

January 3, 2024

TOWN OF PALM BEACH  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480

RE: ZON-24-016 – 281 Royal Poinciana Way  
Letter of Intent (LOI)

To Whom It May Concern:

**SPECIAL EXCEPTION 134-229**

**Section 134-1109(22): Special Exception with Site Plan Review request to allow the operation of a restaurant (Field of Greens) in 1,232 square feet of space.**

The following criteria is met:

- 1)This proposed use, a restaurant, is a permitted use in the C-TS Zoning District with special exception approval.
- 2)The design, location and operation of the proposed restaurant will not adversely affect public health, safety, welfare or morals. Field of Greens has been operating for many years in a location a few feet away from the proposed location without any incident or complaints.
- 3)The proposed restaurant will not cause substantial injury to the value of other properties in the neighborhood as there are other restaurants in this commercially zoned area.
- 4)The proposed restaurant will be compatible with the neighborhood as it is permitted.
- 5)The proposed restaurant will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.
- 6)The proposed restaurant will comply with the comprehensive plan, if applicable.
- 7)The proposed restaurant will not result in substantial economic, noise, glare, or odor impacts on adjoining properties this has been a commercial building for many years.
- 8)Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted and will be via Royal Poinciana Way or Bradley Place.
- 9)Any signage will be meet the Town's regulations.
- 10)Utility service will remain unchanged or be upgraded so there will no negative impact on health and safety.
- 11)Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
- 12)Field of Greens has been a town serving business on Royal Poinciana Way.
- 13)N-A – No historic/specimen trees
- 14)The proposed restaurant will not place a greater burden on police or fire protection services.

**SITE PLAN REVIEW 134-329**

- 1)The owner of the property is Flagler System Management Inc. and is the entity in control of the property. A restaurant is a permitted use in the C-TS Zoning District with Special Exception Approval.

- 2)The proposed restaurant with 1,232 SF is a minimum example of development and will not have a negative impact on the neighborhood, which is a mixed use neighborhood in a commercial district.
- 3)Ingress, egress, utilities and refuse collection will be via Royal Poinciana Way or Bradley Place, which is capable of handling traffic and other such uses in a mixed use neighborhood.
- 4)N/A
- 5)N/A
- 6)N/A
- 7)The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
- 8)N/A
- 9)N/A
- 10)N/A
- 11) A proposed restaurant that is 1,232 SF is not intrusive on the street and neighborhood.

**VARIANCE 134-201**: to not provide 15 parking spaces.

PARKING VARIANCE PARKING Sec. 134-2176:

1. Previous tenant is 1252 SF retail (specialty retail, PALM BEACH BEAUTY LOUNGE.

a) 1252 Sq Ft @ 1 per 200 SF = 7 Parking Spaces Credit PoE

2. Restaurant.

a) 22 seats @ 1 per 3 seats = 22 Parking Spaces Required

b) +\_ SF of back of house. Provide on site plan. Required is 1/200.

c) At minimum, parking variance is for 15 space deficiency plus BOH.

Criteria:

The existing building has no onsite parking but plenty of public parking spaces on Royal Poinciana Way and Coconut Row that is more than necessary for the existing tenants and proposed restaurant. Although the code would require 15 additional parking spaces, in reality there is not a parking problem.

The applicant was not the cause of the purported parking deficiency. The building is grandfathered without onsite parking.

Granting the variance for the parking spaces will not confer on the applicant a special privilege as parking regulations are not adhered to and non-conforming in the Town.

The hardship for not adding the 15 parking spaces is that there is no onsite space available to add any parking.

The grant of a variance for 15 additional parking spaces will be in harmony with the general intent of the district and will not be detrimental to the public welfare