

**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-19-00204 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)**ADDRESS:** 101 N COUNTY RD SUITE: SITE **TENANT:**SERENA & LILY, INC.**DESCRIPTION:**

The applicant requests approval to convert existing office space to retail use (furniture and home furnishings) in this existing one-story single use building. The building contains 3,943 square feet of gross leasable area, and the site includes 6 parking spaces. The following specific approvals are requested:  Per Section 134-1109(a)(11), a special exception approval is requested as the use is over 3,000 square feet gross leasable area and has to demonstrate this said use is Town-serving. Per Code Section 134-2175(a)(3), a variance is requested for four (4) parking spaces. This number is calculated by comparing the parking demand as found in Code Section 134-2176 for 3,943 square feet of office use ( $3,943/250 = 15.77 = 16$ ) to the parking demand for the same amount of retail use ( $3,943/200 = 19.71 = 20$ ). There are 6 parking spaces on this site, with no ability to provide any more.

<b><u>DEPARTMENT</u></b>	<b><u>NAME/TITLE</u></b>	<b><u>DATE</u></b>	<b><u>COMMENT</u></b>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	5/21/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/27/2019	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/17/2019	The change in occupancy may have some fire code considerations, a complete review of the proposal would be required to look at the details of the plan. The main issue here is not a fire code issue.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/14/2019	I have no comment regarding this project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/22/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	5/21/2019	No comments! Fabulous project for this corner!
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2019	This new retail use helps activate the street. This space was a restaurant before being a real estate office. This proposed use is less intense the what has historically been in this building.