

# TOWN OF PALM BEACH

Information for Town Council Meeting on: May 12, 2021

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To: Mayor and Town Council

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

Subject: **Z-21-00339 VARIANCE(S)**  
**221 ROYAL POINCIANA WAY SUITE: 1**

Date: May 03, 2021

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

Section 134-1107: Request for a variance to allow a first floor real estate office (Frisbie Group LLC) in Suite 1 of 221 Royal Poinciana Way which is comprised of 2,116 square feet. In addition to the real estate office there will be a retail component showcasing interior decorator items for sale. A variance is being requested to have the proposed real estate office on the first floor of a building located in the C-TS zoning district where office use is only allowed on the second floor if it doesn't meet the special exception criteria that would allow an office on the first floor.

**ADDRESS:** 221 ROYAL POINCIANA WAY SUITE: 1

**OWNER:** FLAGLER HOLDINGS NORTH CAROLINA INC

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

**PROPERTY CONTROL NO.:** 50-43-43-22-31-000-0520

**ZONING DISTRICT:** C-TS Town-Serving Commercial

**LEGAL DESCRIPTION:** FLORAL PARK ADD NO 1 LTS 28 THRU 31 & W  
7.25 FT OF LT 32

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