



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

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

SUBJECT: ZON-23-020 (COA-23-003) 139 N COUNTY RD—PARAMOUNT
THEATER

MEETING: JULY 10, 2024

Applicant: WEG Paramount LLC (Lester Woerner)
Professional: Stantec Architecture | RAMSA
Representative: James Crowley, Esq.

ZON-23-020 (COA-23-003) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO)—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCES. The applicant, WEG Paramount LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation and adaptive re-use of an existing Landmarked theater structure, including Special Exception requests (1) to permit Private Club use in the C-TS district, (2) for square footage greater than 3,000 SF in the C-TS district, (3) for Outdoor café seating use associated with a private club in the C-TS district, (4) for shared parking in the C-TS district, (5) for a modification to a previously approved Special Exception for Churches, synagogues or other houses of worship, and (6) for approval for supplemental off-site shared parking. The applicant is also seeking Site Plan Review for new building(s) or for changes in a permitted use in Sec. 134-1107 which involve more than 2000 square feet of building floor area in the C-TS zoning district. Additionally, the applicant is seeking the review and approval for three (3) Variances (1) to allow generators on a roof(s), (2) to exceed the maximum height of a screening wall for mechanical equipment on a roof, and (3) to exceed the maximum distance separation for supplemental off-site shared parking located further than 500 feet from the subject property. The Landmarks Preservation Commission will perform the design review.

HISTORY:

Since the original filing of this Application, the project design and requested zoning relief has changed multiple times. The following is a timeline of the requested uses:

- **TC JANUARY 2023**
 - An application, ZON-23-006, was presented for approval for ‘outdoor promotional events’ within the courtyard of the landmarked property at the 1-11-23 Town Council meeting, but was ultimately withdrawn by the applicant.
- **LPC APRIL 2023**
 - 250 member private club
 - 250 person event space
 - 40 seat public restaurant
 - 3-story new mixed use retail and 4-unit residential building w/ 2 levels of underground stacked parking
- **LPC JULY 2023**
 - 225 member private club
 - 250 person event space
 - 40 seat public restaurant
 - 3-story new mixed use retail and 4-unit residential building w/ 2 levels of underground stacked parking
- **PZC NOVEMBER 2023**
 - An application for a zoning text amendment, Ordinance No. 008-2023, was submitted by the applicant to the Town for modifications to the C-TS zoning district to allow for covered arcades and colonnades over the public right-of-way, similar to the provisions provided for the C-WA zoning district. The Planning & Zoning Commission, at their 11-08-23, meeting, voted 4-3 to recommend denial of the proposed zoning text amendment for covered arcades and colonnades. The Ordinance was withdrawn by the applicant at the 1-10-2024 Town Council meeting.
- **TC JANUARY 2024**
 - 475 member private club
 - 200 member church
 - 3-story new mixed use retail and 4-unit residential building w/ 2 levels of underground stacked parking
 - At the 01-10-2024 Town Council meeting, the item was presented to Town Council (the first time the zoning portion of the COMBO application was reviewed). After a lengthy discussion, the matter was deferred to the 03-13-24 meeting with direction to dramatically reduce the scope, and revise and decrease the variance requests.
- **TC MARCH 2024**
 - 475 member private club
 - 200 member church

- At the 03-13-2024 Town Council meeting, the item was discussed at length. The item was deferred until the April 10, 2024 Town Council meeting, with direction provided to the applicant to work with the neighbors, add some retail, open the courtyard to the public, and to reduce the number of private club members.
- **TC APRIL 2024**
 - 475 member private club
 - 200 member church
 - At the 04-10-2024 Town Council meeting, staff recommended that the item be deferred until the Townwide Traffic and Parking Study by the Corradino Group is completed. No new testimony was presented by the applicant. The item was deferred until the 07-10-24 Town Council meeting until after the Traffic and Parking Study is completed and reviewed.
- **TC JULY 2024**
 - 475 member private club
 - 200 member church
 - Off-site supplemental parking
 - Future retail options 2,338 SF | 6,797 SF

THE PROJECT:

The applicant has submitted plans, encompassing 14 pages entitled "PARAMOUNT THEATER FINAL DROP-OFF - JUNE 7TH, 2024 APPLICATION # COA-23-003 (ZON-23-020)", as prepared by **Stantec Architecture** and **RAMSA** date received by the Town, 06-07-24.

