



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 8/16/19

APPLICATION NO.: Z-19-00221 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 247 WORTH AVE SUITE: SITE TENANT:LE BILBOQUET

DESCRIPTION:

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.

| <u>DEPARTMENT</u> | <u>NAME/TITLE</u> | <u>DATE</u> | <u>COMMENT</u> |
|---|---|-------------|--|
| BUILDING OFFICIAL | Wayne Bergman, Assistant Director PZB | 8/13/2019 | No Comment |
| PUBLIC WORKS DEPARTMENT | Craig Hauschild, Civil Engineer | 8/29/2019 | No comments. Advisory Observation: There does not appear to be a Stormwater Management System for this site. Property owner might want to install an on-site stormwater collection and storage system if there are any stormwater issues on the property. |
| FIRE RESCUE DEPARTMENT | Martin DeLoach, Fire Marshal | 8/14/2019 | There will be exit and egress concerns with the proposed location of the assembly. Absent a plan review for the purpose of construction, I will reserve my comments to a formal plan review |
| PZB - PLANNING AND ARCHITECTURAL REVIEW | John Lindgren, Planning Administrator-Project Manager | 8/30/2019 | I have no comment regarding this application. |
| POLICE DEPARTMENT | Benjamin Alma, Code Enforcement and Parking Manager | 8/14/2019 | No Comment |
| PZB DIRECTOR | Josh Martin, Director, Planning, Zoning & Building | 8/13/2019 | This proposed use should be approved at Staff Level and not require Town Council approval. The Code needs to be revised accordingly. |
| PZB - ZONING | Paul Castro, Zoning Administrator | 8/29/2019 | Wonderful project! This is a good location for a restaurant. If approved, it will help activate the street shopping experience. |