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August 1, 2022

Town of Palm Beach
380 S. County Road
Palm Beach, FL 33480

Project: 331 S County Rd, Palm Beach, FL
ARCOM Case Number: ARC-22-182
Zoning Case Number: Z-22-113

We are pleased to submit the accompanying drawings for our project at 380 S County Rd, Palm Beach, FL. The currently approved restaurant occupies 1,825 SF on the first floor and 535 SF on the second floor of an existing 5,333 Gross SF two-story building. The restaurant is currently approved for 108 total seats, 8 of which are exterior. The scope of this application includes a new 370 SF Covered Dining Area, a new 519 SF back of house addition/renovation under the existing Second Floor footprint, and associated parking, hardscape and landscape modifications. Additionally included is a request to relocate 22 of the currently approved seats outdoors for a total of 30 exterior seats.

Please note the following as it relates to this application:

- A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161. N/A
- B. Architectural Review in accordance with Section 18-205 and/or Section 18-206.
 - a. We consider the proposed project to be consistent with the existing architecture with symmetrical, balanced elevations and details that subscribe to the principles of the architecture within the Town of Palm Beach.
 - i. The plan for the proposed modifications to the existing building is in conformity with good taste and traditional design principles and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
 - ii. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable. Existing outdoor seating will be relocated to a covered porch, reducing its impact on the surrounding environment.
 - iii. The exterior materials and detailing proposed is consistent with the quality and character of the surrounding structures, specifically the covered outdoor seating immediately to the East.
 - iv. The proposed composition and massing of the proposed work is consistent with other structures in the surrounding area, specifically the covered outdoor seating immediately to the East.
 - v. The first floor additions match the detailing of the existing building and do not compete for dominance with the existing primary elements of the structure.
 - 1. The size and arrangement of doors, windows and covered porch is not similar to the surrounding structures.
 - 2. The proposed materials are consistent with the architectural style and character of the surrounding area while implementing unique moulding profiles and window trim that match the existing structure.
 - vi. The addition to the proposed building is not excessively dissimilar to the surrounding structures.
 - 1. The proposed height of the building matches existing and is compatible with adjacent structures.
 - 2. The exterior details are consistent with the existing building and compatible with to adjacent structures.

3. The proposed work is architectural compatible with the tropical context and adjacent structures.
4. The components of the structure have been arranged to be consistent with the existing building.
5. Care was given to diminish the perceived mass of the proposed addition by stepping it back from the existing building and respecting required setbacks at adjacent properties.
6. Proposed design respects required setbacks at adjacent properties.
7. Proposed design features are compatible with existing massing.
8. The covered porch is located on the SE corner in a manner consistent with other covered porches in this area. No additional public spaces or elements have been proposed that impact the privacy of neighboring property.

vii. The proposed covered porch is a single story and incorporates light detailing that is subservient to the style and massing of the principal structure.

viii. The proposed modifications incorporate detailing identical to the existing structure and are consistent with the surrounding buildings.

ix. The proposed modifications require (4) variances that are described in Section E below.

- b. The proposed modifications do not impact the surrounding unique site characteristics and are more consistent with adjacent properties by incorporating covered outdoor seating.

C. Special Exception in accordance with Section 134-229 for the renovation of the existing 2-Story 5,333 SF building in the C-TS Zoning District that includes the addition of a 370 square foot covered porch to the south side of the building and a 519 square foot back of house addition.

SPECIAL EXCEPTION (1): Section 134-1109(22): For restaurant use (expansion).

SPECIAL EXCEPTION (2): Section 134-1109(14): For outdoor café seating: 22 seats.

1. The existing restaurant is a permitted use in the C-TS Zoning with Special Exception approval.
2. The proposed renovation will not adversely impact the public health, safety, welfare or morals of the Town as the use is already existing in this location.
3. The proposed renovation will only have a positive impact on the value of other properties in the neighborhood as the renovation and expansion is an enhancement to the current amenities.
4. The proposed renovation will be compatible with the neighborhood as there are other offices and restaurants in the neighborhood and both are a contemplated permitted use in the C-TS Zoning District.
5. The proposed renovation will comply with all other yard, other open space and any special requirements set forth in Article VI.6.
6. The proposed renovation will comply with the comprehensive plan, if applicable.
7. The proposed renovation will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.
8. Adequate ingress, egress and parking is provided on site and there is street parking in the area.
9. The proposed signage will meet with the Town's requirements and be permitted as required by the Town of Palm Beach building department.
10. Refuse and service areas will be improved.
11. The restaurant is "town serving" as reflected in Exhibit A wherein the restaurant had customers complete a survey card as to their residence, work of visit to Palm Beach and which evidences that over 50% are "townpersons".

12.The proposed renovation should not place a greater burden on Town services as there is ample parking on site and in the surrounding streets and in the parking lots in the area.

D. Site Plan Review Approval in accordance with Section 134-329.

SITE PLAN REVIEW: Section 134-1112: Site plan approval for new building additions.

