



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 6/26/18

**APPLICATION NO.:** Z-18-00120 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 2875 S OCEAN BLVD SUITE: SITE

**DESCRIPTION:**

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.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	6/22/2018	Provide evidence of compliance with Accessibility code requirements.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	7/30/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2018	The paper work all state new restaurant in a combined suite using 102 and 103. This would be a new assembly occupancy within the code and would be required to meet all of the code requirements for a new assembly occupancy in the fire code. The space does not meet the threshold to require sprinklers since the proposed occupancy is under 100 total.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	8/1/2018	All exterior changes proposed as part of this project will require ARCOM review and approval as a major project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	6/22/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			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: 6/26/18

---

PZB - ZONING

Paul Castro, Zoning  
Administrator

7/24/2018

To date, a traffic concurrency determination has not been made by the Town traffic consultant. If that determination is not made by the date of the Council meeting this application will have to be deferred. The consultant is also looking at the off-street parking deficiency portion of the application but has not made a conclusion at this time.

The proposed restaurant is required to demonstrate that it will be Town-serving based on Sec. 134-229(12) of the Code. Staff does not believe that the applicant has provided adequate information for the Council to come to that conclusion. In addition, there is no hardship to grant a variance to allow a restaurant to open for lunch and dinner without the required twenty-eight additional off-street parking spaces needed at this location.