



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Town Council Development Review

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

SUBJECT: ZON-24-0011 253 ROYAL POINCIANA WAY A

MEETING: JULY 10, 2024

**ZON-24-0011 253 ROYAL POINCIANA WAY—SPECIAL EXCEPTION AND VARIANCE.** The applicant, Field of Greens and Flagler System Management Inc, has filed an application requesting Town Council review and approval of a Special Exception for a restaurant use in the C-TS zoning district 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: Jamie Crowley

**THE PROJECT:**

The applicant has submitted plans, entitled "Field of Greens 253A Royal Poinciana Way", as prepared by **Metro Architectural Group**, date uploaded and submitted to the Town, 06/04/24.

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 zero (0) on-site parking spaces in lieu of the required 15 parking spaces that would be required due to the change of use from retail to restaurant use. Existing retail = 7 spaces credit | Proposed restaurant = 15 space required, or 8 space variance.

Site Data			
Zoning District	C-TS	Existing parking	None
Future Land Use	COMMERCIAL	Square Footage	1280 SF retail
Current Use	Retail (Art Gallery)	Proposed Use	Restaurant (19 seats)

Surrounding Properties / ZONING	
North	Two-story office / C-TS
South	Breakers Golf Course / PUD-A
East	One-story retail / C-TS
West	Two-story retail and residential / C-TS

**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 building with ground floor retail. Field of Greens, is leaving its current location three parcels to the east as it undergoes improvements and proposing to relocate the ground floor retail space, west of Samuel Owen Gallery.



The proposal is for a change of use from retail to restaurant use within the existing 1,280 SF 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 Principle of Equivalency (PoE) parking code, the change of use from retail to restaurant would yield an additional parking requirement of 8 spaces, for the proposed seating and back of house restaurant component.

- Previous tenant is 1280 SF retail @ 1 per 200 SF = 7 Parking Spaces Credit PoE
- Proposed Restaurant: 19 seats @ 1 per 3 seats = 7 Parking Spaces Required. +2 spaces @ 1 per 300SF of 600 SF of BOH. + 269 SF of seating area (1 for 45 SF) = 6 more. For a total of 15 required spaces. Parking variance is for **8 space total deficiency (15-7=8)**.

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 50' east on Main Street, also deficient in on-site parking. The building is grandfathered without onsite parking. Staff has no objections to the application. Of note, a nearly identical application was reviewed and approved by Town Council at the February 14, 2024 Town Council Development review meeting for the same Special Exception and Variance requests by the same restaurateur, Field of Greens, at a location approximately 275' to the west along the street at 281 Royal Poinciana Way, pursuant to ZON-24-016.

**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-TS district; and
- (2) that the Variance **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