



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/2/21

APPLICATION NO.: Z-21-00339 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 221 ROYAL POINCIANA WAY SUITE: 1 **TENANT:**FRISBIE GROUP

DESCRIPTION:

Section 134-1107: Request for a variance to allow a first floor real estate office (Frisbie Group LLC) in Suite 1 of 221 Royal Poinciana Way which is comprised of 2,116 square feet. In addition to the real estate office there will be a retail component showcasing interior decorator items for sale. A variance is being requested to have the proposed real estate office on the first floor of a building located in the C-TS zoning district where office use is only allowed on the second floor if it doesn't meet the special exception criteria that would allow an office on the first floor.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	3/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/4/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/22/2021	No Comment
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/22/2021	Fire codes will be used to guide the project, however this is not a fire code conflict to use the building in this manner.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	It does not appear that there is any proposed exterior work associated with this zoning application. Please note that all proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/3/2021	This is a retail shopping district. As such, offices were never intended to be on the first floor in this district unless certain conditions were met. The applicant is required to demonstrate to the satisfaction of the Town Council that a hardship exists based on Sec. 134-201 of the Code.