

# TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2019

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To: Mayor and Town Council

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

Subject: **Z-19-00225 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)  
259 WORTH AVE**

Date: October 24, 2019

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

Pursuant to Sections 134-1162 and 134-1165 the applicant is requesting Special Exception with Site Plan Review in order to construct a third story as a special allowance based on the Worth Avenue Design Guidelines. This project qualifies for the special allowances as set forth in Exhibit D (Copy on file in the PZ&B Department). The proposed third story consists of a roof top deck with an enclosed 2,390 square feet of living space which includes a 720 square foot pergola. The following variance is being requested: Section 134-1165 - proposed maximum story coverage of 33% for the enclosed living area on the third floor roof deck in lieu of the 30% maximum allowed for a third story using the Worth Avenue Design Guidelines (see attached Exhibit D).

**ADDRESS:** 259 WORTH AVE

**OWNER:** FRO II WORTH OWNER LLC

**OWNER'S REPRESENTATIVE:** KOCHMAN AND ZISKA

**PROPERTY CONTROL NO.:** 50-43-43-23-05-015-0520

**ZONING DISTRICT:** C-WA Worth Avenue

**LEGAL DESCRIPTION:** ROYAL PARK ADD LTS 52 TO 54 INC  
BLK 15

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