



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 8/28/18

APPLICATION NO.: Z-18-00135 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 250 ROYAL PALM WAY SUITE: BLDG 1

DESCRIPTION:

SEC. 134-172; SEC. 134-201; SEC. 134-2437: Due to special conditions/hardships that exist, applicant is submitting this request for a variance to allow a business identification described as "Northern Trust" on a building that does not have any ground floor tenants. Seeking to replace the existing "Northern Trust" sign with a new sign of similar size and dimensions. Presently, the Code does not allow for business identification signs on buildings that do not have ground floor tenants. Approval of this request would not be contrary to the public interest

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	8/1/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	9/27/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	9/26/2018	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	9/28/2018	This application will require Architectural Commission (ARCOM) administrative approval.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	8/1/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	8/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	9/25/2018	The Northern Trust business identification sign is installed without the required permit and variance. The business identification sign area on a commercial building is based on the number of ground floor tenants and the lineal front footage of each of those tenant. There is a hardship to merit a variance in this case. The commercial building is designed with no ground floor tenants. As such, no business identification signage is allowed on this building based on this technicality.