The applicant is requesting review and approval of the proposed change of use to a Private Club use. The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

SPECIAL EXCEPTION REQUESTS + SITE PLAN REVIEW

1. **SITE PLAN REVIEW**: Sec. 134-1112: Site Plan Review for new building(s) or for changes in permitted use in Sec. 134-1107 which involves more than 2,000 SF of building floor area in the C-TS zoning district.
2. **SPECIAL EXCEPTION #1**: Sec. 134-1109(a)(3): Special Exception for a private club use (475 members) in the C-TS zoning district.
3. **SPECIAL EXCEPTION #2**: Sec. 134-1109(a)(11): Special Exception with Site Plan Review for permitted uses over 3,000 SF of gross leasable area (GLA) in the C-TS zoning district.
4. **SPECIAL EXCEPTION #3**: Sec. 134-1109(a)(14): Special Exception for outdoor café seating in the C-TS zoning district.
5. **SPECIAL EXCEPTION #4**: Sec. 134-2182(b): Special Exception for shared parking.
6. **SPECIAL EXCEPTION #5**: Modification to previously approved SE for

churches, synagogues or other houses of worship, for worship space for 200 patrons. SE #27-93 for church use for 1,800 square feet of first floor space for church purposes and not more than 105 seats.

7. **SPECIAL EXCEPTION #6:** Sec 134-2182(d) Special exception approval for supplemental off-site shared parking. **NEW REQUEST**

VARIANCE REQUESTS

1. **VARIANCE #1:** Section 134-1729(2)(j) Variance to permit a generator on a roof.
2. **VARIANCE #2:** Variance to permit open air mechanical enclosure located on the roofs of theater building item J @ 114” high and 98” above roof in lieu of 48” is permitted.
3. **VARIANCE #3:** Sec 134-2182(d)(2) Off-site shared (supplemental) parking to allow for supplemental parking to be used at a distance of 2,156’ which is greater than the maximum 500’ permitted. **NEW REQUEST**

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness and has submitted a Historic Preservation Tax Abatement application for the proposed improvements that will be reviewed by the Landmarks Preservation Commission following action by the Town Council:

- Rehabilitation and adaptive re-use of the existing three-story landmarked theater.
- Façade renovations and alterations to the primary and secondary street facing façades and all other elevations. Substantial interior demolitions and improvements.
- Alterations to the south façade to incorporate a new entrance, terrace and awning.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Lot Size (SF)	58,098 SF 34,001 SF (theater site) 24,097 SF (parking lot)	Finished Floor Elevation	12’ NAVD (theater) 8.5’ NAVD (retail liner)
Total Building Size	+/- 41,270 SF	Courtyard Area	4,460 SF (ground floor)
Crown of Road	7.37’ NAVD	FLOOD ZONE	X
Year Constructed	1926	Architect	Josef Urban
Landmark Designation	09/14/82	Nat’l Register District	12/12/73
Lot Coverage	Existing: 41% (24,233 SF) Proposed: No change	Floor Area (SF)	Existing: +/- 41,270 SF Proposed: No change
Front Yard Open Space	Existing: 39.65% (2,433) Proposed: No change Required: 35% (2,148)	Landscape Open Space	Existing: 15.24% (8,852) Proposed: 15.34% (8,915) Required: 25% (14,525)
Private Club	475 members 251 private dining interior seats 112 private dining outdoor seats	Church	Existing: 105 people Proposed: 200 people (Sunday service only)
Surrounding Properties / Zoning			
North	One-story commercial / C-TS and R-C		

South	Three-story residential w/ ground floor retail / C-TS and R-C
East	1950 Six-story condominium <i>SUN & SURF Condominium</i> / R-C
West	One-story commercial / C-TS

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Although a preliminary review of the project indicates that the proposed **application** appears **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan, please consider the following Comprehensive Plan policies that address intensification of uses, the encouragement of Town-Serving uses, and the requirement for sufficient roadway capacity along with appropriate levels of service for Town roads:

