



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-21-00371 **APPLICATION TYPE:** SITE PLAN REVIEW

ADDRESS: 267 DUNBAR RD

DESCRIPTION: Section 134-893(c): Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non-conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments: Notes to Applicant: Sheet D-1, Footer of site wall cannot be located within the easement. Any proposed improvements within an easement require consent from the utility providers and an agreement with the Town. Site depicted to be fill approximately 2- to 3- foot. Proposed and existing grades need to be depicted clearly on the Site Wall detail. Landscape proposed on Sheet LP1 also needs to conform to safe sight triangle for intersection.
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 Architectural Commission (ARCOM) meeting on 07/28/2021 as Application B-068-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	This revised project meets all lot, yard and area requirements in the Code with the exception of being a nonconforming lot. The project requires ARCOM approval prior to consideration of the Town Council.