- 1.The owner 380 South County LLC owns the land.
- 2.The project contemplates additions to a building in the C-TS Zoning District.
- 3.Ingress and Egress remains the same with an entrance on South County Road and Peruvian Avenue.
- 4.All parking will be on the site or on surrounding streets or parking lots.
- 5.Landscaping will be new per the plans by Environmental Design Group.
- 6.Drainage will be improved or remain the same as required by the Town.
- 7.Utilities remain the same or will be improved if required.
- 8.N/A.
- 9.N/A.
- 10.The proposed height remains the same and is consistent with the height of the buildings on the street.
- 11.Visibility along South County Road and Peruvian Avenue will not be impacted, as the proposed additions has been designed that It minimizes the visible bulk of the structures to drivers and pedestrians on the abutting roadways.

E. Variance(s) in accordance with Section 134-201. The variances being requested are as follows:

VARIANCE (1): Section 134-2176: to reduce the required parking by 2 parking spaces required for the 519 SF first floor addition for restaurant back of house;

VARIANCE (2): Section 134-1113(5)b: For a street side yard setback of 4' -7" feet in lieu of the 5-foot minimum required on Peruvian Avenue;

VARIANCE (3): Section 134-1607(1): For a 24'-0" wide drive aisle between 90-degree parking spaces in lieu of the 25' -0" required.

VARIANCE (4): Section 134-1113(5)c: For a 9' 10" walkway along Peruvian Avenue in lieu of the 10-foot minimum required.

VARIANCE (5): Section 134-1113(11): Variance to reduce the required landscaped open space to 11.8% in lieu of the 12.4% existing and the 25% minimum required.

VARIANCE (6): Section 134-1607(1): Variance request to exceed the maximum height of the mechanical equipment on the roof to be 60" in lieu of the 36" maximum allowed.

- 1.The property is located in the C-TS Zoning District and is non-conforming to today' s code. This creates a hardship in designing any additions.
- 2.The applicant was not the cause of the special conditions of the property or residence as they existed prior to the applicant owning the property.
- 3.The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties are also non-conforming under today's code and there is ample parking on the surrounding streets and in the parking lots nearby.
- 4.The hardship, which runs with the land, is that the property is non-conforming to today' s code and it would not be feasible to meet the code with an addition if the current code was mandated.

5. The variances requested are the minimum necessary to make reasonable use of the land considering the modest expansion for back of house use for the restaurant and the patio for outdoor seating which is more attractive than what currently exists.

F. Other

Very truly yours,

A handwritten signature in black ink, appearing to read 'KMS' with a stylized flourish at the end.

KEITH M. SPINA
CEO



Date: _____

Please place a check mark next to all categories that apply:

- ☐ I own a residence or other property in the Town of Palm Beach
- ☐ I work in the Town of Palm Beach
- ☐ I am a visitor, staying at a hotel or other accommodation in the Town of Palm Beach



Date: _____

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LeBar Survey 2021

	Resident	Work	Hotel	Out		Resident	Work	Hotel	Out
5-Sep-21	1				1-Nov-21		1		
7-Sep-21	3				2-Nov-21		2		
8-Sep-21	1				3-Nov-21	2			
9-Sep-21	2				4-Nov-21	1			
14-Sep-21	1				5-Nov-21				
16-Sep-21	1				6-Nov-21	1		1	
17-Sep-21	17	4	4	2	9-Nov-21	1			
18-Sep-21	2				10-Nov-21		1	1	
21-Sep-21	4		2		11-Nov-21	2		1	
22-Sep-21	1	1	2		12-Nov-21	2	1	2	
23-Sep-21	1				13-Nov-21	1	1		
24-Sep-21	4		3	2	14-Nov-21	1			
25-Sep-21	1				16-Nov-21		1	1	
26-Sep-21	1				17-Nov-21	2	2		
27-Sep-21	1	1	1		18-Nov-21	3	1		
28-Sep-21	1		3		19-Nov-21	1	1	1	
29-Sep-21	3	1	4		20-Nov-21	2	1		
30-Sep-21	8	1	1		23-Nov-21	2	1		
1-Oct-21	2	2	1		24-Nov-21		2		
2-Oct-21	3	1			25-Nov-21				
3-Oct-21	3				26-Nov-21	2			
5-Oct-21	2				27-Nov-21	2			
6-Oct-21	1	1	1		28-Nov-21			1	
7-Oct-21	1	1			29-Nov-21		1		
8-Oct-21	2	1			30-Nov-21	1	2		
9-Oct-21	1				1-Dec-21	8	3	1	1
11-Oct-21		1			2-Dec-21	2			
12-Oct-21	5	2			3-Dec-21			1	
13-Oct-21	3				4-Dec-21	1			
14-Oct-21	2				5-Dec-21				
15-Oct-21	2	1			6-Dec-21			1	
16-Oct-21	5	1			7-Dec-21	1			
17-Oct-21	1				8-Dec-21		1	1	
19-Oct-21	1				9-Dec-21				
20-Oct-21			1		10-Dec-21	1	2	1	
21-Oct-21	2	1	1		11-Dec-21		1		
22-Oct-21	2		1		14-Dec-21	2	2		
27-Oct-21			1		15-Dec-21	2	5		
28-Oct-21		1			17-Dec-21	3	1	1	
29-Oct-21	1	2	0	1	18-Dec-21	2		1	
30-Oct-21		2	1		19-Dec-21		1		
31-Oct-21	1				20-Dec-21			2	
					21-Dec-21	2		8	
	93	25	27	5		50	34	25	1

Resident	143	55%
Work	59	23%
Hotel	52	20%
Out	6	2%
Total Surveyed	260	100%