



PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 6/29/17

APPLICATION NO.: Z-17-00020 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 264 S COUNTY RD SUITE: SITE

DESCRIPTION:

PLEASE NOTE: THIS PROJECT ENCOMPASES BOTH 264 & 270 S COUNTY RD.

1. A request for a special exception with site plan review approval to allow a private club "Carriage House" to operate at 264 and 270 South County Road in the CT-TS Zoning District. The Club will have a membership cap of 264 members based on the principal of equivalency for parking requirements. Lunch seating will be limited to 118 seats, which is the same number of seats 264 Grill restaurant had. The Club is proposing the following hours of operation: Sunday through Wednesday 11:00 a.m. to 12:00 midnight; Thursday through Saturday 11:00 a.m. to 2:00 a.m.
2. A request for a special exception to provide 68 night-time (after 5pm) supplemental off-site shared parking spaces at 230 Royal Palm Way to be used by employees and/or the valet operation for the Carriage House.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	7/14/2017	No Comment.
		1/4/2018	All Interior renovations must comply with Florida Accessibility Code and ADA.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	7/14/2017	Proposal shows an increase in occupancy with tables. We need a life safety plan with exit corridors and travel distance. Parking concerns for Emergency Vehicle access.
PUBLIC WORKS DEPARTMENT	Chuck Langley, Civil Engineer	8/29/2017	I am concerned about the logic that each vehicle will have 4 occupants; I believe that we will see single occupancy vehicles and couples. It would take all spaces available to handle the proposed club attendees during large events. Will all available spaces be open?
		1/4/2018	I do not agree that there is sufficient on street parking to handle the lunch time demand nor are there any lunch time valet zones. The applicant will need to meet the warrants requirements for and apply to the Florida Department of Transportation (FDOT) for a mid-block crossing on S. County Road, an FDOT maintained roadway. Please be advised, the close proximate of the signalized intersection of Royal Palm Way most likely takes away the grounds for the proposed crosswalk. Please see previous comments.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	7/14/2017	No Comment.
		1/4/2018	A minimum of six to eight valets may be required daily for evening operations. For lunch operations, 2 to 3 valets may be needed. Valets may need wear some sort of high visibility identifier, as this is a high traffic area. Parking for all staff/employees/subcontracted staff/employees should be identified and submitted as part of the parking/traffic plan. Valet stand-location to be approved by the Town
PZB DIRECTOR	John Page, Director, Planning, Zoning & Building	7/14/2017	Conversion of "restaurant" to "club" equals intensification of use. Absence of off-street parking will create constant traffic circulation problems. Applicant must produce traffic concurrency documentation, acceptable to the Town, attesting to the adequacy of parking and traffic circulation.
		1/4/2018	Is a temporary road planned to facilitate Club renovation? If so, does the temporary road interfere with the greenspace in Phipps Plaza? If so, details must be provided to the satisfaction of the Town Council.



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PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	7/14/2017	I have no comment regarding this project.
		1/4/2018	I have no comment regarding this project.
PZB - ZONING	Paul Castro, Zoning Administrator	7/14/2017	The principle of equivalency calculations are incorrect. The applicant cannot use previously granted relief for a different land use in its calculations. The application also is also deficient as there is no reference to who the representative of "Carriage House" is on the applicant line. I believe there will be significant negative impacts to South County Road in that area and Phipps Plaza. There is absolutely no off-street parking for this use and assembly of club members for events will increase parking demand in that area. Staff will be requiring concurrency and a parking and traffic circulation study by the Town's consultant as part of the Town's review of the application. In addition, Exhibit C of the application related to the Parking Statement is not completed. The application requires a detailed parking statement, which includes details of all available off-street parking. There is no information regarding the number of employees per shift nor any indication where employees would park. The attorney wrote "N/A", not applicable. See memorandums from American Consulting Engineers of Florida regarding parking and traffic circulation and traffic concurrency (attached).
		1/4/2018	The proposed valet operation does not appear to be safe. To date, the Town has not received any indication from the Florida Department of Transportation that they would approve the proposed crosswalk and valet stands for the proposed Club. The proposed new valet drop off on the east side of South County Road requires that members and guests visiting the Club at night cross that busy street at night. This could result in a dangerous situation. The proposed four valet people for the Club may not be adequate. If approved, the applicant should provide more valets and should be required to adjust the valet operation if not functioning in a timely or safe way. In addition, none of the Club operation can spill over into the residential zoning district directly to the west of the proposed Club. If the Club is approved by the Council, an additional condition should be added that none of the off-street parking related to the Club be allowed in any surrounding parking lot areas unless approved by special exception by the Town Council. I also do not believe the applicant has demonstrated how the Club will be Town-serving in the submitted "Town-serving Report." Further detail should be provided to the Town Council.
			The draft conditions of approval in the Staff memorandum are a starting point if the Council so chooses to consider approving the application. Staff, however, continues to believe that an operation of a private club of this magnitude in this area will be a negative impact to the surrounding properties.
			Lastly, the proposed staging and logistic plan calls for staging of construction equipment and material in Phipps Plaza South Drive and rerouting traffic through the Town park. This Department does not recommend this plan.
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	7/14/2017	No Comment.