




TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARCS-24-0681 160 ROYAL PALM WAY – PALM HOUSE HOTEL

MEETING: FEBRUARY 26, 2025, ARCOM

ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL). The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bollard lights in the rear courtyard.

Applicant: LR Palm House LLC (Natalie Le Clerc, General Manager)
Architecture: Cooper Carry (M. Sean McLendon)
Legal Rep.: Maura Ziska, Esq.

HISTORY:

An application (B-063-2020) for renovation of the previously vacant Palm House Hotel structure and site received partial ARCOM approval (6-1) at the December 18, 2020 ARCOM hearing with remaining items approved (6-1) at the December 17, 2021 ARCOM hearing. Town Council approved the corresponding application (Z-20-00289) for special exception, site plan review, and variance(s) at the March 3, 2021 hearing.

An application (ARC-23-002) for modification to the previously approved renovation was partially approved 7-0 at the January 15, 2023 ARCOM hearing and the remaining portion of the application was withdrawn at the October 25, 2023 hearing. Town Council approved a corresponding application (ZON-23-015) at the February 15, 2023 hearing, with the condition that ARCOM must approve the bollard lighting at the pool.

On November 21, 2024 PZB staff performed a preliminary design inspection of the site for compliance with approved plans. Staff discovered that some features of the project did not receive ARCOM approval as required. The unimproved features were removed and this application (ARCS-24-0681) was subsequently applied for.

THE PROJECT:

The applicant has submitted plans, entitled "THE PALM HOUSE" as prepared by **Cooper Carry** uploaded February 10, 2025.

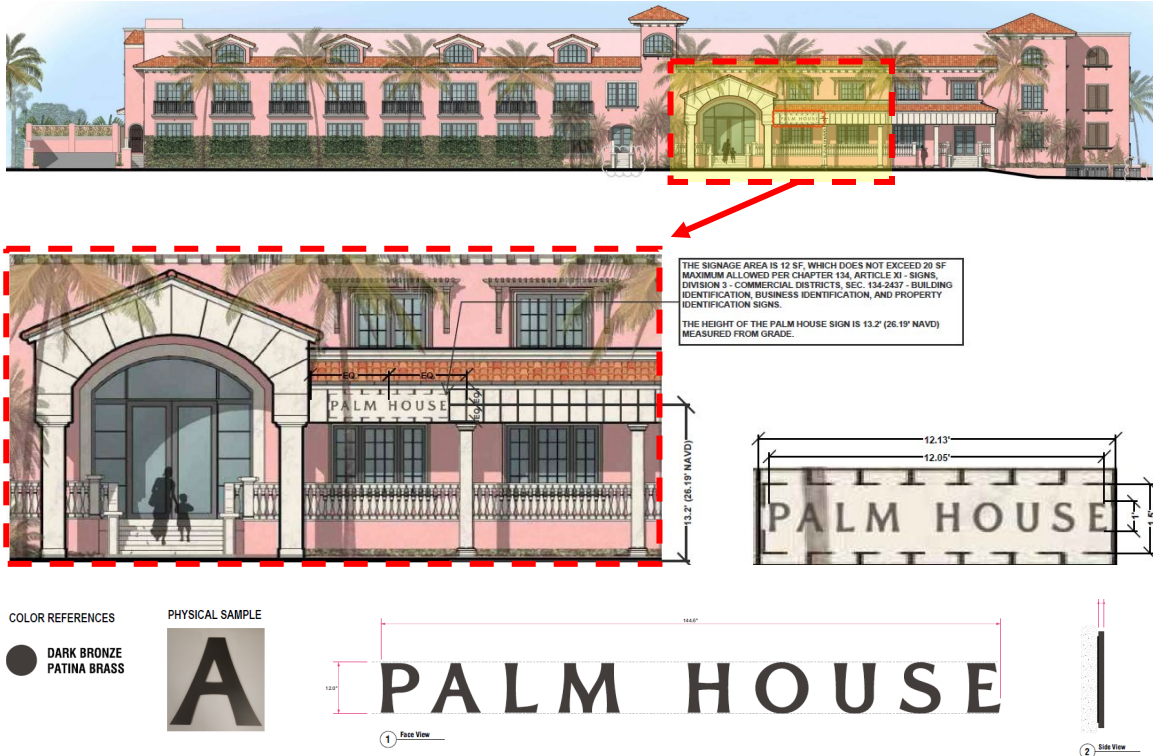
The following scope of work is proposed:

