

# TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2019

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To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building Department

Subject: **Z-19-00194 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE FOR 280 SUNSET AVE SUITE: SITE**

Date: May 30, 2019

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

The applicant is requesting special exception approval for a proposed restaurant of 2,998 square feet (indoor area) and 184 seats at The Bradley Park Hotel.

The project will include 118 interior restaurant seats (of which 20 are bar seats) and 66 courtyard seats (of which 8 are bar seats) for a total of 184 lunch and dinner seats. Eighteen of the restaurant seats will come from the principle of equivalency from the former Câ€™est Si Bon Gourmet Grocery retail space. The applicant is also requesting approval for valet parking at lunch and dinner. Requested hours of operation are 7:00am to 11:00pm, seven days a week. In addition to a special exception for a restaurant change of ownership the following associated approvals are requested: A variance from Code Section 134-2176(9), schedule of off-street parking for restaurants. The new restaurant proposes 184 seats which would require 53 spaces (after subtracting 18 seats available from the principle of equivalency); 30 spaces will continue to be provided pursuant to an existing off-site parking agreement which formerly served Trevini Ristorante. A variance is requested for 23 spaces. A variance from Code Section 134-2373(10) to provide a sign on the pergola awning at the new hotel entrance. A special exception for 66 outdoor seats in the courtyard, per Code Section 134-1111(a). A special exception for 30 shared off-site required off-street parking spaces, per code Section 134-2177(3). Site plan review, including for a generator with an output capability of 250 kW, per Code Section 134-1729(2)(c). The proposed generator will be internal to the hotel building.

**ADDRESS:** 280 SUNSET AVE SUITE: SITE

**OWNER:** BRADLEY PARK OWNER LLC

**OWNER'S REPRESENTATIVE:** JAMES M CROWLEY ATTORNEY

**PROPERTY CONTROL NO.:** 50-43-43-22-31-000-0301

**ZONING DISTRICT:** C-TS Town-Serving Commercial

**LEGAL DESCRIPTION:** FLORAL PARK E 10 FT OF LT 30 & LTS  
31 TO 37 INC

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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