



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-18-00086 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 230 ROYAL PALM WAY SUITE: BLDG 1

DESCRIPTION:

TD Wealth Management is leasing Suite 100 (which totals 2,144 square feet) on the east end of the first floor of 230 Royal Palm Way. This application proposes to install two business identification signs on the building: one on the north facade facing Royal Palm Way and one on the south facade facing the parking lot. Because of the style and height of the existing stone facade of the first story of the building, and the existing windows on the facades, the signs need to be installed higher than the ceiling of the first floor, which is only 8.16 feet. Although the proposed signs will be located well below the 15' otherwise allowed by code in this zoning district, signs located above the ceiling height of the first floor require variances. Request for business identification sign on the north facade of the building 12.75' in height (top of sign) in lieu of the 8.16' maximum height (first floor ceiling height) allowed by code, a variance of 4.59'. Request for business identification sign on the south facade of the building 12.75' in height (top of sign) in lieu of the 8.16' maximum height (first floor ceiling height) allowed by code, a variance of 4.59'. These measurements are from the finished floor elevation of the first floor.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	3/6/2018	No Comment.
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	The project will require Architectural Commission (ARCOM) staff review and approval.
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	There is no hardship for the requested variance for the sign. It appears to conflict with the architecture of the front facade of the building.