



PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 7/24/20

APPLICATION NO.: Z-20-00281 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 155 HAMMON AVE **TENANT:**THE COLONY HOTEL

DESCRIPTION:

135, 152 & 155 HAMMON AVE Request for a modification to the previously approved Special Exception for the Colony hotel use to allow the relocation of the previously held events on the west side of the ballroom building to the new east garden. The use of the garden area east of the ballroom building shall be primarily used as a pre-function space such as wedding ceremonies and cocktail receptions -all to be used in conjunction with the ballroom building that was approved by the Town Council In 1986. The Colony Hotel is requesting the following terms to be approved: 1) All pre-function events or ceremonies in the garden will be concluded by 10:00 p.m. 2) There shall be only background music allowed or live music of no more four instruments. 3) There shall be no DJ music 4) Microphone use shall be allowed for officiant for wedding services or an individual making remarks. 5) The hotel will agree to install a custom designed in-ground sound system to abate noise. 6) The hotel will install a mutually agreeable privacy/landscape buffer along the eastern property line.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	8/3/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/28/2020	No comment.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	8/3/2020	The description indicates that the area is outside of the building. If restrictions are present to constrict exiting to a safe area of refuge fire codes could be a factor in the final plan. A life safety plan needs to be created especially if this is an area normally used for exiting the hotel occupants.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	8/3/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	8/27/2020	The applicant received hardscape/landscape approval for improvement on the east side of the Colony ballroom. The owner is requesting special exception approval to allow the space to be used as an event venue for weddings, receptions and other possible events. Staff is concerned about the impacts of such activity on the neighbors that reside directly to the east of this area. Concern are related to the types of events, number, size and location. In addition, concern is also related to the noise that may emanate from this area to the condominium owners to the east. If the Council is to consider approving the use of the area, there should be a Declaration of Use Agreement that controls the use of this area, that until recently was a marginally used area used primarily as a buffer between the hotel and the residential property to the east.