



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-23-015 (ARC-23-002) 160 ROYAL PALM WAY THE PALM HOUSE
HOTEL (COMBO)

MEETING: FEBRUARY 15, 2023

ZON-23-015 (ARC-23-002) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO)—SITE PLAN REVIEW AND VARIANCES. The applicant, LR PALM HOUSE, LLC., has filed an application requesting Town Council review and approval for a variance (1) for rooftop air conditioning height in conjunction with modifications to previously approved alterations to the hotel, including the relocation of mechanical equipment to the roof, requiring Site Plan Review. The Architectural Commission shall perform the design review component of the application.

ARCOM NOTICE:

ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO). The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

Applicant: LR Palm House, LLC.
Professional: Cooper Carry, Inc. (Michael Sean McLendon)
Representative: Maura Ziska, Esq.

HISTORY:

Applications for ARCOM and Town Council were approved in 2020 for a renovation of the hotel.

THE PROJECT:

The applicant has submitted plans, entitled "The Palm House", as prepared by **COOPER CARRY, INC.**, dated November 28, 2022.

The following is the scope of work:

- Relocate replacement chiller equipment at roof.
- New site wall and planter at west property line along the garage entrance driveway.

- West elevation updated to reflect existing conditions.
- Updated pool deck lighting.

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

- **SITE PLAN REVIEW:** Sec. 134-1304(a): The special exception uses require a site plan review as provided in article III of chapter 134.
- **VARIANCE 1:** Sec. 134-1607. A variance to install rooftop air conditioning equipment 7.7' above the minimum required stand height in lieu of the 4' maximum height allowed.

Site Data			
Zoning District	C-B	Lot Size (sq ft)	144,100SF
Future Land Use	COMMERCIAL	Number of Seats	299 (No Change)
Parking Spaces	62 Space (No Change)	Proposed Guest Rooms	79 (No Change)
Existing Landscape Open Space (LOS)	10% (No Change)	Lot Coverage	63.8% (No Change)

Surrounding Properties / Zoning	
North	Wells Fargo Site and Parking Lot / C-B
South	First Horizon Bank Parking Lot (C-TS) / 1932 2-story residence (R-B) / Unimproved Parcel (R-B)
East	Two-story commercial/office building / C-B
West	Three-story First Horizon Bank Bldg / C-TS

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- A variance to install rooftop air conditioning equipment 7.7' above the minimum required stand height in lieu of the 4' maximum height allowed.

The project consists of placement of new mechanical (AC) equipment into a well on the top of the roof of the existing structure. The chiller equipment will not be visible from the ROW. The previous ARCOM application included a screenwall to shield the existing equipment. The applicant indicates that input from the equipment manufacturer and contractors has suggested that the equipment cannot be refurbished and warranted in its current location. This application proposes to relocate the equipment into an existing well along the Royal Palm Way frontage. The proposed location does not require additional screening and will mitigate noise away from nearby residential properties. The previously approved screen wall is removed from the scope of work. The equipment is proposed to be installed at a height of 7.7' above the required equipment stand, where code allows only 4'.

A new site wall and planter is proposed along the west property line at the garage entrance driveway. The modified design includes new site wall and planter and the northwest corner of the

property. This new planter is designed to conceal storm water piping and supplement the hardscape with some additional landscaping.

The west elevation has been updated to reflect existing conditions. The existing parapet condition is now proposed to remain, where it was previously approved for removal at the West Guestroom wing.

The applicant has also proposed updated pool deck lighting. The recorded Declaration of Use Agreement allows for night swimming in the pool. The applicant has proposed low-level bollard lighting at the pool deck to meet building code requirements.

WRB:JGM:BMF