

TOWN OF PALM BEACH

Information for Town Council Meeting on: February 14, 2018

To: Mayor and Town Council

Via: Thomas G. Bradford, Town Manager

From: Paul Castro, Zoning Administrator

Re: Z-17-00020, Special Exception with Site Plan Review, 264 and 270 South County Road
Consideration of Revised Possible Conditions for the Proposed Carriage House Club

Date: February 2, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the revised conditions as outlined in the exhibits related to the operation of the proposed Carriage House Club. If conditionally approved, no Council action on the conditions will be necessary until the formal Declaration of Use Agreement appears on a subsequent Town Council Agenda yet to be determined.

GENERAL INFORMATION

The Town Council, at its December 13, 2017 meeting, considered the subject Special Exception with Site Plan Review application for the proposed Carriage House Club. After hearing all testimony, the Town Council deferred the subject application to the January 10, 2018 Council meeting. The Council at the January 10, 2018 meeting, after hearing all testimony, deferred the subject application to the February 14th Council meeting and directed the Applicant to provide Town-serving documentation as required by Code. In addition, the Council also asked Staff to capture the Council's comments and concerns into the conditions, and work with the Applicant on possible conditions of approval in an attempt to resolve differences.

To date Staff has not received any Town-serving documentation from the Applicant. Staff did meet with the Applicant regarding the possible conditions of approval. While there has been progress, there are remaining differences in what the conditions should be to operate a private club at this location. Staff continues to have concerns about valet traffic circulation, noise, and more importantly, the possible negative parking impacts on surrounding residential areas. Particular concern is the parking during daytime hours as the Club has no parking area during the day. As it relates to the membership cap and parking, what constitutes a "member" in the proposed Club. This is important because the membership cap is tied to the off-street parking requirements. The Council should obtain clarification from the Applicant as to what is the definition of a club member. Is a Club member an individual, or can members also include a spouse, family members or other family members?

The Staff proposed conditions of approval are an attempt to mitigate those concerns. In addition, Staff is also still concerned about the Applicant's proposed construction laydown area and detour in Phipps Plaza.

The Staff proposed conditions outlined in Exhibit A are based on all of the discussion at the January 10, 2018 Council meeting; Staff's meeting and discussions with the Applicant; and the remaining differences between Staff and the Applicant. The Applicant's differences are in bold add/delete format. Exhibit B is a clean version of Staff's proposed conditions.

If you have any questions please contact Paul Castro, Zoning Administrator, at 227-6406.

Attachments

cc: John C. Randolph, Town Attorney
Jay Boodheshwar Deputy Town Manager
Maura Ziska, Esq.
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