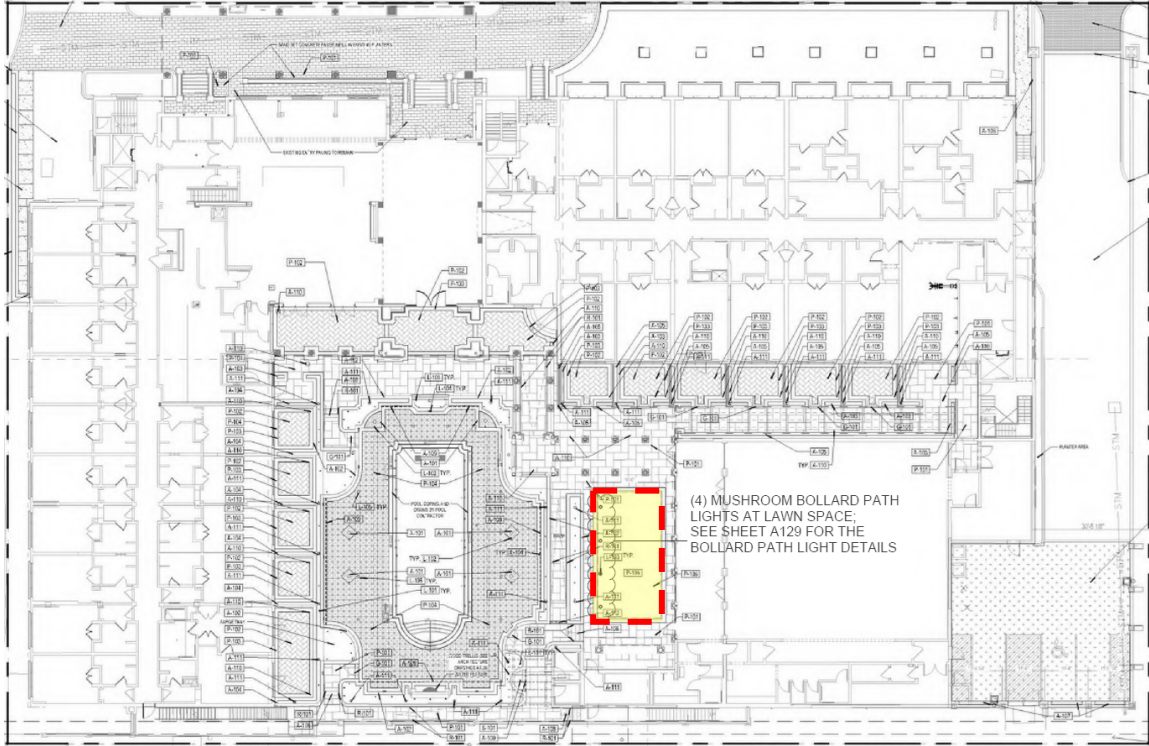
- Façade signage.
- Design approval for bollard lighting.

| Site Data | | | |
|------------------------|---|-----------|--------------------|
| Zoning District | C-B | Land Use: | Commercial - Hotel |
| Surrounding Properties | | | |
| North | 255 S County Rd Wells Fargo Bank / C-TS 151 Royal Palm Way Gunster Building / C-B | | |
| South | 163 Brazilian Ave Parking Lot / C-TS 159 Brazilian Ave (Vacant), 155 Brazilian Ave (Residence), 149 Brazilian Ave (Vacant) / R-B | | |
| East | 140 Royal Palm Way Palma Plaza Commercial Condos / C-B | | |
| West | 180 Royal Palm Way First Horizon Bank / C-TS | | |

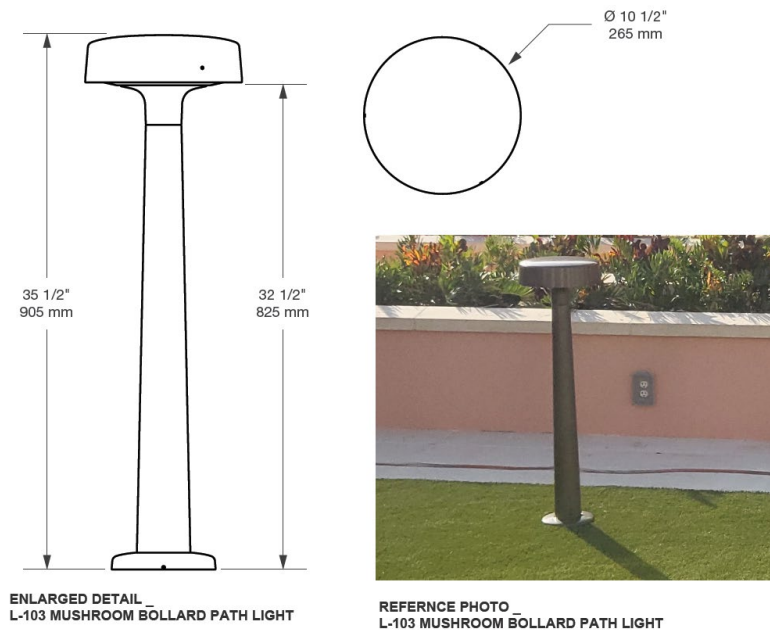
STAFF ANALYSIS

The subject property is a hotel (Palm House) in the C-B zoning district. The applicant is requesting approval for zoning compliant business identification signage on the front (north) façade and for design approval of bollard lighting. The location for signage was identified on previously approved ARCOM application, however, the actual sign requires approval. Additionally, the Town Council imposed a condition of approval that bollard lighting in the pool courtyard area receive ARCOM approval for design (locations approved). The applicant submitted an administrative application for both of these items, however, upon review with the chairman of ARCOM, it was decided that these items warrant final review and approval by the commission. Staff notes that the number of bollard lights is four (4) and not visible beyond the hotel property. Additionally, the artificial turf material installed in this courtyard area was approved previously by ARCOM at public hearing and is not being considered as part of this application.





Location of (4) bollard lights at rear pool courtyard.



CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

1. For the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.