



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

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

SUBJECT: ZON-24-002 340 219-221 WORTH AVE AND 220 PERUVIAN AVE-TABOO

MEETING: MARCH 13, 2024

ZON-24-002 219-221 WORTH AVE AND 220 PERUVIAN AVE TABOO—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW. The applicant, 219 Worth Avenue Holdings LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception request for a renovation of an existing restaurant with new operator within the space of a former restaurant space (Taboo) on Worth Avenue and the interior renovation of same, expansion into adjacent ground floor retail space and renovation of existing second floor storage area, and renovation of detached annex building, and (2) for a Special Exception request to allow a use contain greater than 4,000 square feet GLA gross leasable area in the C-WA zoning district.

Applicant: 219 Worth Avenue Holdings LLC
Professional: Roger Janssen | Daily Janssen Architects
Representative: Maura Ziska | Kochman & Ziska PLC

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Interior Remodel at 219, 221 Worth Avenue, 200 Peruvian FINAL SUBMITTAL FEB 12, 2024", as prepared by **Daily Janssen Architects**, date stamped by the Town, February 12, 2024.

The applicants are proposing the following scope of work at the property:

- Interior alterations to an existing restaurant space, including new interior build out and expansion into adjacent retail space 1,123 SF. No exterior changes at this time, except for possible new mechanical equipment on the roof.
- Interior alterations: existing second floor, interior alterations to detached annex building.

The following Special Exceptions with Site Plan Review is required for completion of the project as presented:

- **SPECIAL EXCEPTION #1** Sec. 134-1159(a)(7) Restaurant use (213 seats).
- **SPECIAL EXCEPTION #2** Sec. 134-1159(a)(9) Restaurant use greater than 4,000 SF.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Lot Size (SF)	18,816 SF	Prior Use	Restaurant

# of Restaurant Seats:	Proposed Indoors: 213 Prior License: 201	Square Footage (SF):	Existing: 6,130 SF (includes annex) Proposed: 8,809 SF (includes 2 nd Floor)
Surrounding Properties / Zoning			
North	Two-story commercial / C-TS		
South	Two-story commercial / C-WA		
East	Three-story office and commercial / C-WA		
West	Two-story commercial / C-WA		

STAFF ANALYSIS

The restaurant Taboo closed its doors in May of 2023 after nearly 82 years in business. The application is for the new interior renovation and new build out for a new restaurant space in the former location of Taboo; and the restaurant is seeking an 1,123 SF expansion into the westernmost retail space. The existing 1,556 SF second floor will be renovated into BOH kitchen office space and the 1,000 SF annex building will be adapted into an ancillary cooking and storage area. Both spaces were formerly used as restaurant storage.

In summary, the applicant proposes the following hours of operation:

- 11:30 a.m. to 11:00 p.m. Sunday through Wednesday, and
- 11:30 a.m. to 1:00 a.m. Thursday through Saturday.

The restaurant will be open for lunch and dinner and the total seat count is 174. Other pertinent operational conditions are itemized in the DoU. No outdoor seating is being requested at this time, nor any exterior architectural modifications.

INDOOR DINING:

The applicant is seeking a Special Exception #1 for restaurant use in the C-WA district. A total of 213 seats are proposed. The former Taboo space was licensed with 201 seats. The applicant is proposing a new dining layout for 213 seats. The new square footage of the expansion on the ground floor and conversion of the second floor office space utilizing the Principle of Equivalency would yield an additional 13 seats. BOH expansion into adjacent retail space= 1,123 SF + 1,556 SF second floor= 2,679.

SECOND FLOOR 2 space credit or 6 seats

Existing Use: 1,556 @ 1/200 = 7

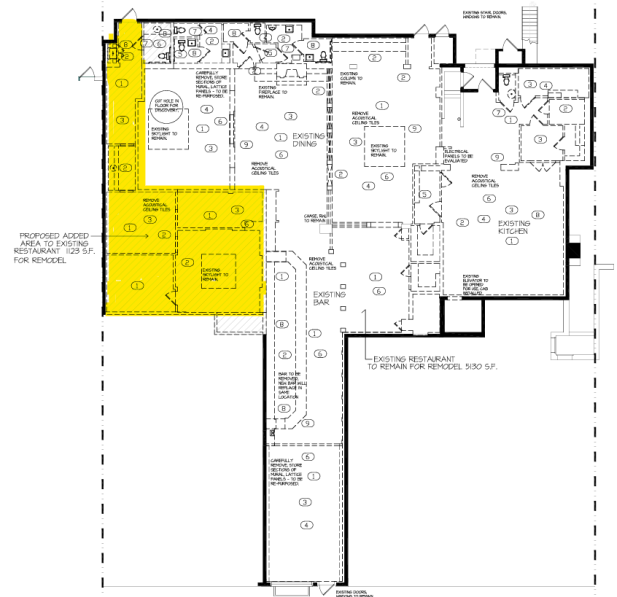
Proposed BOH: 1,556 @ 1/300 = 5

ADJACENT RETAIL 2 space credit or 6 seats

Existing Use: 1,123 @ 1/200 = 5

Proposed BOH: 1,123 @ 1/300 = 3

NEW: Total seat PoE credit for change of use = 12 additional seats



Therefore, 201 licensed + 12 credit = 213 seats total allowed with no parking variance. The applicant is seeking all 213 seats within the inside of the renovated restaurant space.

The former Taboo space occupied 6,130 SF of enclosed area. The applicant is seeking to spatially expand the ground floor restaurant operations by 1,123 SF Special Exception #2, as well as convert the second floor office space to back of house restaurant storage area, bringing the total restaurant size to 8,809 SF. There are no proposed exterior changes at this time, and no proposed outdoor seating.

DECLARATION OF USE

See attached draft

CONCLUSION:

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

- (1) For the Special Exception for the restaurant use.
- (2) For the Special Exception for the use greater than 4,000 SF in the C-WA zoning district for an expanded restaurant to 8,809 SF.

WRB:JGM