



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 2/26/19

APPLICATION NO.: Z-19-00184 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 223 SUNSET AVE SUITE: SITE

DESCRIPTION:

The applicant is proposing interior and exterior renovations to the existing office building, to upgrade and expand the office portions of the building, and to convert a portion of the existing first-floor office space to restaurant use in order to accommodate the relocation of Trevini Ristorante to this location. The leasable area of office will be expanded from 13,699 SF to 15,602 SF by eliminating a portion of the parking garage. The proposed restaurant will occupy 2,856 SF of interior space with 106 total seats, 30 of which will be located in an outdoor covered seating area of 840 SF. The requested hours of operation for the restaurant are: Lunch 11:30 am - 3:00 pm, Dinner 5:00 pm - 10:30 pm seven days a week, the following approvals are requested: Site Plan Review approval is being requested for the exterior changes to the site. Special exceptions are being requested for on-site shared parking in the C-TS district and outdoor seating to allow 30 seats on the new covered patio for Trevini Ristorante. A variance to allow 7,207 SF of office space on the first floor in lieu of the second floor and a parking variance reflecting the difference between parking demand utilizing shared parking (52 spaces) as calculated by Kimley-Horn and Associates in its February 20, 2019 Parking Study and the 47 existing spaces, a variance of 5 off-street parking spaces.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	3/6/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/29/2019	Existing Stormwater Management System(s) need to be inspected and recertified. The accumulation of sediments and clogging of the filter fabric and the void spaces of the aggregates over time hinders the operational life of an exfiltration system. Systems are required to be tested every five years and recertified. The system appears to have been installed in 1984 and has not been recertified.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/7/2019	A Construction Management Agreement shall be required. This will need a code review for compliance but there is nothing in the code that will prohibit the planned changes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	3/31/2019	This application will require review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	3/7/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	3/7/2019	No comments--great project!



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PZB - ZONING

Paul Castro, Zoning
Administrator

3/28/2019

This renovation project provides an opportunity to create more pedestrian activity to a street that is dormant in the evening. The facade changes are an improvement. The shared parking study demonstrates there is almost enough off-street parking even with the loss of part of the parking garage and the addition of a small restaurant. The applicant must demonstrate a hardship for the proposed parking variance.