



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/4/21

APPLICATION NO.: Z-21-00369 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 369 S LAKE DR SUITE: SITE **TENANT:**PARK PLACE CONDO

DESCRIPTION:

Section 134-1052 (4): The Park Place Co-op is requesting a site plan modification to allow the construction of a new 467 square foot building to enclosure a 400 KW generator with a 3,000 gallon fuel tank. The generator building is proposed to be adjacent to the pool deck in the middle of the property and will replace an existing storage shed that will be demolished to make room for the new building. The following variance is being requested in order to construct the new generator building:
Section 134-1060(9)d: request for lot coverage of 41.8 percent in lieu of the 41.3 percent existing and 40 percent maximum allowed in the R-D(2) Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/4/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/23/2021	No Comments: Applicant currently working to relocate existing utilities and abandoned existing easement under the proposed generator building. New easements for the relocation of utilities are being provided. All utilities shall be relocated prior to issuance of building permit.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/4/2021	The proposed project does not conflict with the adopted fire codes in terms of being able to be built. There will be code requirements in the building and instalation of the generator.
PZB - PLANNING AND ARCHITECTURAL REVIEW			No Comment
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/4/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2021	This project cannot be heard by Town Council unless and until the easement running under the proposed generator has been abandoned by the Town.