- **Future Land Use Element: POLICY 2.3:** Development orders shall be issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map and descriptions and intensities of land use as set forth in the following policies. 2.3.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies: a. “Town-serving” shall mean establishments principally oriented to serving the needs of Town persons and not substantially relying on the patronage of persons not defined as Town persons. Commercial establishments (other than those in the “Commercial – Office, Professional & Institutional” (C-OPI) zoning district, which are not required to meet town-serving requirements) of 3,000 square-feet or less of gross leasable area in the C-PC, C-TS and C-B zoning districts, and 4,000 square-feet or less of gross leasable area in the C-WA zoning district are assumed to meet the intent of the first part of this definition. b. “Town persons” shall mean all full-time and seasonal residents of the Town as well as visitors staying at accommodations in, or employees working in establishments located within, the Town.
- **Future Land Use Element: POLICY 2.3.3:** Commercial – Intended to create, preserve, and enhance areas of attractive, small scale, retail, personal and professional/business services, and mixed commercial/ residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use Plan and the character of the Town.
- **Future Land Use Element: POLICY 2.4:** To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character, and to overall property values of the community, the Town will take all technical and administrative measures legally available, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow.
- **Future Land Use Element: POLICY 2.5:** To continue to enforce the provisions of the Town's Zoning Ordinance which are directed toward the encouragement of

Town-serving commercial uses and the discouragement of those uses which are likely to attract patronage on a regional level.

- **Transportation Element: POLICY 2.2:** Prior to the issuance of a development order or permit for new construction or redevelopment, the Town shall make and record a determination that:
 - 2.2a - The project provides for safe and convenient on-site traffic flow and vehicular parking. Consider needed motorized and non-motorized vehicle parking commensurate with the requirements of the Town's land development regulations; and,
 - 2.2b - The traffic generation of the project will not reduce the level of service on roadways in the Town to a level of service category lower than that established in this Plan.
- **Transportation Element: POLICY 2.3:** As needed the Town will review its adopted level of service standards to determine if modification, in response to changed conditions, is warranted.

STAFF ANALYSIS:

The existing lot is 1.45-acre corner parcel on the southeast intersection of Sunrise Ave and N County Road, a prominent location in the C-TS (Commercial Town Serving) District. The site is improved with an existing three-story Landmarked structure—the Paramount Theater—which was designated a Palm Beach Landmark in 1982. The theater occupies the northern portion of the site, and a 46-car surface parking lot occupies the southern portion.

In the latest submittal, the proposed application consists of the following changes:

- Private social club within the entirety of the Paramount building with a maximum membership of 475 people.
- Expanded church space for Sunday services up to 200 seats is also proposed to occupy a portion of the second floor of the private club when the club is not in use.
- Off-site parking.
- Possible retail use.

PARKING ANALYSIS AND PROGRAM

Through the principle of equivalency outlined in the zoning code as it pertains to parking credits, the existing uses attribute towards a 133-space parking credit, outlined below:

- **Existing Uses and Parking Principle of Equivalency (PoE) credits = 133-parking credits**
 - General Office = 14,745 SF (59 spaces)
 - General Retail = 9,683 SF (48 spaces)
 - Church = 105 seat church via SE 22-96 (26 spaces) in 3,820 SF space.

When reviewing the uses proposed in the Paramount building, a deficit of 36 parking spaces is attributed, outlined below:

- **Proposed Uses in PARAMOUNT building = 169 required spaces.**
 - Private Social Club = 475 members (119 spaces at 1 per 4 members)
 - Church = 200 seats (50 at 1 per 4 seats)

This 36 space deficiency is proposed to be handled with the shared parking request (SE #5). The Town Council will review and opine on the agreement between the Church (Sunday daytime) use and the private club (not on Sunday daytime) use.

TRAFFIC REVIEW

Separate of this Staff Memo, the Corradino Group has performed an updated peer review of the Application, which will be provided to the Mayor and Town Council. A full review of this Application by the Town Council was deferred to allow the Town to accept the completed Corradino Traffic and Parking Study, underway for just over a year, and now complete.

The Comprehensive Plan provides for the various Levels of Service within the Town, and the Transportation Levels of Service are found in the Transportation Element. Chapter 30, Consistency and Concurrency Management Systems, codify these Levels of Service and require the identified Levels of Service for transportation (traffic), sanitary sewer, solid waste, drainage, potable water, and recreation / open space. In the case of transportation (traffic) concurrency, commercial redevelopment is exempt from concurrency determinations if there is no increase in the intensity of use of the property from that prior to redevelopment (Chapter 30, Section 30-74(a)(2)). Intensity of use is defined in Chapter 134, Section 134-172(4)(b) as “including, but not limited to, increased tenant square footage, increased seating, increased off-street parking demand, and increased hours of operation of a special exception use.” As this Application appears to be meeting one or more of the listed intensity of use details found in 134-172(4)(b), this project is not exempt from traffic concurrency.

