



**PLANNING, ZONING AND BUILDING DEPARTMENT**

Town of Palm Beach  
360 S County Rd  
Palm Beach, FL 33480

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 10/23/18

**APPLICATION NO.:** Z-18-00149 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

**ADDRESS:** 264 S COUNTY RD SUITE: BLDG 1

**DESCRIPTION:**

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 C-TS Zoning District. The Club will have a membership cap of 248 members based on the principal of equivalency for parking requirements. Lunch seating will be limited to 67 seats, which is the same number of seats 264 Grill restaurant had when owned by Peter Pullitzer in the 1970s. 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. A request for a special exception to provide 68 night-time (after 6pm) supplemental off-site shared parking spaces at 230/240 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	10/22/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/28/2018	<p>Applicant needs to provide the circulation routes for the valet service, foot traffic. Valet should be required to cross at a signalized intersection in a safe manner.</p> <p>The vehicle circulation proposes the crossing of two lanes of traffic in a short distance, which may prove to be a dangerous situation. Moreover, the repeated use of the un-signalized cut through may adversely affect eastbound traffic turning north onto South County Road. Currently, there is no room to queue vehicles in the median.</p> <p>The applicant may also need consent from the Florida Department of Transportation (FDOT) for the proposed traffic / circulation pattern.</p> <p>There is concern regarding 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?</p> <p>There does not appear to be sufficient on-street parking in this area to supplement the valet parking and handle the lunch time demand.</p> <p>An independent review from a Traffic Consultant Engineering Firm working for the Town is currently underway. Their information will be provided to supplementary these comments at a later date.</p>
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/29/2018	<p>The project as proposed does not contain enough information to state that there are no fire code concerns. The use and occupancy arrangements would need to be established as well as the arrangements inside the building would need to be reviewed and approved before all code concerns could be addressed. The fire department always wants to work with building owners and the community to find the best use of our commercial properties.</p>



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PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	11/2/2018	Proposed use of landmarked structure does not require LPC review and approval; however, active use of a historic building is paramount in maintaining a historic structure in a good and sound condition. Lack of use of a historic structure often leads to deterioration of the building, which in many cases is difficult to reverse.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	10/19/2018	Recommend Town Council consider mandating having no less than two valets on duty when the business is open/operating.
PZB DIRECTOR	Josh Martin, Director, Planning, Zoning and Building	11/29/2018	No comments.



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PZB - ZONING

Paul Castro, Zoning  
Administrator

10/25/2018

There is no on-site parking for this proposed club use, nor is off-street parking required based upon the principal of equivalency for parking in the Code. However, the principal of equivalency only allows for 244 club members (based on 61 parking spaces) and not 248 member as stated in the application.

There is proposed off-site "supplemental" parking, and an off-site valet pickup and drop off area on private property on both sides of Royal Palm Way. The valet will have to cross the median, south bound from 205 Royal Palm Way into 230/240 Royal Palm Way. In addition, valets will be crossing Royal Palm Way at midblock to retrieve and pickup vehicles. This could be dangerous at night. In addition, to date no assurances have been provided that the applicant has secured leases for the proposed valet operation and off-site parking locations. Nor is there any documentation related to how the proposed club would be allowed to use the property and for how long the leases would be available.

My concern continues to be parking, loading and traffic circulation for the proposed use in this high traffic area. If the proposed club is approved and the applicant at some point in time loses use of the valet stand and/or off-site parking area, there will be major traffic congestion and parking problems in the area. The proposed valet operation and traffic concurrency is being reviewed by the Town's traffic engineering consultant, however, to date that review is incomplete as there are unresolved issues with the applicant's traffic consultant.

In addition, the applicant needs to demonstrate to the satisfaction of the Town Council that the proposed Club will be Town-serving. The applicant has stated that at a minimum 50% of the membership will be Townpersons as defined in the Code, however, to date the updated Town-serving documentation as stated in the application has yet to be provided as part of the backup for the application.

As it relates to the proposed club use on the property, I am concerned about late night noise, garbage pickup and food deliveries in the mornings. Deliveries and service related to the proposed club would occur at the same time that the Palm Beach Day Academy parents are dropping off students on Seaview Avenue.

Lastly, the applicant should not be allowed to use the roof of 264 South County Road or the patio between the buildings at 264 and 270 South County Road for any club activities as that could also become a noise nuisance to residential neighbors.

If approved, the applicant should be required to enter into a Declaration of Use Agreement and Construction Management Agreement to ensure that activity related to the renovation does not impact the surrounding neighborhood. If it does, the remedies for violation should be stiff.