



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

FROM: Wayne Bergman, Director, MCP, LEED *AP/B*

SUBJECT: ZON-24-048 450 S COUNTY RD

MEETING: MAY 15, 2024

ZON-24-066 340 ROYAL POINCIANA WAY—SPECIAL EXCEPTION. The applicant, Richemont North America, dba Cartier, has filed an application requesting Town Council review and approval of a Special Exception for a permitted use greater than 3,000 SF for an individual retail use in the C-PC zoning district within the Playhouse building within The Royal Poinciana Plaza.

Applicant: Richemont North America, dba Cartier,
 Professional: Spina Orourke + Partners
 Representative: Jamie Crowley

THE PROJECT:

The applicant has submitted plans, entitled "CARTIER THE ROYAL POINCIANA PLAZA", as prepared by **Spina Orourke + Partners**, date stamped by the Town, April 12, 2024.

The following is the scope of work for the project:

- Retail buildout in reconstructed playhouse building resulting in larger retail area (SF).

The following Special Exception with Site Plan Review and Variances are required to complete the project:

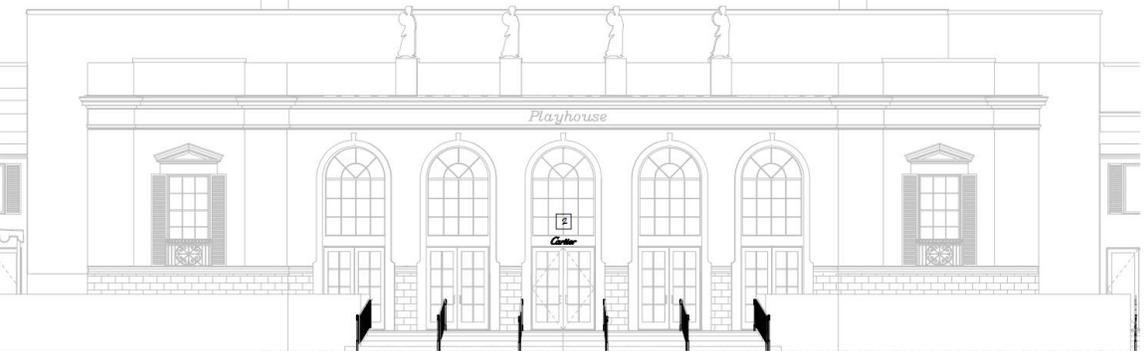
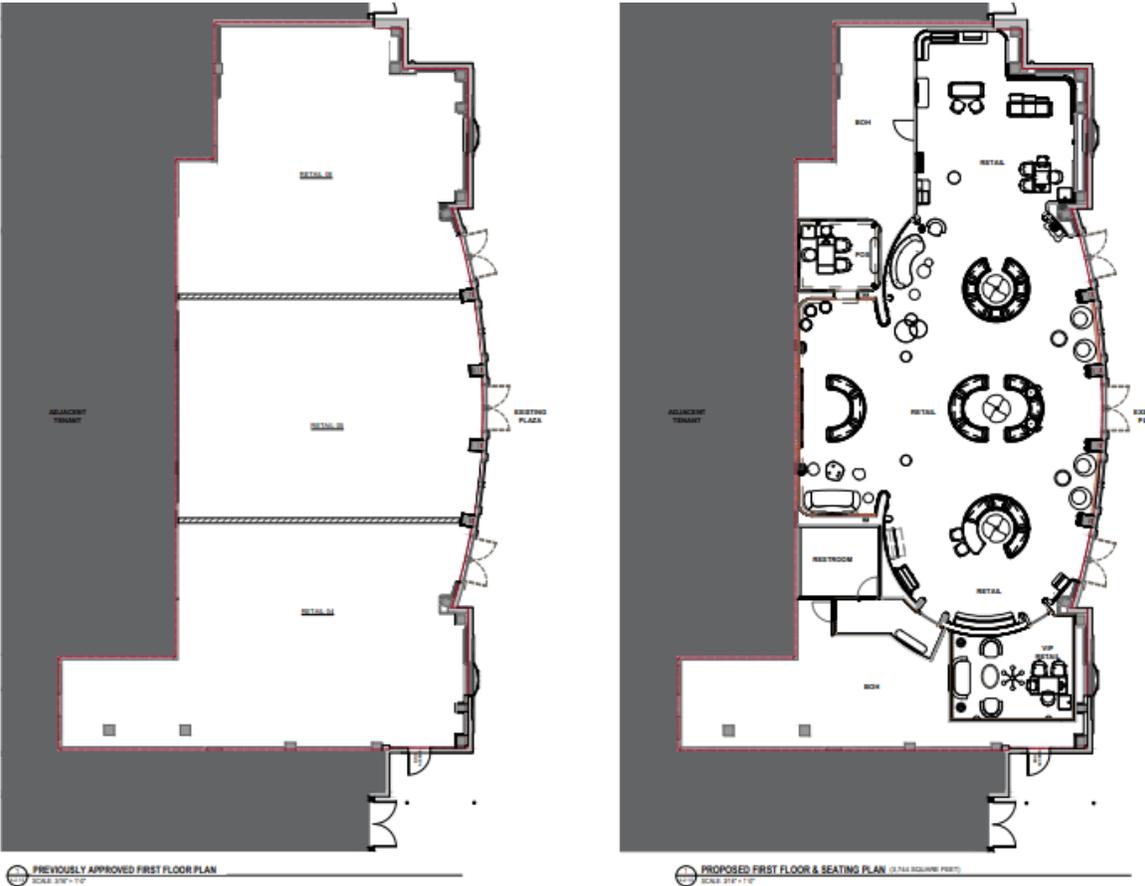
- Sec. 134-1259(A)(11), Special Exception for All retail and personal service activities exceeding 3,000 square feet gross leasable area not specifically cited under the permitted uses in subsection 134-1257(a)(2).

Site Data			
Zoning District	C-PC	Future Land Use	COMMERCIAL
Use	RETAIL	Square Footage (SF)	TOTAL: 3,744 SF

STAFF ANALYSIS

The application is for the interior buildout of a portion of new square footage space for the reconstructed playhouse retail component. The approval will allow the luxury jeweler, Cartier, to move from its current location within the Plaza to the new, larger space attached to and in the Playhouse building within The Royal Poinciana Plaza property. The retailer currently occupies a 1,881 SF space in the main plaza area since 2021.

The approved plans (ZON-22-018 approved at March 09, 2022 Town Council meeting) for the Royal Poinciana Playhouse project originally presented three equal space retail bays to front along the Playhouse.



There are no discernible modifications to the main façade of the playhouse, and the total square footage is only slightly above the maximum retail size permissible without a special exception. Staff is fully supportive of the application.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Town Council:
(1) Special Exception request for retail space that is greater than 3,000 SF gross leasable area in the C-PC zoning district.

WRB:JGM