

**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT****DRC MEETING:** 11/18/20**APPLICATION NO.:** Z-20-00311 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH VARIANCE(S)**ADDRESS:** 375 S COUNTY RD **TENANT:**BRICKTOPS**DESCRIPTION:**

Section 134-1109 (14): Modification to previously approved Special Exception with Site Plan Review is being requested for Bricktop's restaurant to add 40 outdoor seats for lunch and dinner in the north courtyard adjacent to the existing restaurant. The additional seating will increase the seating from 150 indoor and patio seats to 190 seats. The current approval allows 52 seats of the 150 seats to be outside on the south patio.

Section 134-2176: a variance is being requested to provide zero (0) on-site parking spaces in lieu of the 13 parking spaces that would be required for the additional 40 outdoor seats.

<b><u>DEPARTMENT</u></b>	<b><u>NAME/TITLE</u></b>	<b><u>DATE</u></b>	<b><u>COMMENT</u></b>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	11/23/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/24/2020	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/24/2020	They will need to ensure exit aisle are designed in for proper exiting from the spaces. The first drawing that was submitted needed some work to ensure proper space for exits.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	11/25/2020	This proposed project was previously approved by staff on 01/28/2020 as ARCOM Staff Approval Application A-20-00870. Upon initial review, the project as proposed entails slight revision to the seating plan for outdoor dining, which appears to be in effort to improve circulation. Staff does not see immediate issue with the revised plan.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/23/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/23/2020	The changes to the courtyard and seating were previously staff approved and the project is under construction. Staff determined that the staff approval required Town Council zoning approval of a special exception with site plan review. In addition, with the proposed new 40 outdoor seats, a variance is also required for the 13 off-street parking spaces required for the additional seating. The applicant is required to demonstrate to the satisfaction of the Town Council that there is a hardship for the parking variance.