

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-18-00086 VARIANCE(S)**
230 ROYAL PALM WAY SUITE: BLDG 1

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:

TD Wealth Management is leasing Suite 100 (which totals 2,144 square feet) on the east end of the first floor of 230 Royal Palm Way. This application proposes to install two business identification signs on the building: one on the north facade facing Royal Palm Way and one on the south facade facing the parking lot. Because of the style and height of the existing stone facade of the first story of the building, and the existing windows on the facades, the signs need to be installed higher than the ceiling of the first floor, which is only 8.16 feet. Although the proposed signs will be located well below the 15' otherwise allowed by code in this zoning district, signs located above the ceiling height of the first floor require variances. Request for business identification sign on the north facade of the building 12.75' in height (top of sign) in lieu of the 8.16' maximum height (first floor ceiling height) allowed by code, a variance of 4.59'. Request for business identification sign on the south facade of the building 12.75' in height (top of sign) in lieu of the 8.16' maximum height (first floor ceiling height) allowed by code, a variance of 4.59'. These measurements are from the finished floor elevation of the first floor.

ADDRESS: 230 ROYAL PALM WAY SUITE: BLDG 1

OWNER: JHD ASSOCIATES LLC

OWNER'S REPRESENTATIVE: GUNSTER YOAKLEY & STEWART PA

PROPERTY CONTROL NO.: 50-43-43-23-05-025-0390

ZONING DISTRICT: C-OPI Office, Professional and Institutional

LEGAL DESCRIPTION: ROYAL PARK ADD LT 39 BLK E

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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.

Attachment

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