

TOWN OF PALM BEACH

Information for Town Council Meeting on: September 11, 2019

To: Mayor and Town Council

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

Subject: **Z-19-00221 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE
247 WORTH AVE SUITE: SITE**

Date: August 28, 2019

BACKGROUND

An application has been received for the following project:

REQUEST:

- 1) Sec. 134-1159 (a) (6), Sec. 134-329 and Sec. 134-229: A request for Special Exception with Site Plan Review approval to operate a 3,590 square foot, 109 seat restaurant ("Le Bilboquet") on both the 1st and 2nd floor in the rear of the Via located at 247 Worth Avenue. The proposed restaurant will feature upscale French cuisine. The proposed hours of operation are requested to be 11:00 a.m. to 12:00 a.m. midnight seven (7) days a week. A sample menu is on file with the Town's backup.
- 2) Sec. 134-1159 (a) (6), Sec. 134-2176 and Sec. 134-2001: A request for Special Exception with Site Plan Review approval to have 44 (of the 109 proposed seats) to be outside in the Via.
- 3) Sec. 134-2175, Sec. 134-329 and Sec. 134-229: A request for a variance to provide zero (0) on-site parking spaces in lieu of the required 29 parking spaces that would be required under the principle of equivalency for the 87 additional seats which are over the Inside capacity of the proposed restaurant.

ADDRESS: 247 WORTH AVE SUITE: SITE

OWNER: HOLZER JANE B &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-015-0480

ZONING DISTRICT: C-WA Worth Avenue

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 48 TO 51 INC
BLK 15

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