



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 1/22/19

**APPLICATION NO.:** Z-19-00173 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

**ADDRESS:** 301 WORTH AVE

**DESCRIPTION:** The Applicant seeks approval of a Special Exception with Site Plan Review to renovate and expand the existing Chanel boutique from 9,995 sq. ft. to 12,959 sq. ft. Specifically, there is 2,964 sq. ft. of floor area adjacent to the boutique on both the first and second floor that is vacant. The property owner is requesting to renovate and expand the Chanel store into the vacant retail space.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	1/23/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/6/2019	No comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/18/2019	The fire codes do not prohibit the expansion of a business in size, however additional life safety features may be required with the larger space. The requirements would be derived from a complete plan review.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	1/25/2019	This project will require Landmarks Preservation Commission (LPC) approval, which may possibly be done administratively. An administrative or "staff" approval request permit should be submitted after approval by Town Council.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	1/22/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	3/5/2019	No comments
PZB - ZONING	Paul Castro, Zoning Administrator	3/5/2019	I have no comment on this proposed project. The existing store is being renovated and expanded and the tenant has been a long standing anchor to C-WA zoning district.