

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 14, 2021

To: Mayor and Town Council

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

Subject: **Z-21-00334 SPECIAL EXCEPTION WITH VARIANCE(S)**
223 ROYAL POINCIANA WAY

Date: April 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Pursuant to Section 134-1111(b) of the Town Code, the applicant is requesting special exception approval to allow 8 extra outdoor patron seats at Main Street by The Breakers, a merchant retail operation located at 223 Royal Poinciana Way, in connection with a take-out food business. The applicant is also requesting a variance because the total gross leasable area of the retail space is 2,776 square feet, which exceeds the 2,000 square-foot maximum square footage allowed for a "takeout food business inside tenant space" to request extra outdoor patron seating pursuant to Section 134-1111(b)(1).

ADDRESS: 223 ROYAL POINCIANA WAY

OWNER: FLAGLER HOLDINGS NORTH CAROLINA INC

OWNER'S REPRESENTATIVE: JAMES M CROWLEY ATTORNEY

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