



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 6/7/19

APPLICATION NO.: Z-19-00205 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 214 BRAZILIAN AVE SUITE: SITE

DESCRIPTION:

1. Section 134-1107. Permitted uses. (a)(2): Offices and professional services are only allowed above the first floor in the C-TS zoning district. A variance is being requested to allow expansion of an existing 727 square foot architectural office by 208 square feet on the first floor in the C-TS District. The original office was approved by variance in 2010 (Variance No. 5-2010). The proposed addition converts an existing storage area and portion of an entry lobby into the architectural office.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	5/28/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/24/2019	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/28/2019	All provision for the use of a business occupancy will need to be followed. The use does not violate fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/14/2019	A Landmarks Preservation Commission (LPC) staff level review and approval will be required for this project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/29/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	6/3/2019	No comments. This should be allowed by right in the Code.
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2019	This is a good example of adaptive use of a landmark building. The proposed expansion would be converting a storage area and portion of the lobby, which is not in an area of the C-TS district conducive to retail and converting it into office.