



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/6/21

APPLICATION NO.: Z-21-00358 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 1540 S OCEAN BLVD

DESCRIPTION:

Section 134-843(b): Request for a Special Exception with Site Plan Review to allow the construction of a 10,284 square foot two-story, single family residence on a non-conforming platted lot that is 16,151 square feet in area in lieu of the 20,000 square foot minimum required; 145.53 feet in depth in lieu of the 150 foot minimum depth required; and 112.53 feet in width in lieu of the 125 foot minimum depth required in the R-A Zoning District.

Section 134-2: a variance to allow a point of measurement of 21.42 ft NAVD in lieu of the 18.87 ft NAVD maximum allowed for the building height plane calculation.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	- FDOT Safe Sight Triangles for 35 MPH speed limit shall be required for the intersection. - A stormwater management system to treat the initial runoff from the proposed improvements has been depicted.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2021	The fire codes do not prohibit this project, however it will be required to have fire sprinklers due to the town ordinance.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 05/26/2021 as Application B-046-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	The applicant is required to demonstrate what the hardship is based on Sec. 134-201 as it relates to the request for a point of measurement variance for a new house.