



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

FROM: Wayne Bergman, MCP, LEED-AP^{WB}
Director PZ&B

SUBJECT: ZON-24-052 264-270 S COUNTY RD—THE CARRIAGE HOUSE

MEETING: APRIL 10, 2024

ZON-24-052 264-270 S COUNTY RD AND 230/240 ROYAL PALM WAY—SPECIAL EXCEPTION(S), SITE PLAN REVIEW AND VARIANCE. The applicant, Carriage House Properties Partners LLC, has filed an application requesting Town Council review and approval for three (3) Special Exception requests including, (1) to modify a previously approved Special Exception with site plan review for a private club to allow for increased membership, (2) to modify a previously approved Special Exception for supplemental off-site shared parking, and (3) for a Special Exception for outdoor café seating to allow for seating in the outdoor courtyard area on private property. The applicant is also requesting a Variance to eliminate the required on-site parking space requirement created for increased private club membership. Additionally, the applicant is requesting to modify the existing Declaration of Use Agreement.

Applicant: Carriage House Properties Partners LLC
Professional: Spina Orourke + Partners
Representative: Maura Ziska

HISTORY:

- February 13, 2019 Town Council meeting approved an application for Special Exceptions for (1) private club use and (2) supplemental off-site shared parking, pursuant to Z-18-00149



THE PROJECT:

The applicant has submitted plans, entitled "Outdoor Seating for the Carriage House", as prepared by **Spina Orourke + Partners** dated and stamped by the Town February 23, 2024.

The following is the scope of work for the Project:

- Expansion of private club membership and addition of dining service seats in the outdoor courtyard.

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

- **Special Exception #1**, modify previously approved private club.
- **Special Exception #2**, modify previously approved supplemental off-site shared parking.
- **Special Exception #3** for outdoor dining on private property.
- **Variance #1** to eliminate the required on-site parking requirement for 225 additional members, ie 53 spaces.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Membership	Existing: 232 Proposed: 457	Seats	Existing: 153 Proposed: No change
Surrounding Properties / ZONING			
North	Three-story office and commercial / C-TS		
South	Two-story office / C-TS		
East	Two- and three- story office and commercial / C-TS		
West	Two-story residence / R-C		

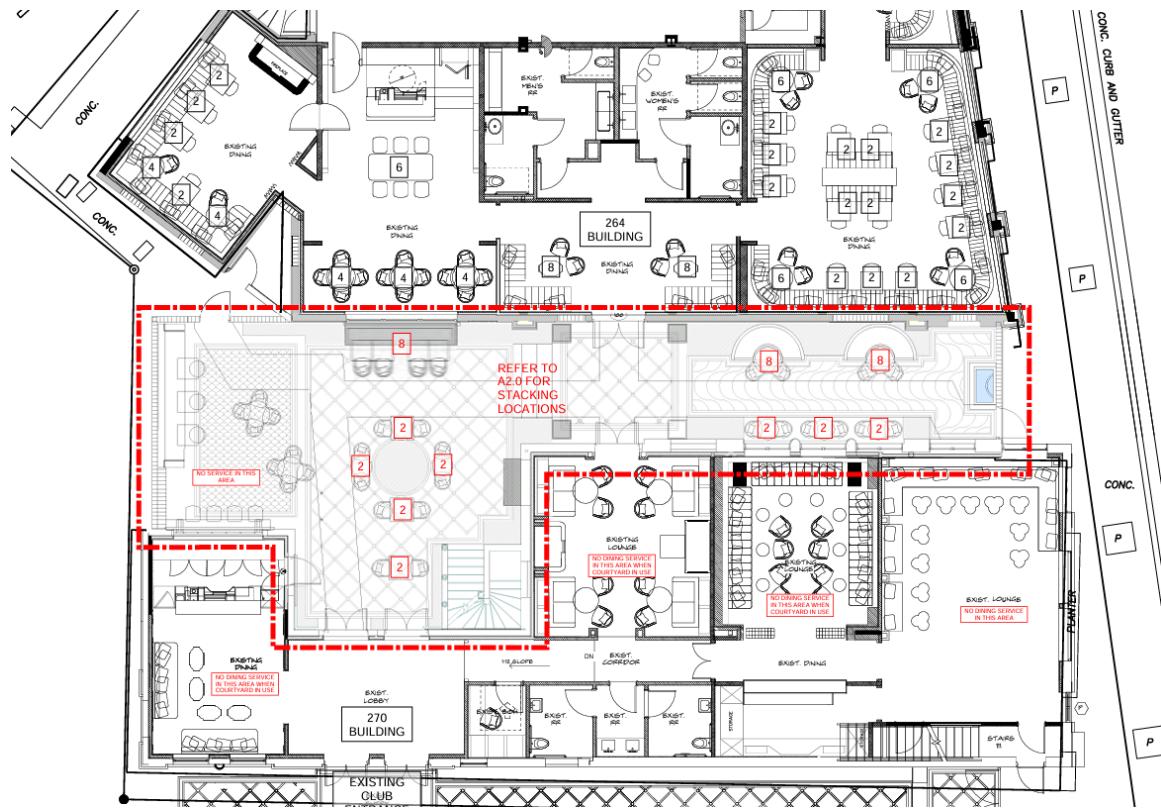
CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **private club use** is **consistent** with the **Commercial** designation of the Future Land Use Map of the Comprehensive Plan.