Simply stated, Chapter 30 provides the review process for development projects. This Application must comply with Chapter 30, as it is not exempt from the process. The roadways adjacent to the Paramount Theater property have a Level of Service designation of “D”. Knowing this, the question is whether the proposed change of uses place more vehicles into the available capacity of the roadways to a point that the existing Level of Service “D” would worsen to a Level of Service “E” or “F”? And if the introduction of additional vehicles into the available capacity of the roadways negatively affects the Level of Service to a lower designation, the Applicant must participate in the Proportionate Fair Share Program with the Town, required by and in a manner consistent with Florida Statute 163.3180.

SITE PLAN REVIEW AND SPECIAL EXCEPTION, AND VARIANCE REQUESTS

Site Plan Review is required for changes in permitted use in the C-TS zoning district. The applicant is proposing to change the use of the building to private club use in more than 2,000 SF of building floor area of buildings in the C-TS town-serving commercial district shall require a site plan approval.

As it pertains to the **Special Exception #1** to permit a private member club (475 members) in an adaptive reuse plan for the landmarked structure, the three-story theater is proposed

to be broken into private club spaces of varying size and uses. The proposal is for a private club that will have a membership of 475 members that will be selected to ensure that more than 50 per cent of members are “Town Persons” for purposes of the applicable “Town Serving” requirement; however, the applicant has proffered that the maximum occupancy at any given time will not exceed 412 people.

There is currently a zoning in progress in effect since June 10, 2024 for restaurants, bars, lounges nightclubs, and private clubs in all of five of the commercial districts. This opportunity for Town Council to consider whether private clubs (and restaurants, bars, lounges and nightclubs) should continue to be special exception uses in the various commercial zoning districts, or whether these uses should be capped / limited, or prohibited in certain areas – in the future. It is possible that the number of food and beverage establishments (restaurants, bars, lounges, nightclubs, and private clubs) in certain areas of Town may have reached a maximum saturation level and the Town Council possibly could utilize the Corradino Traffic and Parking Study, once accepted, to determine if these maximum saturation levels can be identified. That said, this application has been in review since February of 2023.

The proposed vehicular operational aspect of the program will allocated drop off, pick up and queuing to occur within the existing surface parking lot—without the elimination of any of the existing 46 spaces. Access from the street will occur from the one-way entrance drive from Sunset Ave and exit onto Sunset Ave. There are currently no proposed improvements involving an overall site plan redo of the existing parking area, although there are selective landscaping improvements and the introduction of the new private club entrance within the south façade.

The following are the proposed operational conditions affecting occupancy limits and hours of operation:

Monday through Friday

7:00 AM to 11:00 AM – 150 people

11:00 AM to 2:00 PM – 250 people

2:00 PM to 5:30 PM – 150 people

5:30 PM to 12:00 AM (1:00 AM Friday)– 412 people

Saturday

7:00 AM to 1:00 AM – 412 people

Sunday

No club operations before 11:00 AM

Church service for 200 people until 11:00 AM

Club 11:00 AM to 11:00 PM – 412 people

Special Exception #2 is for permitted uses; or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area. The applicant maintains that this request is no longer needed, as retail is not formally part of the application at this time. This historically has not been applied to special exception uses.

As it pertains to the **Special Exception #3** to permit outdoor café seating in connection with the private dining component of the private club, the plans indicate indoor dining areas for 251 dining seats inside the building, accommodated throughout both levels of the structure, and 112 outdoor café seatings located in the courtyard (50 seats), and on the second level terrace areas (62 seats). This total dining seating capacity is proposed at 363 seats. The Special Exception request is for the 112 outdoor seats.



Staff would note that no seating furniture plans or images have been provided.

