



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-141 375 S COUNTY RD SUITE 220-200

MEETING: FEBRUARY 15, 2023

ZON-22-141 375 S COUNTY RD SUITE 220-200—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, 375 South County Holdings LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for a permitted use for a change of ownership to a previously approved special exception use greater than 3,000 SF in the C-TS zoning district for an executive office suite with no change to the approved floor plan (4,352 SF).

Applicant: 375 South County Holdings LLC
Professional: ACI Architectural Consultants Inc

HISTORY:

The Town Council approved a special exception in 2018 for a 4,352 square foot Executive Office Suite (#220) on the second floor of the existing building within the northeast portion of the subject parcel.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Second Floor Office Space", as prepared by **ACI Architectural Consultants Inc** dated December 09, 2022.

The following is the scope of work for the application:

- Change of ownership in existing larger executive office suite area than permitted without a Special Exception.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Existing Use	+/-4,352 SF retail	Proposed Use	no change

STAFF ANALYSIS

This application is presented to the Town Council for review and approval for Special Exception use for the purpose to obtain the business tax receipt for the new ownership of an existing larger executive office suite area that received a prior Special Exception. Avenue. This application was

filed due to a change in ownership. No other changes have occurred. PZB staff has been working towards a resolution to this code issue. PZB staff maintains that basic retail to retail, or bank to bank, or office to office improvements can be handled administratively. And licensed ownerships should not dictate zoning regulations. Having presented this to TC at the August 10, 2022 meeting, and given direction to 'fix' this aspect of the commercial zoning code, staff continues to diagnose and seek solutions to this while realizing that the patchwork code has created a complexity and contradictions even in the commercial zoning districts that challenge a simpler text amendment.

WRB:JGM