



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-111 239 S COUNTY RD STE 2A AND 1D

MEETING: September 14, 2022

ZON-22-111 239 S COUNTY RD STE 2A AND 1D—SPECIAL EXCEPTION REQUEST WITH SITE PLAN REVIEW. The applicant, Palm Beach Club Services LLC (Franck Savoy, COO), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review to allow a professional office (4,875 SF) in excess of 3,000 SF in the C-TS district in an existing two-story office building.

Applicant: Palm Beach Club Services LLC (Franck Savoy, COO)
Professional: Spina Orourke + Partners
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled " Building Renovations for: 239 S County Road", as prepared by **Spina Orourke + Partners**, dated August 03, 2022.

The following is the scope of work for the complete demolition to an existing two-story residence:

- The scope of this application includes the interior tenant improvement to an existing 855 SF suite on the Ground Floor and the combination of (4) existing office suites and associated common area totaling 4,020 SF on the Second Floor for a total of 4,875 SF tenant improvements in an existing building.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- SPECIAL EXCEPTION 134-229: Request for Special Exception approval for an office use on the 2nd floor in excess of 3,000 SF of gross leasable area in the C-TS Zoning District.
- Site Plan Review 134-227.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Proposed SF	4,875 SF Office	Proposed Use	855 SF ground floor 4,020 SF second floor

STAFF ANALYSIS

Staff views the application as a possible expansion of management offices for a group that provides management and staffing for the Carriage House Club. Club employees currently use the 239 S County Rd. first floor location as their “back of house” base of operations (lockers, meals, breaks) and is now requesting a second-floor expansion to the existing first floor space in the same building. It is common to see Carriage House staff crossing S. County Rd. throughout their working shift.

The existence of this staffing and management arm of the Carriage House Club appears to be an expansion of the Carriage House Club. This possible expansion of the Club could be seen as a violation of the Declaration of Use Agreement, dated March 19, 2019, at Article IV, Conditions, item 1 (the address and location of the Club), and possibly items 4 (regarding the maximum single room size), 11 (regarding occupancy limits), and 30 (regarding Club employees). Condition 31 provides that no amendment to the Declaration of Use Agreement can be made for a period of two years from the date of opening of the Club (opening day was May 19, 2022). Other Conditions require any amendment, after the required two-year period, to be limited to the months of January through May and involve a 45-day notice to neighbors withing a 750-foot radius.

Regardless, the C-TS zoning district limits the square footage of office space to 3,000 SF. Above that, an application must be reviewed and approved by Town Council for a Special Exception. The scope of this application includes the interior tenant improvement to an existing 855 SF suite on the Ground Floor and the combination of (4) existing office suites and associated common area totaling 4,020 SF on the Second Floor, for a total of 4,875 SF tenant improvements in an existing building.