



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 10/23/18

APPLICATION NO.: Z-18-00152 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH VARIANCE(S)

ADDRESS: 336 S COUNTY RD

DESCRIPTION:

The applicant is the owner of two adjacent properties, 220 Brazilian Avenue, which contains a single family residence, and 336 South County Road, which is a commercial building that houses C.Orrico -a retail clothing store. In 1977 Lillian Rousseau ("Lilly Pulitzer") owned the Properties and requested special exception approval from the Town Council to have her store in this location. The Town Council granted the approval with a condition that Lilly enter into a Unity of Title Agreement to tie the two properties together and use the 20 parking spaces on 220 Brazilian for the store. Lilly sold the properties to 336 Partners, Inc./C.Orrico in 1997 and C.Orrico obtained Special Exception approval in 1997 to operate a retail store in this location with all prior conditions of approval. The applicant is now requesting the following: 1) A request for special exception approval to modify the previously approved Special Exception to eliminate the condition of approval requiring a unity of title between 220 Brazilian and 336 South County Road; and 2) A request for a variance to have zero (0) parking spaces in lieu of the previously approved 20 parking spaces on 220 Brazilian.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	10/22/2018	No Comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/28/2018	There does not appear to be sufficient on-street parking in this area to supplement the loss of 20 parking spots.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	10/22/2018	This is not a fire code concern issue as presented.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	11/2/2018	No Landmarks Preservation Commission (LPCP) review/approval is required for this project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	10/22/2018	No Comment
PZB DIRECTOR	Josh Martin, Director of Planning, Zoning and Building	11/29/2018	No comments.



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PZB - ZONING

Paul Castro, Zoning
Administrator

10/26/2018

The commercial related off-street parking is within a residential zoning district (R-C). While the commercial accessory use encroaches onto residentially zoned property, the applicant needs to demonstrate that there is a hardship in order to grant a variance eliminate the now required off-street parking for the commercial building on South County Road. Both properties (residential and commercial) are joined by a unity of title agreement which was required as a condition of approval of a special exception to build the off-street parking for the commercial building. The elimination of the off-street parking will increase demand for on-street parking on South County Road.