



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

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

SUBJECT: ZON-24-0036 0 ROYAL POINCIANA WAY

MEETING: SEPTEMBER 11, 2024

ZON-24-0036 0 ROYAL POINCIANA WAY- MEDIANS – SITE PLAN REVIEW.

The applicant, Town of Palm Beach, in conjunction with the Garden Club of Palm Beach has filed a site plan review application requesting Town Council review and approval for landscape and gravel path improvements to the medians for this historic vista.

Applicant: Town of Palm Beach
Professional: SMI, Claudia Visconti

HISTORY:

Design Review:

- An administrative application was submitted to the TOPB for the median improvements listed as 0 Royal Poinciana Way. All proposed modifications were reviewed and approved by LPC Chairperson Patterson. (LPCS-24-0075)

Notice to Property Owners- July 12, 2024:

- Town received Certificate of Mailing from SMI for Notice sent to property owners withing a three hundred (300) feet radius of the park.

Town Council – September 11, 2024: Item placed on agenda for Site Plan Review (applied via EPL ZON-24-0036).

THE PROJECT:

The applicant has submitted plans, entitled "Royal Poinciana Way", as prepared by **SMI Landscape Architecture**, dated June 13, 2023.

The following is the scope of work:

- Beautification of the existing east/west two block medians along Royal Poinciana Way between Cocoanut Row and North County Road with new gravel paths and landscaping.



The following Special Exceptions, Site Plan Review and/or Variances are part of the application:

- SITE PLAN REVIEW: Sec. 134-1112: Site plan review.

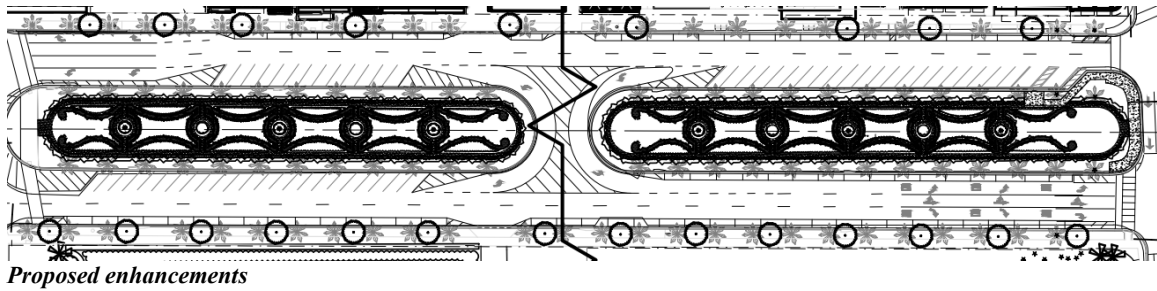
Site Data			
Zoning District	C-TS	Lot Size (SF)	+/- 52,800 SF
Surrounding Properties / Zoning			
North	Multiple tenants -restaurants, retail / C-TS		
South	Breakers Golf Course/Parking / C-TS		
East	95 North County Road Office / C-TS		
West	Median/Flagler Memorial Bridge / C-TS		

STAFF ANALYSIS:

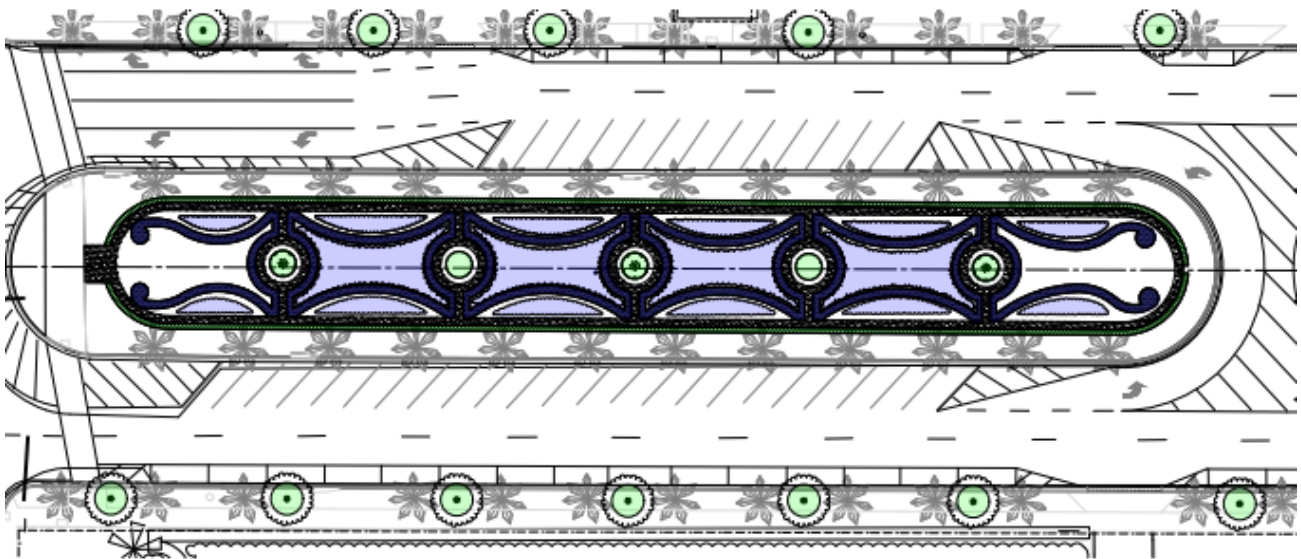
The center medians are owned and maintained by the Town of Palm Beach. The medians provide 59 angled parking spaces on the north and south sides and approximately 16 parallel parking spaces on the south side of the eastern median. These are very desirable and much used spaces by the public. Many people traverse the currently grass medians to access the stores and restaurants on the north side of Royal Poinciana Way. Both medians measure approximately 70' in width and 450-460' in length and only the western median provides a dedicated sidewalk in the north-south direction at its western edge.