As it pertains to the **Special Exception #4** to allow for shared parking, the applicant is proposing to have private club use and the religious service uses for the project. The applicant has proffered that the religious services will be limited during the daytime of Sundays only will not coincide with the standard operating hours for the private club use. The applicant has proffered Sunday services only for the religious use and as not to conflict with the private club patrons, which is submitted to be closed during service hours. Again, the times of operation between these two uses are not proposed to overlap, and make the proposal a candidate for said shared parking management agreement. Private Social Club of 475 members requires parking for 119 spaces (1 per 4 members) and the Church use for 200 seats requires parking for 50 (1 per 4 seats), for a total parking of 169. The applicant has a PoE credit of 133. To make up this difference of 36, the applicant is seeking the shared parking solution. That said, should the Town Council find justification for the denying of the shared parking request, the applicant would need to lower the patronage request for either special exception (Private Club or Church use), as the current proposal would then require a parking variance for the deficit of 36 parking spaces.

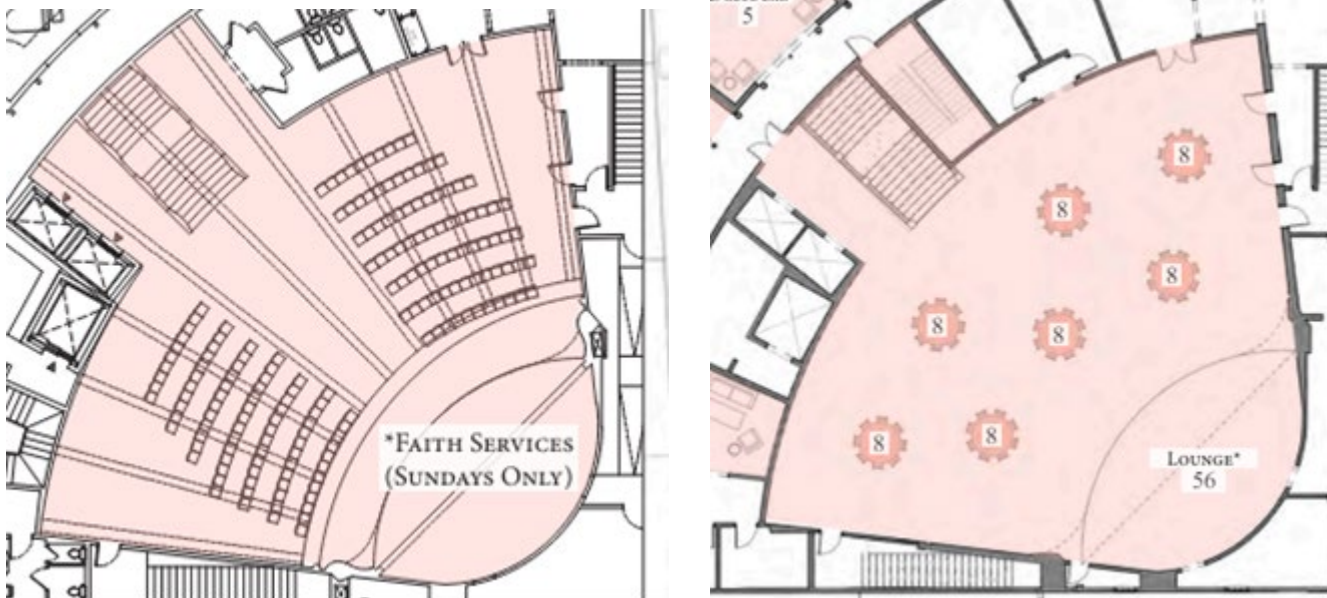
The applicant has submitted a shared parking traffic study by their traffic engineer showing that:

- a. All uses utilizing the existing parking facilities will primarily utilize these parking spaces at different times of the day, week, month or year;
- b. The sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities; and
- c. The available parking will be adequate to serve the needs of the proposed use.

Additionally, the applicant has proffered that the entire landmark building will have a maximum occupancy limit of 412 people.

The applicant is seeking **Special Exception #5** to modify the prior Special Exception (SE #22-96) that granted approval for church use for 105 people in a 3,820 SF space. The applicant is seeking to expand that use for a house of worship services with 200 seats patronage. The applicant has proffered Sunday services only for the religious use and as not to conflict with the private club patrons, which is submitted to be closed during service hours. Again, the times of operation between these two uses are not proposed to overlap, and make the proposal a candidate for said shared parking management agreement. That said, should the Town Council find justification for the denying of the shared parking request, the applicant would need to lower the patronage request for either special exception (Private Club or Church use), as the current proposal would then require a parking variance for the deficit of 36 parking spaces.

