

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 15, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00120 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE
2875 S OCEAN BLVD SUITE: SITE**

Date: July 31, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A request for special exception with site plan approval pursuant to Condition #2 in the original 1980 approval to construct the existing building on the subject property (Special Exception #25-80). The condition requires any use other than an office and professional services to obtain Town Council approval. This request is to allow a 2,684 square foot restaurant in suites 102 and 103 (to be combined with an outdoor patio) with 92 seats (50 indoor and 42 outdoor). Special exception approval is required for outdoor seating. The hours of operation are proposed to be: Lunch 11:00 AM to 4:00 PM daily, Dinner 5:00 PM to 9:00 PM Sunday to Thursday; 5:00 PM to 10:00 PM Friday and Saturday. The following variance is being requested: 1) A variance request to provide zero (0) additional off-street parking spaces in lieu of the 28 additional parking spaces that would be required using the principle of equivalency calculation for the proposed restaurant with 92 seats.

ADDRESS: 2875 S OCEAN BLVD SUITE: SITE

OWNER: 2875 S OCEAN BLVD LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-44-23-00-002-0190

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: 23/26-44-43, S 430 FT OF W 200FT OF GOV LT 2
LYG E OF A1A & W 200 FT OF GOV LT 1 SEC 26
LYG BET S LI SEC 23 & N R/W LI OF LAKE AVE E
OF SR A1A

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Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf