



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 2/27/18

**APPLICATION NO.:** Z-18-00085 **APPLICATION TYPE:** VARIANCE(S)

**ADDRESS:** 139 N COUNTY RD SUITE: 15 **TENANT:** Illustrated Properti

**DESCRIPTION:**

\*This application is on behalf of the tenant Illustrated Properties LLC\*  
The applicant is requesting a variance to permit the operation of a real estate brokerage office containing approximately 1,008 sq. ft. on the first floor of the Paramount Building which does not meet all of the requirements to allow an office use on the first floor in this situation. The proposed use meets the special exception uses requirement in Section 134-1109(18) that there are at least 50% existing office uses on all floors in the Paramount Building but fails to meet the requirement that there are more than 50% existing office uses on the first floor within 300 feet of the proposed use within the same zoning district.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/6/2018	No Comments.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/4/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/7/2018	No fire code concerns
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	4/5/2018	I have no comment regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	2/23/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	2/27/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	2/27/2018	The applicant is required to demonstrate a hardship for granting the proposed variance.