



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Town of Palm Beach Mayor and Council

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

SUBJECT: ZON-22-155 155 HAMMON AVE

MEETING: OCTOBER 12, 2022

ZON-22-155 155 HAMMON AVE—SPECIAL EXCEPTION REQUEST WITH SITE PLAN REVIEW. The applicant, CH Hotel LLC (Sarah & Andrew Wetenhall), has filed an application requesting a Town Council review and approval for a Special Exception Request with Site Plan Review to allow ‘accessory commercial uses to hotel uses’ in the R-D(2) district in conjunction to an existing hotel.

Applicant: CH Hotel LLC (Sarah & Andrew Wetenhall)
Professional: Shutts & Bowen LLP/
Representative: Harvey E. Oyer, III

THE PROJECT:

The applicant has submitted plans, entitled "Interior Non-Structural Removal and Demolition to COLONY HOTEL – CH HOTEL LLC", as prepared by **Smith and Moore Architects, Inc.** dated September 12, 2022, requesting approval by the Town Council for a Special Exception (SE) to permit an accessory commercial use to a hotel use and to amend the floor plan to accommodate new retail space and storage in the area where a portion of the dining room currently exists.

Originally constructed in 1947, the landmarked Colony Hotel proper consists of approximately 2.4 acres and is situated east of South County Road spanning both the north and south sides of Hammon

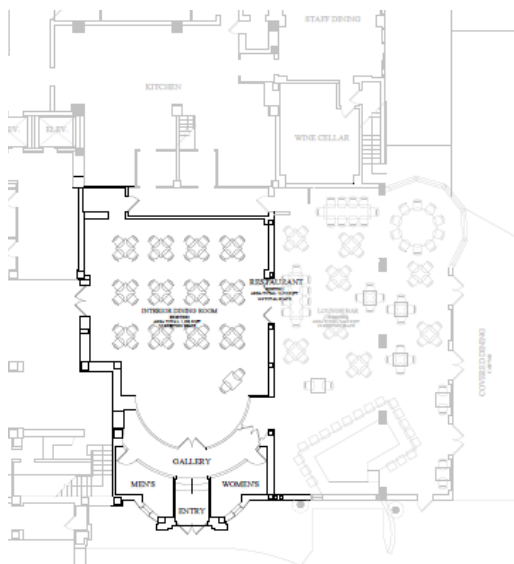


Avenue to approximately midblock. The north side of Hammon Avenue (155 Hammon Avenue) has a Future Land Use designation of Multi-family High Density with a compatible Zoning classification of High Density Residential R-D(2) while the Future Land Use for the south side of Hammon Avenue (152 Hammon Avenue) is Multi-family and zoned Medium Density Residential (R-C). The subject of this application is to the interior of the Colony Hotel located on the north 1.01 acres.

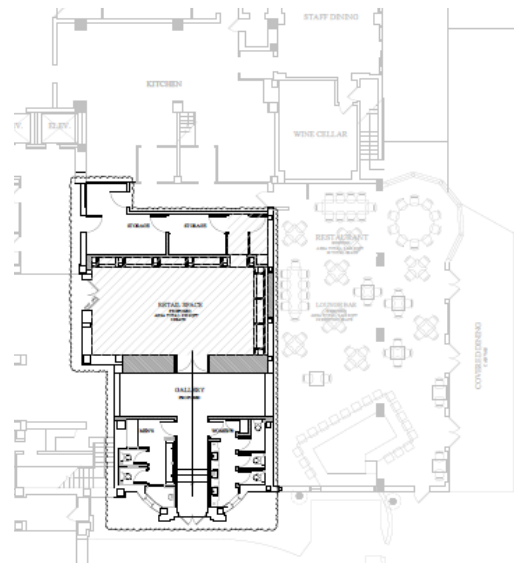
The subject application is a request to allow an accessory retail operator in the Colony Hotel that requires a Special Exception Use approval by the Town Council. The scope of work is to the ground floor of the Colony Hotel. The proposal calls for the interior remodel and reconfiguration of a 1,248 square foot dining room/ballroom with 50 seats to be converted to a new 650 square foot boutique retail store with approximately 330 square feet of storage with improvements to the gallery, entry, and restrooms. According to the applicant, it has not been determined whether the new retail use will offer Colony-branded goods, products from various outside vendors, basic sundries, or a combination.

A summary of the floor area is as follows:

SQUARE FOOTAGES		
	Existing	Proposed
Lounge Bar/Main Dining Room	2,443 SF	2,443 SF
Dining Area/Ballroom	1,248 SF	0
Seats	149 seats	99 seats
Retail Space		650 SF
Storage		330 SF
Gallery	147 SF	342 SF
Bathrooms	165 SF	285 SF
Entry	47 SF	
Total	4,050 SF	4,050 SF



Existing Floor Plan



Proposed Floor Plan

Parking

The Colony Hotel operates 85 valet parking spaces that are available throughout the Colony Hotel property. The request to change from a 1,248 square foot ancillary restaurant dining area/ballroom with 50 seats to 650 square feet of retail use and storage is a reduction in the number of required parking spaces. Therefore, there is no impact to the number of required parking spaces with the subject application.

STAFF ANALYSIS:

Zoning

Below is a summary of the subject application with regards to Zoning Code compliance and variance request.

Site Data			
Zoning District	High Density Residential (R-D(2)) and Medium Density Residential (R-C)	Lot Size (SF)	12,290 SF
Future Land Use	Multi-Family High Density and Multi-Family	Retail Space (SF)	650 SF
Parking provided	85 spaces	Flood Zone	AE-6 and X
Year of Construction	1946	Architect	Simonson & Holley
Surrounding Properties/Zoning			
North	The Esplanade/Commercial-Worth Avenue (C-WA)		
South	Single-family homes/Low Density Residential (R-B)		
East	Condominium/High Density Residential (R-D(2)) and Single-family home Medium Density (R-C)		
West	Retail Stores/C-WA and single-family homes/Estate Residential (R-A)		

SPECIAL EXCEPTION: Code Sec. 134-1055(7) R-D(2) High Density Residential District. The section specifies that a special exception use approval is required for an accessory commercial use to hotel uses.

SITE PLAN REVIEW: Code Sec. 134-227: Town council authorization, compliance and site plan review required. Special exception uses and their related accessory uses or any expansion, enlargement, or modification of an existing special exception use or any physical expansion of an existing special use or facility shall be permitted only upon authorization by the town council.