

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 10, 2019

To: Mayor and Town Council

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

Subject: **Z-19-00205 VARIANCE(S)**
214 BRAZILIAN AVE SUITE: SITE

Date: June 14, 2019

BACKGROUND

An application has been received for the following project:

REQUEST:

1. Section 134-1107. Permitted uses. (a)(2): Offices and professional services are only allowed above the first floor in the C-TS zoning district. A variance is being requested to allow expansion of an existing 727 square foot architectural office by 208 square feet on the first floor in the C-TS District. The original office was approved by variance in 2010 (Variance No. 5-2010). The proposed addition converts an existing storage area and portion of an entry lobby into the architectural office.

ADDRESS: 214 BRAZILIAN AVE SUITE: SITE

OWNER: PBCOF BRAZILIAN LLC

OWNER'S REPRESENTATIVE: FAIRFAX SAMMONS & PARTNERS

PROPERTY CONTROL NO.: 50-43-43-23-05-027-0320

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: ROYAL PARK ADD LT 32 BLK G

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