



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 1/17/20

APPLICATION NO.: Z-20-00242 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 317 PERUVIAN AVE SUITE: 101

DESCRIPTION:

Sec. 134-1109(18) - A variance to allow a 300 sq. ft. office use (real estate brokerage office) on the first floor where not permitted in this situation as the applicant does not meet the criteria allowing office use on the first floor in the C-TS zoning district.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Acting Director, Planning, Zoning & Building	1/27/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	3/1/2020	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	1/27/2020	The proposed project is a zoning concern not a fire code concern.
PZB DIRECTOR	Wayne Bergman, Acting Director, Planning, Zoning & Building	1/27/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	1/28/2020	The north side of the 300 block of Peruvian Avenue is not conducive to retail. Office use at this location is recommended as there is vacant retail, residential and other office use on this north side of the Peruvian Avenue block.