

TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Town of Palm Beach Mayor and Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-23-046 329 WORTH AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW

MEETING: MAY 10, 2023

ZON-23-046 329 WORTH AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW.

The applicant, 329 Worth Avenue LLC (Matthew & Adrienne Raptis), have filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to allow a 12-seat lounge/bar with the service of beer, wine, and liquor at the existing Churchill Cigar Co. retail space in the C-WA Worth Avenue zoning district.

Applicant: 329 Worth Avenue LLC (Matthew & Adrienne Raptis)
Professional: **Architect plan consult design**

THE PROJECT:

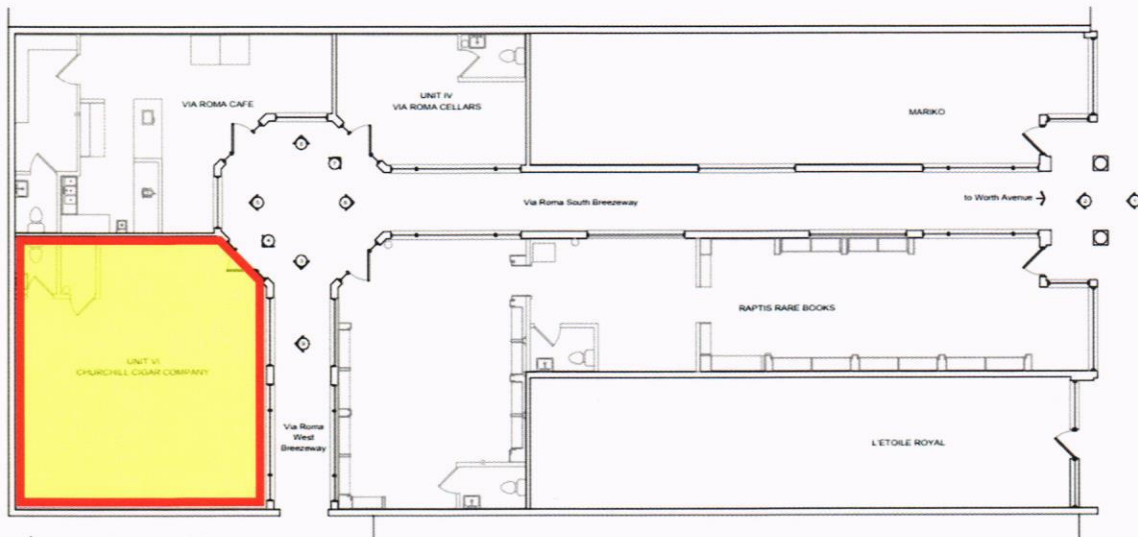
The applicant has submitted plans, entitled "Churchill Cigar Company", as prepared by **Architect plan consult design** dated March 27, 2023.

Site Data			
Zoning District	C-WA	Retail Space (SF)	+/- 750 SF
Future Land Use	COMMERCIAL	# Seats	12 seat
Surrounding Properties / Zoning			
North	Surface parking (C-TS)		
South	One-story commercia (C-WA)		
East	Two-story commercial (C-WA)		
West	One-story commercial (C-WA)		

STAFF ANALYSIS:

The existing 750 SF retail space is currently operational as Churchill's Cigar Company located in Via Roma on Worth Avenue, open for business for the purchase and on-premise consumption of premium cigars. The space is located at the end of the Via, in a covered nearly enclosed area. They

are seeking to expand their business operations by providing the on-site sale, service and consumption of beer, wine and liquor.



There are 12 seats being proposed. The request, and subsequent change of use from retail to bar/lounge, triggers the need for special exception review and approval by Town Council. Staff has reviewed the proposal with building permit staff, who advised on the sufficiency of the bar/sink area, trash, level of grease trap, and size of the existing restroom. Staff has no objections to the request, but would recommend not allowing the sale or consumption of any alcoholic beverages into the covered via area.

WRB:JGM