Staff would note that in addition to the shared parking request, the applicant is planning on utilizing the church space as a flex space for an additional 56 dining seats. It would stand to reason that if the modification to the church use is approved, that the Town Council should restrict the use of this ground floor space to faith service uses only (Sundays only) as identified in the operational conditions in the Letter of Intent and draft DOUA. This condition would eliminate indoor 56 seats from the 251 indoor seats currently proposed.

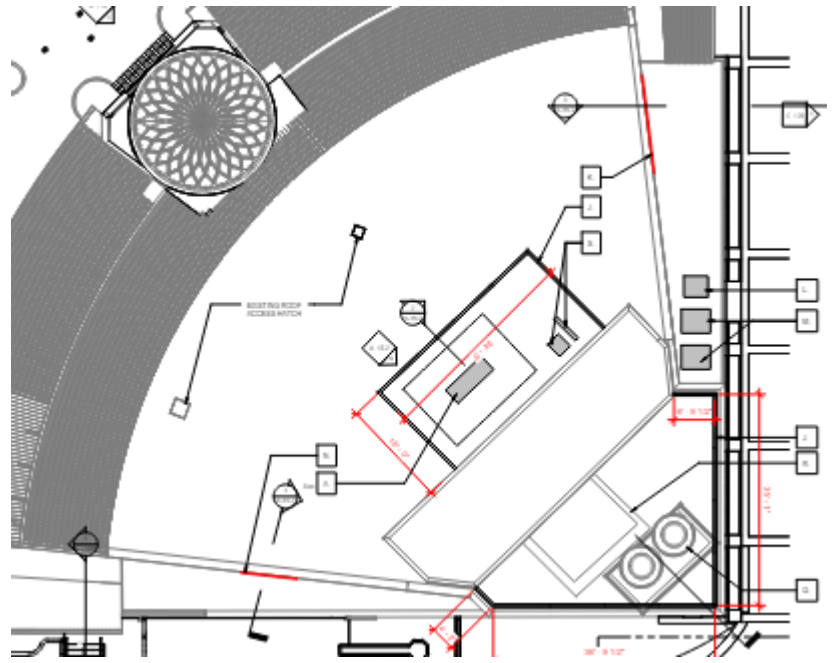


Sheet C-8.2 depicts the faith services space to also double as a lounge space.

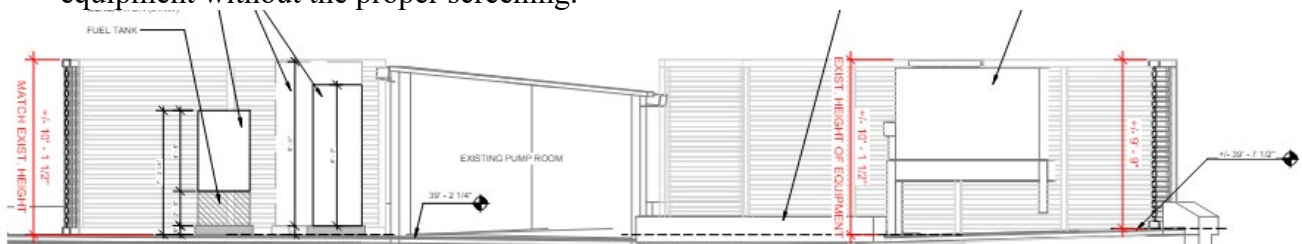
The applicant is seeking **Special Exception #6** to provide supplemental off-site shared parking. It must be noted that currently the application does not outright entail a parking variance, and as such, the applicant is providing additional supplemental parking off site, in an effort to quell concerns about overall club valet operations, specifically where the

cars will be parked/stored above and beyond the on-site parking resources of the Paramount site. The supplemental parking site selected by the applicant is located 2,156' away. According to the applicant there is “no off-site parking” within 500' of the subject property that is available for the proposal. The applicant is introducing this supplemental off-site shared parking request to provide overflow parking in an attempt to minimize parking and traffic impacts from the proposal. **See Variance #3.** It must be noted that both this Special Exception #6 and Variance #3 are newly requested to the latest incarnation of the application. These additional requests have been properly noticed in accordance with the Town’s noticing requirements—mail, property posting and newspaper advertisement.

