



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Town Council Development Review

FROM: Wayne Bergman, MCP, LEED-AP *WB*  
Director PZ&B

SUBJECT: ZON-24-016 281 ROYAL POINCIANA WAY

MEETING: FEBRUARY 14, 2024

**ZON-24-016 281 ROYAL POINCIANA WAY—SPECIAL EXCEPTION AND VARIANCE.**

The applicant, Field of Greens, has filed an application requesting Town Council review and approval of a Special Exception for a restaurant use and a Variance to not provide the required on-site parking for a change of use from retail to restaurant use.

Applicant: Field of Greens and Flagler System Management Inc  
Professional: Metro Architectural Group  
Representative: Maura Ziska

**THE PROJECT:**

The applicant has submitted plans, entitled "Field of Greens", as prepared by **Metro Architectural Group**, date stamped by the Town, Jan 03, 2024.

The following is the scope of work for the Project:

- Interior renovation of an existing first floor retail tenant into a restaurant use in an existing two-story building.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SPECIAL EXCEPTION #1:** Sec. 134-1209(8): A special exception for a restaurant use in the C-TS district.
- **VARIANCE #1** Sec. 134-2176 to provide four (4) on-site parking spaces in lieu of the required parking spaces that would be required due to the change of use from retail to restaurant use. Existing retail = 7 spaces credit | Proposed restaurant = 11 space required, or 4 space variance.

Site Data			
Zoning District	C-TS	Existing parking	None
Future Land Use	COMMERCIAL	Square Footage	1252 SF retail
Year Constructed	1917	Architect	unkown

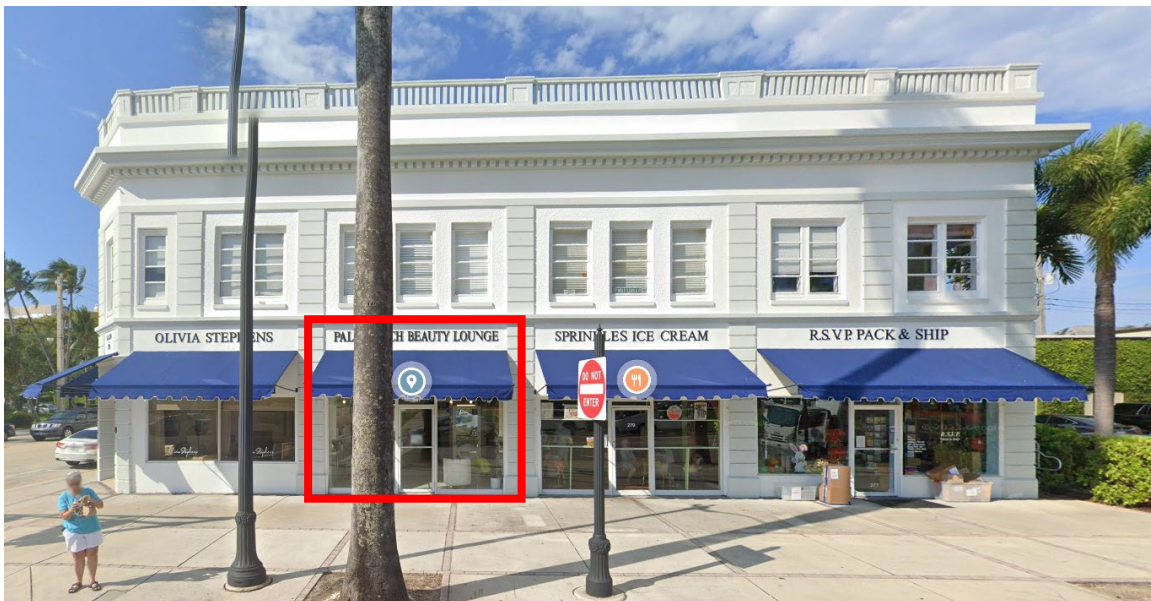
<b>Designation as Landmark</b>	12/09/15	<b>Current Use Proposed Use</b>	Beauty Lounge/retail Restaurant (22 seats)
<b>Surrounding Properties / ZONING</b>			
<b>North</b>	Three story hotel / C-TS		
<b>South</b>	Breakers Golf Course / PUD-A		
<b>East</b>	One- and two-story office Breakers / C-TS		
<b>West</b>	Bradley Park / R-B		

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

A preliminary review of the project indicates that the proposed **restaurant use** is **consistent** with the **Commercial** designation of the Future Land Use Map of the Comprehensive Plan.

**STAFF ANALYSIS:**

The subject property is currently improved with an existing two-story office building with ground floor retail-containing four retail bays. The prominent corner location is at the western terminus of Main Street and Bradley Place. The applicant, Field of Greens, is leaving its current location two parcels to the east as it undergoes improvements and proposing to relocate within one of the retail bays, west of Sprinkles Ice Cream. There is no on-site parking. There are no exterior changes to the landmarked Campbell building, a good example of Neo-Classical Revival architecture.



The current space most recently contained a salon. The application for a change of use from retail to restaurant use within the existing 1,252 SF shell space. The building was designed with ground floor retail with no on-site parking. Its close proximity to the railroad's eastern terminus likely helped the retail and restaurants flourish. No new square footage is proposed, so existing parking spaces is not impacted. However, based on the Town's principles of equivalency, the change of use from retail to restaurant would yield an additional parking requirement of 4 spaces, for the proposed seating and back of house restaurant component. Staff has no objections to the application.

- Previous tenant is 1252 SF retail @ 1 per 200 SF = 7 Parking Spaces Credit PoE
- Proposed Restaurant: 22 seats @ 1 per 3 seats = 8 Parking Spaces Required +630 SF of

back of house. Required is  $1/200 = 3$  Parking Spaces Required. For a total of 11 parking spaces required. Parking variance is for **4 space total deficiency**.

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—at a location along 195' east on Main Street, also deficient in on-site parking. The building is grandfathered without onsite parking. Staff has no objections to the application.

**CONCLUSION:**

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) Special Exception request for restaurant use in the C-OPI district; and
- (2) that the Variance #1 **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM