



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/2/21

APPLICATION NO.: Z-21-00333 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 101 NIGHTINGALE TRL

DESCRIPTION:

Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 In lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed 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	3/9/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2021	Intersection safe sight triangle per Section 134-1637. Vegetation shielding the site wall from view also needs to be in compliance to safe sight triangle requirements. An agreement for the walkway proposed into the Public Rights-of-Way shall be required.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/9/2021	There are no conflicts with the adopted fire code for the project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 04/28/2021 as Application B-019-2021. A motion carried at the March ARCOM meeting to defer the project to the April meeting in order to address comments from Commissioners.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/9/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	3/9/2021	The applicant is required to demonstrate to the satisfaction of the Town Council that a hardship exists based on the criteria in Section 134-201 of the Code.