

# TOWN OF PALM BEACH

Information for Town Council Meeting on: June 09, 2021

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To: Mayor and Town Council

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

Subject: **Z-21-00352 SPECIAL EXCEPTION WITH SITE PLAN REVIEW**  
**340 ROYAL POINCIANA WAY SUITE: M337**

Date: May 27, 2021

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

Pursuant to Section 134-1259, the Applicant is requesting special exception approval for a new boutique retail store called "Marissa Collections" at Suite M337 of the Royal Poinciana Plaza, which will replace the existing retail operation. Special exception approval is required because the Gross Leasable Area (GLA) of the tenant space is 3,040 square feet, which is greater than the 3,000 SF of GLA that is permitted by right in the C-PC zoning district. Marissa Collections will be Town Serving as explained in the attached Town Serving statement.

**ADDRESS:** 340 ROYAL POINCIANA WAY SUITE: M337

**OWNER:** SPIEGEL SIDNEY TR # 31520371

**OWNER'S REPRESENTATIVE:** JAMES M CROWLEY ATTORNEY

**PROPERTY CONTROL NO.:** 50-43-43-22-00-001-0050

**ZONING DISTRICT:** C-PC Planned Center

**LEGAL DESCRIPTION:** 22-43-43, TH PT OF GOV LT 1 LYG S OF S LI OF  
ROYAL POINCIANA WAY & W OF & ADJ TO  
COCONUT ROW IN OR3150P630 (LESS PAR IN  
DB592P478)

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