

TOWN OF PALM BEACH

Information for Town Council Meeting on: February 12, 2020

To: Mayor and Town Council

From: Wayne Bergman, Acting Director, Planning, Zoning & Building Department

Subject: **Z-19-00234 SPECIAL EXCEPTION WITH SITE PLAN REVIEW**
440/450 ROYAL PALM WAY

Date: January 30, 2020

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-226, 134-227, 134-229, and 134-329. Request to modify previously-approved Special Exception 8-84 with Site Plan Review to allow the subject property to be split into two separate commercial properties. The property located at 440 Royal Palm Way and 450 Royal Palm Way would continue to allow for cross access and cross parking between both properties through a proposed cross parking/cross access agreement (draft agreement attached). If approved, the existing Unity of Title Agreement which was required as part of the zoning approval for 440 Royal Palm Way would be terminated. The existing Unity of Title Agreement and draft Termination of Unity of Title Agreement are attached as part of this zoning application and are on file at the Town of Palm Beach Planning, Zoning and Building Department.

ADDRESS: 440/450 ROYAL PALM WAY

OWNER: PALM BEACH PARK CENTRE 4 LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-023-0520

ZONING DISTRICT: C-OPI Office, Professional and Institutional

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 52 & 53 & LT 61 BLK C

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