



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/5/19

APPLICATION NO.: Z-19-00194 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 280 SUNSET AVE SUITE: SITE

DESCRIPTION:

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 C&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.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Assistant Director PZB	4/19/2019	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/30/2019	Continued coordination with Public Works regarding parking will be necessary. A reduction in the required parking per code needs to be carefully reviewed.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2019	The room demensions have not been measured for compliance with the fire code for occupancy. I feel the number they have requested can meet the requirements of the code. I do not see a fire code concern with the request.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/5/2019	Landmarks Preservation Commission (LPC) approval will be required for the elephant signage on the entry awning, and for the retractable awning over the outside bar area.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/19/2019	No Comment
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning & Building	4/19/2019	No comments.
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2019	The proposed restaurant is asking for a variance from providing the 23 additional off-street parking spaces for the additional restaurant seating. The proposed awning logo is not permitted by Code. In fact, no signage is allowed on awnings. This may need to be examined. Should the Town modify the Code to allow for some type of signage on commercial awnings that front a street?