



**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-21-00385 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

**ADDRESS:** 223 MONTEREY RD

**DESCRIPTION:**

The lot is non-conforming in area: 9,000 square feet in lieu of the 10,000 square feet required in the R-B Zoning District; and in width: 90 feet in width in lieu of the 100 foot minimum required in the R-B Zoning District. 1. Request to demo the existing one-story residence, accessory structure, pool, driveway and miscellaneous site walls, piers and fences. 2. Request to construct a new single family residence on a non-conforming lot (overall size and width) meeting all applicable Town codes. 3. Request to construct a new two-story single family residence consisting of 3,902 gross square feet on a non-conforming lot, driveway, pool/spa, hardscape and landscape, including an emergency generator and civil storm water and grading.

<b><u>DEPARTMENT</u></b>	<b><u>NAME/TITLE</u></b>	<b><u>DATE</u></b>	<b><u>COMMENT</u></b>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	7/20/2021	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	7/20/2021	There are no fire code conflicts with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW			No Comment
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	7/20/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	7/27/2021	I have no zoning comments regarding this zoning application. The proposed house meets all zoning requirements with the exception of being a nonconforming lot.