



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 11/30/17

---

**APPLICATION NO.:** Z-17-00054      **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

**ADDRESS:** 313 1/2 WORTH AVE SUITE: B 3

**DESCRIPTION:**

1) Special Exception with Site Plan Review is being requested to modify a previous approval (which granted Bice Ristorante 46 outdoor seats) to increase the number of outdoor seats from 46 to 82 (an additional 36 seats) for the seasonal months of November through April only. 2) A variance is being requested to provide zero (0) on-site parking spaces in lieu of the required 12 parking spaces that would be required for the additional 36 seats.

---

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	12/7/2017	No comment.
PUBLIC WORKS DEPARTMENT	Chuck Langley, Civil Engineer	11/20/2017	No comment.



## PLANNING, ZONING AND BUILDING DEPARTMENT

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

### DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 11/30/17

FIRE RESCUE  
DEPARTMENT

Martin DeLoach, Fire Marshal

12/1/2017

The Life Safety code addresses open courts in Chapter 7 subsection 7.7.1.1. The lay out that is proposed identifies the minimum space that is required for exit pathways. Unfortunately, when you add people into the spaces the minimum width, could not be maintained as required. The proposed seating plan reflects the way the business had expanded their seating without approval from the town last year. This was brought to our attention through complaints called into the fire prevention office. The operation of the business with the seating that is proposed, provided less than the required exit corridor width for people to exit the open air seating area. The proposed expansion of the open-air dining area, still confines the people within the walls of the buildings and would not allow safe exiting from the area, in the case of an emergency. This also restricted the entrance and exiting from some of the other businesses that use the court for customers to have access to their businesses.

NFPA 101 Chapter 7 Means of Egress

7.1.10.2 Furnishings and Decorations in Means of Egress.

7.1.10.2.1

No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof.

7.1.10.2.2

No obstruction by railings, barriers, or gates shall divide the means of egress into sections appurtenant to individual rooms, apartments, or other occupied spaces. Where the authority having jurisdiction finds the required path of travel to be obstructed by furniture or other movable objects, the authority shall be permitted to require that such objects be secured out of the way or shall be permitted to require that railings or other permanent barriers be installed to protect the path of travel against encroachment.

7.3.4 Minimum Width.

7.3.4.1

The width of any means of egress, unless otherwise provided in 7.3.4.1.1 through 7.3.4.1.3, shall be as follows:

(1) Not less than that required for a given egress component in this chapter or Chapters 11 through 43

(2) Not less than 36 in. (915 mm) where another part of this chapter and Chapters 11 through 43 do not specify a minimum width

7.7 Discharge from Exits.

7.7.1 \* Exit Termination.

Exits shall terminate directly, at a public way or at an exterior exit discharge, unless otherwise provided in 7.7.1.2 through 7.7.1.4.

7.7.1.1

Yards, courts, open spaces, or other portions of the exit discharge shall be of the required width and size to provide all occupants with a safe access to a public way. I have no comment regarding this project.

PZB - PLANNING AND  
ARCHITECTURAL REVIEW

John Lindgren, Planning  
Administrator-Project Manager

1/4/2018



## PLANNING, ZONING AND BUILDING DEPARTMENT

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

### DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 11/30/17

---

POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	11/21/2017	No Comment
PZB DIRECTOR	John Page, Director, Planning, Zoning & Building	12/4/2017	Code Enforcement has been called to this site many times to correct excessive outdoor seating complaints. Excessive outdoor seating interferes with safe, orderly public passage through the via. Adding more seats also requires additional off-street parking. A variance exempting the additional, required parking is also requested. Applicant must justify the necessity for the hardship.
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	12/4/2017	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/28/2017	The special exception request should not be approved to add additional seating to the restaurant. There is no hardship on the proposed variance. If the applicant wants more outside seating, the seats should be taken from the inside capacity of the restaurant.