shown on site plans.  FDOT and Town permits for Tunnel under South Ocean Blvd. required. An agreement to construct the tunnel shall also be required. Applicant shall be required to bring ROW up to standards, in accordance with Public Works ROW Manual, where applicable. Curbing on both roadways may be required.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/2/2021	The project as presented does not conflict with the adopted fire code.
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 Architectural Commission (ARCOM) meeting on 04/28/2021 as Application B-017-2021. A motion carried at the March ARCOM meeting to defer the project to the April meeting in order to address comments from Commissioners.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/1/2021	No Comment



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PZB - ZONING

Paul Castro, Zoning  
Administrator

3/2/2021

It is unclear what the hardship is on these new variance requests. That applicant has to demonstrate to the satisfaction of the Town Council that there is a hardship based on Sec. 134-201 of the Code. There is also a proposed basement proposed for the beach cabana. The basement meets Code but requires special exception approval from the Town Council for the proposed modification.