

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 09, 2018

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

Subject: **Z-18-00090 VARIANCE(S)**
220 SUNRISE AVE SUITE: 101

Date: April 26, 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:

Section 134-1107(2): A request for a variance to allow a real estate brokerage office to occupy a 972 square foot space on the first floor, which is not permitted by Code as it does not meet the special exception requirement that there are at least 50% existing office uses on all floors of the building and 50% existing office uses on the first floor within 300 feet of the proposed use within the same zoning district.

ADDRESS: 220 SUNRISE AVE SUITE: 101

OWNER: 140 NORTH COUNTY ROAD LLC

OWNER'S REPRESENTATIVE: RABIDEAU LAW PA

PROPERTY CONTROL NO.: 50-43-43-15-10-000-0810

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: SUNRISE AVE ADD 2 LTS 81 TO 86 INC

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