

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2019

To: Mayor and Town Council

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

Re: Discussion of Previous Vote and Reconsideration of Request of O'Conner Property Management of Behalf Wilson 151 Worth, LLC, to Release the 1998 Use Agreement Requirements for 152 Peruvian Avenue

Date: October 31, 2019

STAFF RECOMMENDATION

Staff recommends that the Town Council rescind its vote regarding the release of the requirement in the Declaration of Use to keep the 152 Peruvian Avenue lot vacant and reserved for Neiman Marcus parking.

GENERAL INFORMATION

On October 10, 2019, the Town Council approved a request by Wilson 151 Worth, LLC, to release the condition of approval in the Declaration of Use Agreement for Neiman Marcus requiring 152 Peruvian Avenue to remain a landscape area and reserved for twenty parking spaces. The twenty parking spaces were for overflow Neiman Marcus parking if needed in the future. Staff has subsequently determined that to change that condition, that the Neiman Marcus Declaration of Use Agreements and Unity of Title Agreement (copies attached) cannot be modified without filing and obtaining approval of a zoning application. The property owner will have to modify the Neiman Marcus site plan review, special exception and variance approvals and seek relief from required off-street parking, the minimum landscape open space and first and second floor lot coverage zoning requirements.

Staff recommends the Town Council rescind its October 10th vote. If the property owner wants to pursue a change in the condition related to the vacant lot at 152 Peruvian Avenue, they will need to file and obtain approval of the modifications identified above.

Attachments