



PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/6/21

APPLICATION NO.: Z-21-00352 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 340 ROYAL POINCIANA WAY SUITE: M337 **TENANT:**MARRISSA COLLECTIONS

DESCRIPTION:

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.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	5/28/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/21/2021	There are no fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Landmarks Preservation Commission (LPC) meeting on 05/19/2021 as Application for Certificate of Appropriateness (COA) #030-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	5/28/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/1/2021	The applicant is required to demonstrate to the Town Council how the proposed business will be Town-serving. I do not anticipate any negative impacts related to this proposed use.