

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2019

To: Mayor and Town Council

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

Subject: **Z-19-00225 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARI/**
259 WORTH AVE

Date: November 26, 2019

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