



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
 (561) 838-5430 • www.townofpalmbeach.com

DEVELOPMENT REVIEW APPLICATION

Updated 08/16/21

FILE NUMBER: ARC-21-039	ZONING NUMBER (if applicable): ZON-21-003	DATE: 12-27-21
ADDRESS: 380 South County Road		
<input type="checkbox"/> LANDMARKS <input type="checkbox"/> Certificate of Appropriateness for design approval <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historically Significant building <input type="checkbox"/> Historic district/ Site designation / undesignation <input type="checkbox"/> Other (expand below) <input type="checkbox"/> Waiver <input type="checkbox"/> Tax abatement project	<input checked="" type="checkbox"/> ARCOM <input checked="" type="checkbox"/> Design review approval- <u>major project</u> <input type="checkbox"/> Design review approval- <u>minor project</u> <input type="checkbox"/> Design review approval- <u>minor no notice</u> <input type="checkbox"/> Demolition <input type="checkbox"/> Other (expand below)	
■ TOWN COUNCIL		
<input checked="" type="checkbox"/> Special exception <input checked="" type="checkbox"/> Variance(s) <input checked="" type="checkbox"/> Site plan review <input type="checkbox"/> Division of land / replat <input type="checkbox"/> Amendment to the Town's Zoning Code or Zoning Map or Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Other (expand below)		
<input type="checkbox"/> Other:		
Property Information		
ADDRESS OF PROPERTY 380 South County Road		
LEGAL DESCRIPTION (if necessary attach as separate exhibit) Lots 28-31, BLOCK 10, REVISED MAP OF ROYAL PARK ADDITION TO THE TOWN OF PALM BEACH, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.		
PROPERTY OWNER NAME 380 South County, LLC (Philip Norcross, Manager)		
CONTACT NUMBER AND/OR EMAIL c/o Maura Ziska mziska@floridawills.com		
APPLICANT NAME (if different than owner)		
CONTACT NUMBER AND/OR EMAIL		
Authorized Representative(s) Information (if applicable)		
NAME Maura Ziska	<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
CONTACT PHONE 561-802-8960	EMAIL ADDRESS mziska@floridawills.com	

Summary of Request (NOTE: A separate Letter of Intent (LOI) is required as part of the submittal prerequisite)**PROVIDE A BRIEF SCOPE OF PROJECT REQUEST**

Renovation of the existing 2-story 6,226 square foot building in the C-TS Zoning District that includes the addition of a 530 square foot covered porch to the south side of the building, a 1,364 square foot kitchen/support addition to the west side of the building and a 2,308 square foot expansion of the 2nd floor to the west side of the building.

The zoning requests are attached on Exhibit B.

Project Information

Is there an existing building(s) on the site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include minor exterior demolition?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include total demolition?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project include exterior alterations?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include site plan modifications?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Provide the total square footage of the new construction.	4202	SF.
Provide the gross square footage of the new construction (including parking and all usable area)	4202	SF.

Design Professional (primary design professional responsible for project design)

NAME: Keith Spina/Spina Orouke	<input checked="" type="checkbox"/> Architect
LICENSE #: AR13419	<input type="checkbox"/> Contractor
<input type="checkbox"/> Check this box if you are a Commission member that will result in a voting conflict of interest	<input type="checkbox"/> Landscape Architect
	<input type="checkbox"/> Engineer
	<input type="checkbox"/> Other _____
CONTACT PHONE 561-684-6844	EMAIL ADDRESS nelo@spinaorourke.com

Please read the following and acknowledge below:

- ☒ As part of the project approval, I voluntarily agree to dedicate a utility easement supporting the undergrounding project to the satisfaction of the Town of Palm Beach, which may include the installation of aboveground electrical equipment and pads to be placed on my property.

The aforementioned is acknowledged by:

- ☐ Owner of the subject property
☒ Authorized representative

SIGNATURE

Maura Ziska

PRINT NAME

12-27-21

DATE SIGNED

"Exhibit A"
NOTICE AFFIDAVIT

FILE NUMBER: ARC-21-039FILE NUMBER: ZON-21-003

STATE OF FLORIDA
COUNTY OF PALM BEACH, TOWN OF PALM BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED MAURA ZISKA
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in the Application; and
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners' mailing addresses and property control numbers dated no more than 90 days prior to the meeting at which the subject application will be heard, and as recorded in the latest official tax rolls for the subject property and all other property within **three hundred (300) feet, or other radius distance if required**, of the real property described in the Application, or all property within **three hundred (300) feet, or other radius distance if required**, of all contiguous property owned wholly or in part by the owner of the real property described in the Application for approval, if applicable; and
3. A copy of each page of the application plus project Notice of Meeting Date to all surrounding Property Owners (as described above in 2.) and **TOWN HALL** is included in each envelope submitted for mailing, and will be mailed **at least 30 days prior** to the meeting using the labels provided by the Property Appraiser's office.

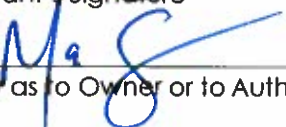
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27TH day of DECEMBER/2021, by
Month/Year

MAURA ZISKA
(Name of person acknowledging) who is personally known to me or who has produced

_____ as identification.
(Type of identification)


Applicant's Signature


Notary as to Owner or to Authorized Agent

MAURA ZISKA

Applicant's (or Agent's) Printed Name

222 LAKEVIEW AVE. STE 1500 WPB, FL 33401

Applicant's (or Agent's) Address

My Commission Expires: _____

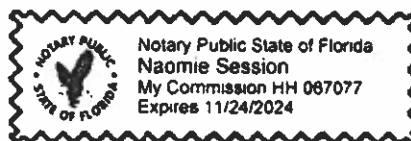


EXHIBIT "B" ZONING REQUESTS

- a. Section 134-1113(8): Special exception to allow the expansion of the second floor use;
- b. Section 134-1109(22): Special exception to allow the expansion of the restaurant use on the first floor;
- c. Section 134-1109(14): Special exception to allow outdoor dining/seating;
- d. Section 134-1112: Site Plan Review for the new building additions on 1st and 2nd floor;
- e. Section 134-2176: Variance request to reduce the required parking by 36 parking spaces (9 proposed existing spaces to be eliminated, plus the 22.6 additional spaces required for the 5650 SF second floor office; plus the 4.5 additional spaces required for the 1500 SF first floor restaurant back of house);
- f. Section 134-1113(6): Variance request for a street side yard setback of 5 feet in lieu of the 10 foot minimum required on Peruvian Avenue;
- g. Section 134-1607(1): Variance request to exceed the maximum height of the mechanical equipment on the roof to be 84" in lieu of the 36" maximum allowed;
- h. Section 134-2211(2): Variance request eliminate the required loading berth for a commercial use over 4,000 SF.