

# TOWN OF PALM BEACH

Information for Town Council Meeting on: October 13, 2021

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To: Mayor and Town Council

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

Subject: **Z-20-00311 SPECIAL EXCEPTION WITH VARIANCE(S)**  
**375 S COUNTY RD**

Date: April 02, 2021

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## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

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.

**ADDRESS:** 375 S COUNTY RD

**OWNER:** THREE SEVENTY FIVE SOUTH

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

**PROPERTY CONTROL NO.:** 50-43-43-23-05-009-0010

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

**LEGAL DESCRIPTION:** ROYAL PARK ADD LT 1 (LESS TRGLR PAR S  
COUNTY RD R/W), LTS 2 THRU 4, LT 66 (LESS  
PERUVIAN COURT COND) & LTS 67 THRU 69  
BLK 9

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