

# TOWN OF PALM BEACH

Information for Town Council Meeting on: October 10, 2018

---

To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building Department

Subject: **Z-18-00135 VARIANCE(S)**  
**250 ROYAL PALM WAY SUITE: BLDG 1**

Date: September 25, 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:**

SEC. 134-172; SEC. 134-201; SEC. 134-2437: Due to special conditions/hardships that exist, applicant is submitting this request for a variance to allow a business identification described as "Northern Trust" on a building that does not have any ground floor tenants. Seeking to replace the existing "Northern Trust" sign with a new sign of similar size and dimensions. Presently, the Code does not allow for business identification signs on buildings that do not have ground floor tenants. Approval of this request would not be contrary to the public interest

**ADDRESS:** 250 ROYAL PALM WAY SUITE: BLDG 1

**OWNER:** EPIC RPW LLC

**OWNER'S REPRESENTATIVE:** CIKLIN LUBITZ

**PROPERTY CONTROL NO.:** 50-43-43-23-05-025-0411

**ZONING DISTRICT:** C-OPI Office, Professional and Institutional

**LEGAL DESCRIPTION:** ROYAL PARK ADD LOT 41 BLK E

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.

Page Two

Attachment

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