

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 12, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00336 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARI/**
264 S COUNTY RD

Date: April 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-1109: A request for a special exception with site plan review modification approval to modify a previously approved Club's 264 South County Road property as follows:

At 264 South County Road:

- Modify quantity and size of rooftop mechanical equipment
- Modify height of mechanical equipment screen wall
- Modify Landscape and Hardscape Design including Landscape Open Space

At 270 South County Road:

- Modify quantity and size of rooftop mechanical equipment.
- New mechanical equipment screen wall
- Modify Landscape and Hardscape Design including Landscape Open Space
- Modify to Front Door & Overhang Design
- Modify Door/Window Operation on East Elevation for Emergency Egress
- New Concealed Emergency Egress Gate On East Elevation
- New Decorative Shutters on South Elevation
- Modify quantity and location of windows on northwest corner of second floor

The following Variances are being requested:

At 264 South County Road:

- 1) Section 134-1607(1): to allow (4) pieces of HVAC equipment at 51 inches in height in lieu of the 48" maximum allowed;
- 2) Section 134-1607(1): to allow the scrubber at 40 inches in height in lieu of the 36" maximum allowed.

At 270 South County Road:

Section 134-1607(1): to allow (5) pieces of HVAC equipment at 57 inches in height in lieu of the 48" maximum allowed.

ADDRESS: 264 S COUNTY RD

OWNER: CARRIAGE HOUSE PROPERTIES PARTNERS LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-22-10-000-0120

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: PL OF PHIPPS PLAZA LT L

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

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Attachment

cc: John C. Randolph, Town Attorney
pf & zf