



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 9/16/20

APPLICATION NO.: Z-20-00295 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
ADDRESS: 331 S COUNTY RD **TENANT:**CAFE L'EUROPE

DESCRIPTION:

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.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	9/22/2020	No Comment
PUBLIC WORKS DEPARTMENT			No Comment
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	9/22/2020	They have clear aisles for people to walk on the public walkway.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	9/22/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	9/23/2020	While foot traffic is not heavy at this location, there is minimal clearances on the sidewalk. The applicant needs to demonstrate that there is adequate sidewalk clearance for the proposed tables and seats. If approved, no outdoor music or background music should be permitted and the applicant should address the hours for outdoor seating.