Variance #1 is to permit a generator on the roof of the building. The applicant is proposing a new generator on the roof on the Paramount building. Staff supports this request and maintains that, in general, rooftop locations for mechanical equipment (including AC equipment, generators, chillers, and other venting equipment) is the most appropriate location for commercial and larger mixed-use developments such as this, as it provides opportunities for green space and moves the potentially noisy and unsightly equipment typically delegated to side yards furthest away from abutting property owners. That said, should the Town Council find justification for the denying of the variance request, the applicant would need to find an alternate location on site, or within the building envelope; or not have a generator altogether.



Variance #2 is to permit the open air mechanical equipment (referred to as OPEN AIR MECHANICAL ENCLOSURE, Item J) located on the roof of the Paramount building to be 114” in lieu of 48”. The screening mechanism is to ensure that the new rooftop projections will be visually hidden from view. That said, should the Town Council find justification for the denying of the variance request, the applicant would have the rooftop equipment without the proper screening.



Variance #3 is to permit supplemental off-site parking at a distance greater than the maximum 500'. The Code requires the "receiver site" for said Off-site shared parking shall be located no more than 500' from the use the off-site shared parking is intended to serve. The site selected by the applicant is located at 40 Cocoonut Row which currently serves as the human resource services location of the Breakers at 2,156' away, or 0.408 mile away (direct straight line connection). There is historical precedent for the Town to review and grant variances from this distance separation in the past.



The permissible distance separation of 500' is shown above in red. According to the applicant's Letter of Intent, the use of the site will be "extremely rare". The parking, if and when needed, would be "used after 5:30pm on weekdays to ensure that there is minimal

conflict with existing traffic patterns.”

EXISTING PARKING LOT

While the applicant is providing minimum improvements to the existing parking lot, mostly in the form of additional landscaping, and areas to accommodate the new private club entrance, a complete upgrade to the surface lot is not within the scope of this project. Should the Town Council approve any portion of this application, staff would suggest that it is conditioned upon a complete code-compliant upgrade of the existing parking lot and site, including drive aisle widths, parking stall minimum sizes, minimum number and sizes of accessible spaces, and incorporation of the stormwater management standards found in Chapter 86, Planning, Article III.

RETAIL ‘OPTIONS’

While there is no retail component formally included as part of this application, the applicant has introduced retail options as supplemental plans in a response to certain commentary from the public and Town Council members concerns and requests. They are providing two options for consideration as a baseline introduction. Both options are configured along the “arc” of the two-story liner building that has historically housed retail, café and other neighborhood serving uses. The possible introduction of more public uses would certainly align with the overall purpose of the C-TS zoning district, which is to *Create, preserve and enhance areas of attractive, small-scale, retail, personal and professional/business services to be developed either as a unit or in individual parcels, providing for the frequently recurring needs of townpersons and Enhance the general character of the district and its compatibility with its residential surroundings.*

NOTE: Retail Option 1 (2,338 SF) demands 12 parking spaces. Retail Option 2 (6,797 SF) demands 34 parking spaces. These options lower the PoE for the private club use and currently as proposed will trigger a parking variance. An applicant cannot request a special exception for shared parking if a parking variance is needed. It is important to note that the future introduction of any retail space into the program will trigger a separate parking requirement. As such, if retail is introduced into the program, the private club membership (or the church membership, or both) must be reduced to be within the PoE credit; otherwise a parking variance is needed.

HISTORIC PRESERVATION ANALYSIS

All of the modifications to the exterior and interior of the landmarked structure will be reviewed and approved during the Certificate of Appropriateness review by the Landmarks Preservation Commission, which will occur only after the Town Council’s actions. This shall not preclude the Town Council in reviewing the site plan, proposed entry along the south side of the building, the parking lot, or any other aspects of the building.

CONCLUSION:

Approval, approval with conditions, or denial of the project will require multiple motions to be made by the Town Council. There are:

- one (1) Site Plan Review; and
- six (6) separate Special Exception requests; and

- three (3) Variance requests.
- one Draft Declaration of Use Agreement.

All of the requests can be approved or denied in whole, partially or individually.

WRB:JGM