



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

TO: Mayor and Town Council

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

SUBJECT: ZON-22-044 (ARC-22-054) 333 SUNSET AVE (COMBO)

MEETING: June 15, 2022

ZON-22-044 (ARC-22-054) 333 SUNSET AVE (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, Royal Poinciana South LLC (Arthur Pergament) has filed an application requesting Town Council review and approval for Special Exception with Site Plan Review and Variances (1) to exceed the maximum lot coverage, (2 & 3) to reduce required setbacks, (4) to expand an existing nonconforming 7 story building, (5 & 6) to allow pool equipment where not permitted, (7) to exceed the maximum building height and (8) to exceed the maximum allowable amount of equipment in a front yard. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-054 (ZON-22-044) 333 SUNSET AVE (COMBO). The applicant, Royal Poinciana South LLC (Arthur Pergament) has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing 7-story apartment building, including landscaping, hardscaping, new accessory structures, changes to the lobby level and additions to the penthouse, requiring Special Exception with Site Plan Review and Variances from height, lot coverage, and setbacks. Town Council will perform review of the Special Exception, Site Plan Review and Variances.

Applicant: Royal Poinciana South LLC (Arthur Pergament)
Professional: Wannermacher Jensen Architects, Inc. / KWD Landscape Architecture
Representative: Maura Ziska, Esq.

HISTORY:

The existing 7-story multifamily building was constructed in 1966. Various interior and minor exterior updates since then, with approvals from both ARCOM and Town Council.

On April 27, 2022 an application was presented to ARCOM, pursuant to ARC-22-054 (ZON-22-044) 333 SUNSET AVE (COMBO) and the item was deferred for one month. At the May 25, 2022 ARCOM meeting, the application was approved (7-0) and the Commission additionally recommended favorably that the variances associated with project would not negatively impact the architecture (7-0).

THE PROJECT:

The applicant has submitted plans, entitled "Royal Poinciana South", as prepared by **Wannemacher Jensen Architects, Inc.**, dated May 13, 2022.

The following is the scope of work:

- Renovated Porte Cochere.
- New storefront and door.
- New paver parking lot.
- New landscaping.
- New covered carport structure along the north side of the site.
- Modifications to the existing pool deck including a new pool and spa.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Section 134-1064: Modifications to an existing nonconforming 7-story building.
- VARIANCE 1: Section 134-1064 (a) (2) A variance to exceed the maximum allowable lot coverage to permit 38% in lieu of the 28% existing and 22% maximum allowed,
- VARIANCE 2: Section 134-1060 (5)(d) A variance to reduce the required front yard setback of 62.4 ft. to build a pergola at 12.2 ft.
- VARIANCE 3: Section 134-1057(b)(3) A variance to reduce the required rear yard unenclosed accessory structure setback of 10 ft. to allow a covered carport at 9.1 ft.
- VARIANCE 4: Section 134-1064 (b) A variance to expand an existing nonconforming 7 story building in order to construct an 147 SF addition to the penthouse level.
- VARIANCE 5: Section 134-1728(c) A variance to reduce the required front setback of 62.5' to 5' for pool equipment.
- VARIANCE 6: Section 134-1728(c) A variance to increase the spatial distance separation between pool equipment and water's edge at a max 51' provided where 25' is allowed.
- VARIANCE 7: Section 134-1064 (b) (3) A variance to exceed maximum building height of 62.5' (and overall height of 67.5') for the 7th story addition.
- VARIANCE 8: Section 134-1728(c) A variance to permit 8 pieces of equipment in a setback where none are permitted in the front yard setback.

Site Data			
Zoning District	R-D(2)	Lot Size (sq ft)	82588 sq ft
Future Land Use	C-O-R	Total Building Size (sq ft)	140708 sq. ft.
C-O-R	2.2 ft NAVD	Flood Zone	AE 6
Finished Floor Elevation	4 ft NAVD	Max Fill	N/A
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	22%	28%	38%
Landscape Open Space (LOS)	35%	12%	12%

*If value is not applicable, N/A
 *If value is not changing, N/C

Surrounding Properties / Zoning	
North	1925 12-story Condominium Building (Palm Beach Biltmore)
South	Bradley Park
East	Parking Lot / Open Space (Palm Beach Biltmore)
West	Lake Worth Lagoon

STAFF ANALYSIS

The project consists of renovations to an existing nonconforming 7-story multifamily building on the lakefront. The proposed improvements are centered around the site, porte-cochere and entry colonnade, and the exterior glazing at the lobby and amenities spaces. Site work consists of replacement of the existing asphalt parking lot with pavers, new landscape design throughout, relocated pool & spa, new pool equipment, new pool deck paving, and new retaining wall enclosure. Several variances are required to complete the scope of work including (1) variances to exceed maximum lot coverage, (1) variance to reduce required front yard setback for a new pergola, (1) variance to reduce required rear yard setback for new covered parking, (2) variances to expand a nonconforming 7th story with a 147 SF addition, and (3) variances related to the location and number of pieces of pool equipment.