



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 10/21/20

APPLICATION NO.: Z-20-00299 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 1015 S OCEAN BLVD

DESCRIPTION:

1) Section 134-840: Special Exception with Site Plan Review to allow the construction of an 11,031 square foot two-story residence on a non-conforming lot that is 97.97 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District.
2) Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 16 feet 7.5 inches in lieu of the 35 foot minimum required in the R-A Zoning District.
3) Section 134-843(a)(9): A request for a variance to allow the proposed residence to have a rear setback of 2 feet 7 inches in lieu of the 15 foot minimum required in the R-A Zoning District.
4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District.
5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code 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	11/18/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	1/4/2021	Stormwater Management calculation have not been provided. Sight Triangle needs to be dimensioned, to confirm compliance with Section 134-1637.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/17/2020	There are no fire code concerns with the proposed project. The town ordinance will require the house to be sprinkled.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/4/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 01/27/2021 as Application B-073-2020. A motion carried at the December ARCOM meeting to defer the project to the January meeting at the request of staff due to a notice issue. Upon initial review, the application appears to be missing a demolition report and rendered elevations - with and without landscaping.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/18/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/20/2020	While staff understands the hardship related to the depth of the lot and the proposed front yard setback, it is unclear why the rear setback has to be less than 3 feet from the seawall.