



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY | THE PALM HOUSE HOTEL (COMBO)

MEETING: MARCH 29, 2023

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:

The current application was reviewed by ARCOM at the January 2023 meeting. An approval was granted for the relocation of the AC chiller system to a rooftop well (Variance (7-0)), the construction of a planter/retaining wall, and updates to the west elevation. The applicants were asked to return to ARCOM for final review and approval of the interior courtyard bollard lighting. The applicant resubmitted a new lighting design on February 6, 2023. The applicant presented the new bollard design at the February 22, 2023 ARCOM meeting and the item was again deferred by the Commission for one month.

THE PROJECT:

The applicant has submitted plans, entitled "The Palm House", as prepared by **COOPER CARRY, INC.**, dated March 03, 2023.

The following is the scope of work:

- Updated pool deck lighting (bollard design).

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 / C-TS

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

At the January 2023 ARCOM meeting, an approval was granted for the relocation of the AC chiller system to a rooftop well (variance), the construction of a planter/retaining wall, and updates to the west elevation. The applicants were asked to return to ARCOM for final review and approval of the interior courtyard bollard lighting.

The recorded Declaration of Use Agreement allows for night swimming in the pool. The design submission includes the addition of 8 low-level bollard lights and 4 pole lights at the pool deck to meet code required footcandle coverages at the pool deck (3 fc). All fixtures are proposed in a dark bronze finish.

Approval of the project will require motion to be made by the Commission: (1) for the overall design of the project in accordance with the criteria.

WRB:JGM:JRH