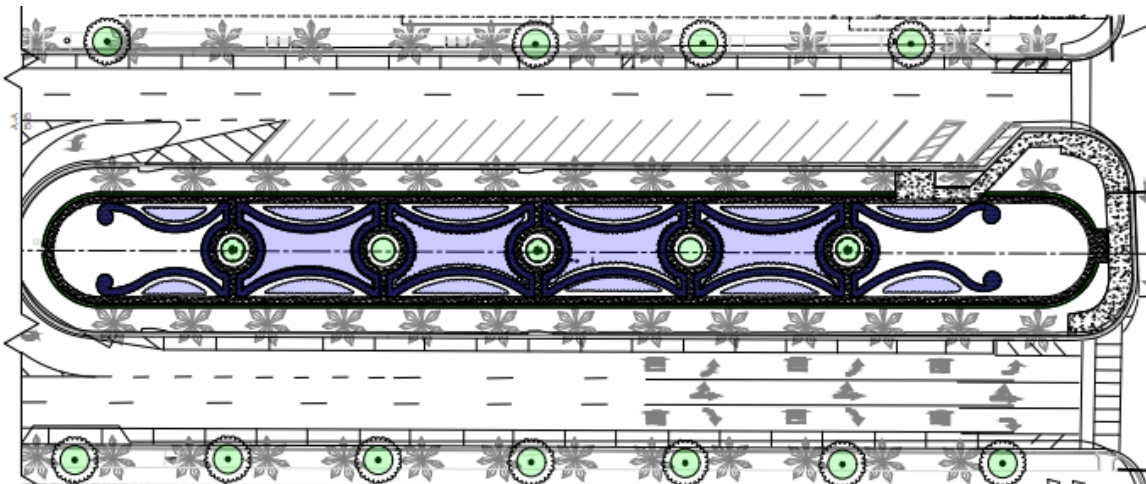
The most notable hard improvement will be adding a series of gravel walkways along the perimeter of both oblong medians walkway which will provide a more secure travel pass for those parking along both sides of the angled grassways. A series of coordinated five north-south paths will be added connecting the oblong ringed walkway and break up the expansive width of the medians. Additionally, the motif provides for enhancing the medians with plantings including many native plants this will improve the pedestrian experience. These medians are also a very significant and historic vista as one arrives on the island eastbound off the Flagler Memorial bride.



By enhancing the planting program, one will notice an immediate sense of the Town of Palm Beach and it's fine landscaping. Proposed plant material includes 16 Lignum Vitae trees, 23 Horseflesh Mahogany trees, shrubs consisting of Fukien tea and Yaupon holly in addition to ground covers and sod. There is no less of any angled parking and no loss of any Royal palms.



Eastern median motif



Western median motif

If Town Council approves the site plan for the Royal Poinciana Way median beautification project, Public Works staff will proceed with advertising the project for bids. Upon receiving bids, staff will review the bids for conformance and accuracy and confirm the donation amount with The Garden Club Palm Beach to fully fund the project. Following this, Staff will bring the acceptance of donation from The Garden Club of Palm Beach and award of bid of the project to Town Council for approval. There will be no fiscal impact as The Garden Club Palm Beach will fully fund the project including landscaping, hardscape elements (sidewalks) and any necessary utility relocations.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the Site Plan Review for development of a public park in that the approval of said application meets the criteria set forth in Sec.134-329 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: FHM