



PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00109 **APPLICATION TYPE:** SPECIAL EXCEPTION

ADDRESS: 150 WORTH AVE SUITE: 234

DESCRIPTION:

A request for special exception approval to operate a new restaurant at 150 Worth Avenue Suite 234, called "Hai House Palm Beach", which will replace the previous restaurant "Costa". The new restaurant will occupy the same square footage (5,243) and have the same number of total seats (151) and outdoor seats (14) as the prior restaurant. The applicant agrees to be bound by all existing conditions of approval (see attached Exhibit "F").

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	5/25/2018	Code Enforcement Case for unpermitted kitchen must be resolved before any permits or licenses and occupancy can be allowed.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	The building should have a building and fire department inspection prior to being given a business license to ensure all code concerns from the previous tenant are corrected.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comments regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/18/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	If approved, the applicant shall be required to obtain building permits for all of the kitchen equipment that was installed without permits for the previous restaurant tenant. The applicant is required to demonstrate to the satisfaction of the Town Council that the proposed new restaurant will be Town-serving. The Town-serving documentation is attached as "Exhibit E" in the application. The restaurant should be required to meet all previous conditions of approval as identified in "Exhibit F" of the application.