



PLANNING, ZONING AND BUILDING DEPARTMENT

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

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 7/6/21

APPLICATION NO.: Z-21-00384 **APPLICATION TYPE:** SPECIAL EXCEPTION

ADDRESS: 340 ROYAL POINCIANA WAY SUITE: M335 **TENANT:**TOOJAY'S

DESCRIPTION:

Pursuant to Section 134-1259(6), the Applicant is requesting special exception approval for the relocation of TooJay's Restaurant from Suite M313 to Suite M335 of the Royal Poinciana Plaza. Suite M335 is the space formerly occupied by Coyo Taco. The proposed restaurant will occupy 3,529 square feet of gross leasable area with 90 total seats, 12 of which are proposed as outdoor cafe seating pursuant to Section 134-1259(17). Proposed hours of operation are 8:00 AM to 9:00 PM, seven days per week. TooJay's Palm Beach, LLC will be Town Serving as explained in the attached Town Serving statement. The outdoor cafe seating standards are addressed in the Letter of Intent, included herewith.

| <u>DEPARTMENT</u> | <u>NAME/TITLE</u> | <u>DATE</u> | <u>COMMENT</u> |
|--|---|-------------|---|
| BUILDING OFFICIAL | Wayne Bergman, Director, Planning, Zoning & Building | 7/20/2021 | No Comment |
| PUBLIC WORKS DEPARTMENT | Craig Hauschild, Civil Engineer | 9/8/2021 | No Comments. |
| FIRE RESCUE DEPARTMENT | Martin DeLoach, Fire Marshal | 7/20/2021 | There are no fire code conflicts with the proposed project. |
| PZB - PLANNING AND ARCHITECTURAL REVIEW | | | No Comment |
| PZB DIRECTOR | Wayne Bergman, Director, Planning, Zoning & Building | 7/20/2021 | No Comment |
| PZB - ZONING | Paul Castro, Zoning Administrator | 7/27/2021 | The restaurant is moving to a new location within the Plaza and is proposing outdoor seating. I have no zoning concerns regarding this application. |