

Zoning Text Amendment Request

301 Australian Ave. Palm Beach FL, 33480

TRALONGO + TAYLOR

The Brazilian Court Hotel (CSC Brazilian LP – Richard Schlesinger) is requesting that Town Council of the Town of Palm Beach consider a text amendment for the property located at 301 Australian Ave. This request is to allow the construction of an accessory use structure on the hotel's current at grade parking lot located on the South East corner of Hibiscus and Brazilian Ave. This parking lot currently has 60 valet only parking spaces and is non-conforming to off-street parking standards of the Town of Palm Beach. The proposed accessory building will consist of basement and first floor valet only parking and a hotel guest only Spa on the second floor. The proposed parking structure is designed to allow 140 enclosed parking spaces.

This lot is currently zoned R-C (medium density residential). Due to the zoning of this site, the project is considered by PZB staff to be under multi-family regulations, however this does not coincide with the actual use and would require multiple variances. Therefore, we would like to present the consideration for the following zoning text amendments for alternate zoning regulations specific to the use (parking structure/accessory use).

- 1) Expansion of a nonconforming hotel use in the R- C zoning district where hotels are not permitted.
- 2) Permit a special exception use outside of the principal hotel building with outside entrances.
- 3) (West) Front yard setback of 14 ft
- 4) (North) Street-Side yard setback of 25 ft
- 5) (South) Side yard setback of 5 ft
- 6) (East) Rear yard setback of 5 ft
- 7) Height of 28 ft from Zero Datum *established by flood zone to T.O. flat roof structure
- 8) Height of an additional 3'-4" for parapet walls at roof
- 9) Height of additional 12'-8" architectural tower features to help break up mass of garage.
- 10) Overall building height of 42 ft *established from current grade
- 11) Lot coverage of 65% max.
- 12) Landscaped open space of 25% min.
- 13) Off street parking: Allowance to arrange parking in a manor which requires the movement of other vehicles to place and remove vehicles in designated parking spaces.
- 14) Drive aisle width of 24 ft
- 15) Off-street parking spaces that allow lift structures within the 9 ft x 18 ft required space
- 16) Use to occupy 33% of the total floor area of the principal building. *including basement