



**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 *WJB*  
Director PZ&B

SUBJECT: ZON-24-0003 241 ROYAL PALM WAY

MEETING: JUNE 12, 2024

**ZON-24-0003 241 ROYAL PALM WAY—SEPCIAL EXCEPTION WITH SITE PLAN REVIEW.** The applicant, JPMorgan Chase Bank (Eric Johnson, VP Consumer Bank Regulatory & Support Ops), has filed an application requesting Town Council review and approval of a special exception to permit a bank in the C-OPI Zoning District.

Applicant: JPMorgan Chase Bank (Eric Johnson, VP Consumer Bank Regulatory & Support Ops)

**HISTORY:**

At the September 11, 2012 Town Council meeting, the subject property was approved for a Special Exception request for a new bank office (First Republic Bank), site plan modifications and a variance to reduce the number of parking spaces from 32 spaces to 30, pursuant to zoning file #8-2012.

**THE PROJECT:**

The applicant has submitted plans, entitled "JPMORGAN CHASE BANK", as prepared by J.P.Morgan received May 23, 2022.

The following is the scope of work for the Project:

- Bank to bank

The following Variance(s) is required to complete the project:

- SPECIAL EXCEPTION 1: Sec. 134-1209(8): A Special Exception request for a bank in the C-OPI zoning district.

Site Data			
Zoning District	C-OPI	Total Parking On-site:	30
Future Land Use	COMMERCIAL	Building Size (SF)	2-story with rooftop parking
Existing GLA Space	8,945 SF	Proposed GLA Space	8,945 SF
Surrounding Properties / Zoning			
North	Two-story residence / R-C		
South	Four-story office / C-OPI		

<b>East</b>	Two-story office/ C-OPI
<b>West</b>	Six-story office/ C-OPI

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

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

**STAFF ANALYSIS:**

The subject property is a midblock parcel on the northern side of Royal Palm Way currently improved with an existing two-story office building with rooftop parking for 30 spaces. The space is currently comprised of one (1) tenant space- First Republic Bank - totaling approximately 8,945 SF of office space on two levels. This project is being submitted to the Town Council to request approval for a Special Exception to grant a business license, a bank to bank name change to JPMorgan Chase Bank from First Republic Bank. The applicant is proposing interior renovations, but no new square footage is being added and therefore parking is not impacted. There are no exterior changes to the building with the exception to rebrand signage accordingly. Staff has no objections to the request.

WRB:JGM