

09 DECEMBER 2022



COOPER CARRY

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Letter of Intent
Renovation & Completion of the Palm House Hotel
160 Royal Palm Way
ARC-23-002/ZON-23-015

We are pleased to submit the accompanying drawings for the Final Submittal for The Palm House located at 160 Royal Pam Way, Palm Beach, FL.

Project Overview:

The Palm House hotel is an existing structure which has been vacant with partially complete renovation under previous ownership. The structure is three stories with a partially enclosed basement containing parking and back-of-house functions. The hotel is 84,495 gross square feet in total. The building is comprised of two guestroom wings (East and West) connected by a central core containing the main entrance, lobby and other partially completed public function spaces. The east and west guestroom wings were originally constructed in circa 1980 and 1960 respectively; the central core began construction in the early 2000's. A separate conference and events structure and partial pool deck was also constructed at the south portion of the property. These components currently share the basement level as common structure. The property is approximately 800 feet from the Atlantic Ocean.

The proposed new work for the hotel includes completion and conversion of guest rooms for a total of 79 keys. Two new presidential suites will be constructed at the building core, each with private outdoor balconies. The new work also includes completion of the lower level for back-of-house, administrative, and housekeeping functions for the hotel. The lower level also includes 60 parking spaces, to be utilized for valet parking. A new pool deck will be constructed adjacent to the existing Function Room, with various amenities, water features, lush native plantings, and Event Lawn. The first level lobby and public spaces will be completed to include fine dining and lobby bar, with indoor seating as well as outdoor seating facing the new pool deck.

The Phase One enablement scope of work to address multiple non-compliant alterations is substantially complete.

ARCOM and Town Council have approved previously submitted architectural plans, finishes, renderings, special exceptions, and variances. Based on necessary design revisions to address several comments from the permitting process and further due diligence evaluation, this application ARC-23-002 is provided for Architectural Review in accordance with Section 18-205 and/or Section 18-206. The proposed modifications are provided in the list below:

1. Relocate replacement chillers at roof. The previous ARCOM submission retained the existing chiller at the SW corner of the West Guestroom Wing at grade. The previous submission included a new screen wall to shield the view of the chiller. Based on detailed input from the chiller MFR and contractors, the existing equipment, due to dormancy,



cannot be refurbished and warrantied in its current location. This submission relocates the chiller plant to an existing recessed roof well along the Royal Pam Way frontage. This revised location will not require additional screening and will mitigate equipment noise away from nearby residential properties along the south property line. The previously approved screen wall at the SW corner will be removed from the Scope of Work.

2. New site wall and planter at west property line along the garage entrance driveway. The proposed design modification includes the installation of a new site wall and planter at the northwest corner of the property. During permitting review of the Civil Package, the engineer is modifying the storm drain system to collect stormwater from the west guestroom wing into an underground interceptor located in the driveway area of the project to mitigate stormwater volumes into the storm sewer along Royal Pam Way. Due to the Storm Water inverts along RPW, the storm water piping from the roof will be installed along an existing site retaining wall, above finish grade, to the underground system. The proposed site wall and planter is design to conceal the storm water piping and supplement landscape area for the Project. The proposed finish of the new site wall is designed to match the existing site wall in matching finishes.
3. West elevation updated to reflect existing conditions. The submission provides a change from the previous ARCOM approval to retain the existing parapet condition at the West Guestroom wing. The previous submission included a small mansard/clay tile roof at this condition. Based on existing roof drainage and emergency roof overflow requirements, the mansard roof as indicated interferes with the original roof slopes and drainage.
4. Updated pool deck lighting. The approved Declaration of Use for the Palm House project allows for night swimming. The design submission includes the addition of low-level bollard lighting at the pool deck to meet code required footcandle coverages at the pool deck (3 fc). We have provided layout plans, cut sheets, product images and photometric study to illustrate the design modification.

We consider the proposed modifications/improvements to be consistent with the existing architecture in the Town of Palm Beach as follows:

1. We consider the proposed modifications to the existing building to be in conformity with good taste and traditional design principles, and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
2. The plan for the proposed building indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
3. The exterior materials and detailing proposed is consistent with the quality and character of the surrounding structures.
4. The proposed composition and massing of the proposed work is consistent with other structures on Royal Palm Way;
5. The proposed improvements are not excessively dissimilar to the surrounding



- structures in respect to one or more of the following features of exterior design and appearance:
- a. The proposed height of the building matches existing context along Royal Palm Way. The application makes no changes to the proposed height/massing.
 - b. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.
6. The proposed improvements are not excessively dissimilar to the surrounding structures in respect to one or more of the following features of exterior design and appearance:
- a. Height of building or height of roof.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Diversity of design that is complimentary with size and massing of adjacent properties.
 - f. Design features that will avoid the appearance of mass through improper proportions.
 - g. Design elements that protect the privacy of neighboring property. The proposed work
7. The proposed modifications require Site Plan Review and one (1) variance that is described below.
8. The proposed modifications do not impact the surrounding unique site characteristics and is consistent with adjacent structures along Royal Palm Way. Proposed changes in this application will improve the project appearance with the removal of the existing chiller from the SW corner and improve ambient noise of equipment away from the adjacent properties.

The zoning requests and criteria are set forth below:

Section 134-1304(a)(5): Request for a modification to the previously approved Special Exception with Site Plan Review for the Palm House Hotel to allow the following modifications: Relocate new/replacement chiller at roof; New site wall at west property line; West elevation updated to reflect existing conditions; and Updated pool deck lighting.

- 1)The owner in control of the property is LR Palm House LLC, a Delaware limited liability company.
- 2)The proposed modifications to the previously approved hotel project does not intensify the use as the same number of “keys” are being proposed with the same number of parking spaces previously approved and an overall reduction in seating throughout the hotel.
- 3)Ingress, egress, utilities, and refuses collection will remain the same along Royal Palm Way.
- 4)The proposed reorganization of off-street parking and off-street loading facilities will improve internal traffic patterns within the property including: automotive/pedestrian



COOPER CARRY

safety, traffic flow and control (valet operations), access in case of fire or catastrophe, and screening and landscaping.

5)Landscaping will be tremendously enhanced as part of the overall renovation.

6)Drainage will be improved if required by the Town of Palm Beach.

7)The utility hook ups will remain the same.

8)The proposed chiller will not increase the overall height of the hotel.

9)The proposed modifications to the hotel will not create additional visible size and bulk as most of the changes are internal to the property.

Section 134-1607: a variance to install rooftop air conditioning equipment 7.7 feet above the minimum required stand height in lieu of the 4 foot maximum allowed. The variance criteria has been met as follows:

1.The property is located in the C-B Zoning District and is an existing special exception use (hotel) and is a grandfathered non-conforming building. This creates a hardship in designing any revisions to the property.

2.The applicant was not the cause of the special conditions of the property as the size and configuration of the Hotel existed prior to today's zoning code.

3.The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties. The proposed chiller on the rooftop is screened by the parapet roof and will not be visible from any of the surrounding properties.

4.The hardship, which runs with the land, is that the property is non-conforming to today's code.

5.The variance requested is the minimum necessary to make reasonable use of the land considering the need for the air-conditioning equipment on the roof that will not be visible.

We hope the Town of Palm Beach will look favorably upon our application. In the meantime, please feel free to contact me with any questions.

Sincerely,

COOPER CARRY, INC.

M. Sean McLendon, AIA
Principal

CC: Maura A. Ziska, Esq