

# TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2020

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To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-20-00295 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE FOR 331 S COUNTY RD**

Date: October 29, 2020

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

1) Section 134-1109 (14): Special Exception with Site Plan Review is being requested to relocate 20 seats from the inside 175 seats of Cafe L'Europe and relocate them outside along the sidewalk for dinner. 2) Section 134-1113(5)c: Cafe L'Europe is proposing to add 11 new arched top awnings and add new fabric at existing awning. The new awnings project 3'-0" off the face of the building and the bottom of the awning is 9' -0" above the existing sidewalk. The existing entrance awning projects approximately 10' -0" over the existing sidewalk, the existing frame will remain unchanged, only the fabric is being changed out. A variance is being requested to have 4.75 feet of clear sidewalk (along South County Road) in lieu of the 10 foot minimum required; and to have 7.75 feet of clear sidewalk (along Brazilian Avenue) in lieu of the 10 foot minimum required.

**ADDRESS:** 331 S COUNTY RD

**OWNER:** 331 SOUTH COUNTY ROAD LLC

**OWNER'S REPRESENTATIVE:** KOCHMAN AND ZISKA

**PROPERTY CONTROL NO.:** 50-43-43-23-05-028-0290

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

**LEGAL DESCRIPTION:** ROYAL PARK ADD LTS 29 TO 32 INC &  
NLY 9.95 FT OF LT 33 BLK H

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