



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council and Landmarks Preservation Commission

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

SUBJECT: ZON-24-0036 0 ROYAL POINCIANA WAY

MEETING: SEPTEMBER 11, 2024, TC
OCTOBER 16, 2024, LPC

ZON-24-0036 0 ROYAL POINCIANA WAY- MEDIANS – SITE PLAN REVIEW.

The applicant, Town of Palm Beach, in conjunction with the Garden Club of Palm Beach has filed a site plan review application requesting Town Council review and approval for landscape and gravel path improvements to the medians for this historic vista.

Applicant: Town of Palm Beach
Professional: SMI, Claudia Visconti

HISTORY:

Design Review:

- An administrative application was submitted to the TOPB for the median improvements listed as 0 Royal Poinciana Way. All proposed modifications were reviewed and approved by LPC Chairperson Patterson. (LPCS-24-0075).

Notice to Property Owners- July 12, 2024:

- Town received Certificate of Mailing from SMI for Notice sent to property owners within a three hundred (300) foot radius of the medians.

Town Council – September 11, 2024: Approved (5-0) the Site Plan Review and requested review by the full Landmarks Preservation Commission (LPC).

THE PROJECT:

The applicant has submitted plans, entitled "Royal Poinciana Way", as prepared by **SMI Landscape Architecture**, received by the Town on October 4, 2024.

The following is the scope of work:

- Beautification of the existing east/west two block medians along Royal Poinciana Way between Cocoanut Row and North County Road with new gravel paths and landscaping.



The following Special Exceptions, Site Plan Review and/or Variances are part of the application:

- SITE PLAN REVIEW: Sec. 134-1112: Site plan review.

Site Data			
Zoning District	C-TS	Lot Size (SF)	+/- 52,800 SF
Surrounding Properties / Zoning			
North	Multiple tenants -restaurants, retail / C-TS		
South	Breakers Golf Course/Parking / C-TS		
East	95 North County Road Office / C-TS		
West	Median/Flagler Memorial Bridge / C-TS		

STAFF ANALYSIS:

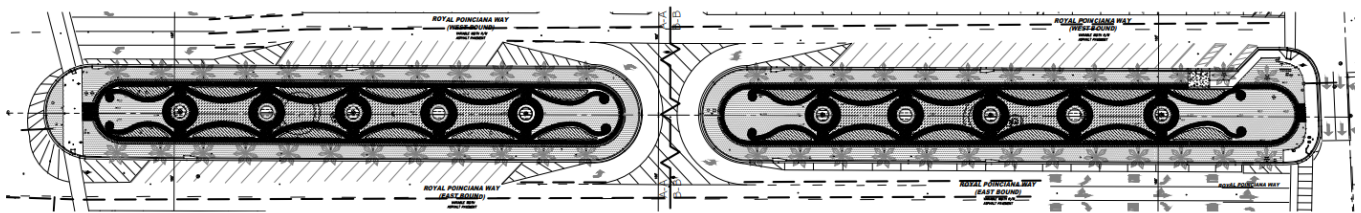
The center medians are owned and maintained by the Town of Palm Beach. The medians provide approximately 59 angled parking spaces on the north and south sides and approximately 16 parallel parking spaces on the south side of the eastern median. These are very desirable and much used spaces by the public. Many people traverse the currently grass medians to access the stores and restaurants on the north side of Royal Poinciana Way. Both medians measure approximately 70' in width and 450-460' in length and only the western median provides a dedicated sidewalk in the north-south direction at its western edge.



The most notable hardscape improvement will be adding a series of crushed shell walkways along the perimeter of both oblong medians which will provide a more secure travel passage for those parking along both sides of the angled greenways. A series of five (5) coordinated north-south paths will be added connecting the oblong ringed walkway and break up the expansive width of the medians.

