



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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 7/6/21

APPLICATION NO.: Z-21-00386 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 217 BAHAMA LN

DESCRIPTION:

This home has been designated as Historically Significant and thus will be heard before Landmarks Preservation Commission prior to being heard before Town Council. Section 134-329 and Section 134-893(b): Site Plan Review to allow the renovation and one story additions totaling 894 square feet to an existing 3,034 square foot, one story residence by demolishing more than 50% cubic footage on a lot with a depth of 91 feet in lieu of the 100 foot minimum required in the R-B Zoning District. Section 134-893(7): to allow a west side yard setback for the garage addition to remain non-conforming with a setback of 9.83 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. Section: 50-114: a request for a flood plain variance in order to construct the a 360 square foot one story garage addition on the east side of the residence; a 200 square foot one story closet addition on the west side of the residence; and a 334 square foot loggia addition to the rear of the residence, all with a finished floor elevation of 5.82 and 6.82 feet North American Vertical Datum ("NAVD") in lieu of the 7.0 foot NAVD required. Section 134-893(6): an angle of vision of 119 degrees in lieu of 103 degrees existing and 100 degrees maximum allowed.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	7/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	9/8/2021	No Comments: A stormwater management system to treat the initial runoff from the proposed improvements has been depicted.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	7/26/2021	There are no fire code concerns with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW			No Comment
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	7/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	7/22/2021	The applicant has to demonstrate to the satisfaction of the Town Council that there is a hardship for the requested variances base on Section 134-201 of the Code.