



TOWN OF PALM BEACH

Planning, Zoning & Building Department

February 26, 2019

Ms. Maura Ziska, Esq.
222 Lakeview Avenue
Suite 1500
West Palm Beach, FL 33401

Subject: Z-18-00149, Special Exception with Site Plan Review, 264 & 270 South County Road, 205 & 230 Royal Palm Way

Dear Ms. Ziska:

The Town Council, at its February 13, 2019 Council meeting conditionally approved the subject special exception with site plan review application to allow a private club at the 264 and 270 South County Road locations. In addition, the Council also conditionally approved the special exception application to allow supplemental off-site shared parking at 230 Royal Palm Way and valet service to that lot from 205 Royal Palm Way. There are thirty-one (31) conditions of approval that need to be incorporated into a revised Declaration of Use Agreement which is to come back for consideration by the Town Council at its March 19, 2019 regularly scheduled Council meeting. The conditional approval is identified in the plan package by GliddenSpina + Partners, stamped approved and stamp dated January 4, 2019, and made part of the approval of the application. Please provide the revised Declaration of Use Agreement by March 6, 2019 so that staff can place the proposed Agreement in the March 19th Council backup for the Town Council's consideration.

The Town Council conditional approval of this zoning application constitutes only zoning approval and does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Landmark Commission approval, a construction management agreement and required construction permits. The work authorized under the approval of this zoning application must be commenced within three years from the date of approval or said approval will expire.

Sincerely,

Paul Castro, AICP
Zoning Administrator

cc: Josh Martin, Director of Planning, Zoning and Building
Wayne Bergman, Asst. Director of Planning, Zoning and Building
John Lindgren, Planning Administrator
zf & pf

