

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 11, 2018

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00085 VARIANCE(S)**
139 N COUNTY RD SUITE: 15

Date: April 04, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

This application is on behalf of the tenant Illustrated Properties LLC

The applicant is requesting a variance to permit the operation of a real estate brokerage office containing approximately 1,008 sq. ft. on the first floor of the Paramount Building which does not meet all of the requirements to allow an office use on the first floor in this situation. The proposed use meets the special exception uses requirement in Section 134-1109(18) that there are at least 50% existing office uses on all floors in the Paramount Building but fails to meet the requirement that there are more than 50% existing office uses on the first floor within 300 feet of the proposed use within the same zoning district.

ADDRESS: 139 N COUNTY RD SUITE: 15

OWNER: PARAMOUNT CHURCH INC LESSOR

OWNER'S REPRESENTATIVE: ALLEY MAASS ROGERS AND LINDSAY PA

PROPERTY CONTROL NO.: 50-43-43-15-09-000-0140

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION:

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

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Attachment

cc: John C. Randolph, Town Attorney
pf & zf