



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 10/23/20

APPLICATION NO.: Z-20-00303 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 2875 S OCEAN BLVD SUITE: 103 **TENANT:**ACQUA EXPRESS

DESCRIPTION:

A request for special exception with site plan approval pursuant to Condition #2 in the original 1980 approval to construct the existing building on the subject property (Special Exception #25-80). The condition requires any use other than an office and professional services to obtain Town Council approval. This request is to allow a 790 square foot expansion of the existing Acqua Cafe in order to add a take-out-only part of the restaurant (Acqua Cafe Express/Suite 103) with no seating. The total restaurant size will be 2,990 square feet. The hours are proposed to be 11:00 AM to 9:00 PM daily.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	10/30/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/5/2020	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/2/2020	The proposal is not in conflict with the adopted fire codes however plans would need to be reviewed for clarification.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves van Onna, Historic Preservation Planner	11/25/2020	Exterior work is subject to design review. All proposed improvements appear to be on the interior of the existing building, with the exception of signage and minor storefront modifications. If compliant to Code, these proposed changes can be reviewed by staff under criteria for the Architectural Commission (ARCOM).
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	10/30/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/23/2020	The proposed use is a permitted use in the C-TS zoning district. However, a previous condition of approval on the subject property requires any use, other than office use, to obtain Town Council approval.