SPECIAL EXCEPTION REQUESTS

There are three Special Exception requests submitted as part of this application. The applicant is seeking to expand the membership of the currently active private club from 232 members to a total of 457 members, translated to 75 new members a year for three years. This requires a modification to the previously approved Special Exception (Special Exception 1) #Z-18-00149, from February 13, 2019. Additionally, the applicant will need to modify the same approval number for supplemental off-site shared parking (Special Exception #2) at 230 Royal Palm Way and valet service to that lot from 205 Royal Palm Way.

And finally, Special Exception #3 with Site Plan Review is to allow Outdoor dining on private property within the enclosed courtyard. The existing club has two buildings separated by an existing outdoor courtyard. The application seeks to transfer forty (40) of the approved indoor dining seats to outdoor seating during fair weather. There is no increased seating counts above the prior approved seat count total of 153 (67 at lunch). This number is immortalized in the DoU as condition no 20.



DECLARATION OF USE

A Declaration of Use agreement dated March 19, 2019 was approved and recorded. There is thirty-one (31) conditions of approval. There are certain conditions that need to be revised into a revised Declaration of Use Agreement in order to fulfill the proposed changes herein. The following conditions need to be amended:

- Condition #4 Deleted and restated
- Condition #6 Deleted and restated
- Condition #10 Deleted and restated

See attached proposed language.

VARIANCE REQUEST

The increase of membership of 75 additional members/per year for three years translates to 225 additional members. The private club was approved for 232 members. The Principle of Equivalency (PoE) for the former restaurant space credited the use for 248 members. The off-street parking requirement is required for the requested 209 additional members (225 requested minus 16 = 209), therefore a variance is needed as this increase in membership exceeds the intensity over what is allowed based on the parking PoE. That required off-street parking variance calculation is as follows:

- 3 years x 75 members = 225 proposed members
- 225 proposed members -16 members (credit based on PoE that allows 248 = members)= 209 member increase over and above the PoE credit allowed for parking.
- 209 divided by 4 (parking required per membership)= 53 off-street parking space deficit for proposed increase.

Variance #1 to eliminate the required on-site parking requirement for 53 spaces. The number of available off-site supplemental parking remains at 68, which is above the required variance request.

The applicant has submitted materials justifying the granting of the parking variance based on a parking study by Kimley Horn which was vetted through the Town's Traffic consultant, demonstrating that there is adequate parking supply to meet the demands of the increased membership.

CONCLUSION:

Approval of the project will require multiple motions to be made by the Town Council. There are:

- three (3) separate Special Exceptions,
- one (1) Site Plan Review, and
- one (1) Variance request.

All of the requests can be approved or denied in whole, partially or individually.

WRB:JGM