

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-19-00204 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARI/**
101 N COUNTY RD SUITE: SITE

Date: June 27, 2019

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant requests approval to convert existing office space to retail use (furniture and home furnishings) in this existing one-story single use building. The building contains 3,943 square feet of gross leasable area, and the site includes 6 parking spaces. The following specific approvals are requested: Per Section 134-1109(a)(11), a special exception approval is requested as the use is over 3,000 square feet gross leasable area and has to demonstrate this said use is Town-serving.

Per Code Section 134-2175(a)(3), a variance is requested for four (4) parking spaces. This number is calculated by comparing the parking demand as found in Code Section 134-2176 for 3,943 square feet of office use ($3,943/250 = 15.77 = 16$) to the parking demand for the same amount of retail use ($3,943/200 = 19.71 = 20$). There are 6 parking spaces on this site, with no ability to provide any more.

ADDRESS: 101 N COUNTY RD SUITE: SITE

OWNER: SHAVELL WADE EST

OWNER'S REPRESENTATIVE: JAMES M CROWLEY ATTORNEY

PROPERTY CONTROL NO.: 50-43-43-22-31-000-0760

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: FLORAL PARK LTS 76 THRU 78 (LESS W 15 FT N
COUNTY RD R/W)

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