



PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 6/1/21

APPLICATION NO.: Z-21-00378 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 800 S COUNTY RD

DESCRIPTION:

The applicant is seeking to modify the previous approval (Z-20-00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District. The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished floor elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD to further project against flooding. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: 1) Section 134-843(8): a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; 2) Section 134-843(8): a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 3) Section 134-843(9): a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 4) Section 134-843(9): a rear yard setback ranging from 0 feet to 13.4 feet in lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; 5) Section 134-843(9): a rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 6) Section 134-843(8): a north side yard setback of 14.5 feet for the 2-story generator building in lieu of the 30 foot minimum required; 7) Section 134-843(8): a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; 8) Section 134-843(10): a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; 9) Section 134-847: to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; 10) Section 134-847: to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; 11) Section 134-843(11): a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; 12) Section 134-843(9): a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; 13) Section 134-843(8): a south side yard setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL			No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	This proposed project is on the tentative agenda for the regularly scheduled Landmarks Preservation Commission (LPC) meeting on 07/21/2021 as Application for Certificate of Appropriateness (COA) #034-2021.
PZB DIRECTOR			No Comment



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PZB - ZONING

Paul Castro, Zoning
Administrator

6/21/2021

This is a self created hardship as the owner wants to raise the house another 2 feet above the minimum flood elevation. The house was already approved to be 2 feet above the minimum flood elevation and there appears to be no hardship.