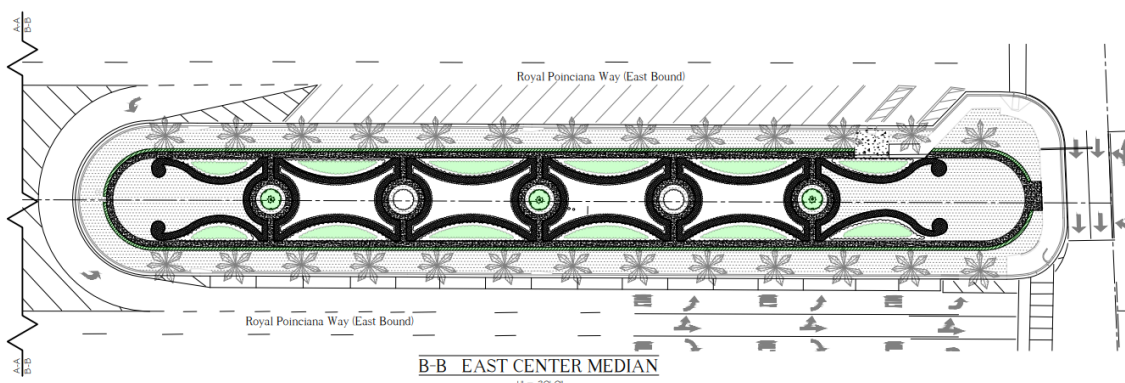


The most notable hardscape improvement will be adding a series of crushed shell walkways along the perimeter of both oblong medians which will provide a more secure travel passage for those parking along both sides of the angled greenways. A series of five (5) coordinated north-south paths will be added connecting the oblong ringed walkway and break up the expansive width of the medians. Additionally, the motif provides for enhancing the medians with plantings including many native plants which will improve the pedestrian experience. These medians are also a very significant and historic vista as one arrives on the island eastbound off the Flagler Memorial bridge.

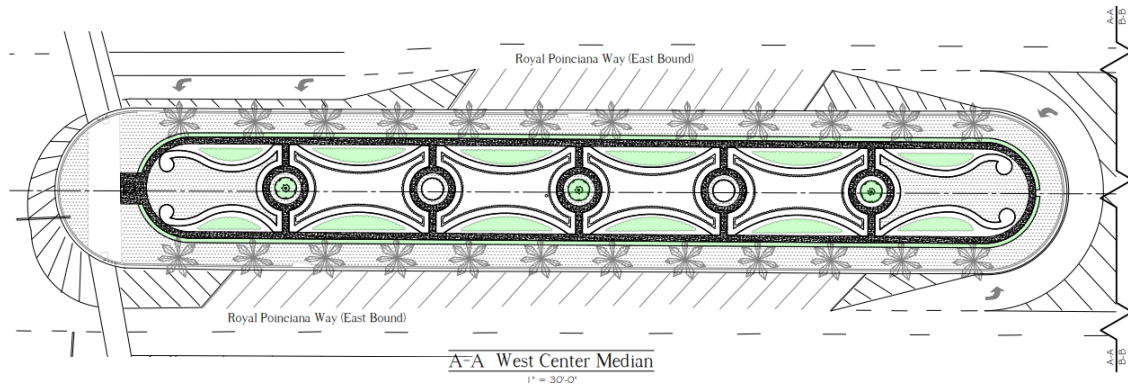


Proposed enhancements

By enhancing the planting program, one will notice an immediate sense of the Town of Palm Beach and it's fine landscaping. Proposed plant material includes six (6) Lignum Vitae trees, shrubs consisting of Fukien tea and Yaupon holly in addition to a perennial mix, salvia indigo spires, ground covers of coral creeper, sunshine mimosa and sod. There is no loss of any angled parking and no loss of any Royal Palms.



Eastern median motif



Western median motif

With Town Council approval of the site plan for the Royal Poinciana Way median beautification project, Public Works staff can proceed with advertising the project for bids. Upon receiving bids, staff will review the bids for conformance and accuracy and confirm the donation amount with The Garden Club Palm Beach to fully fund the project. Following this, Staff will bring the acceptance of donation from The Garden Club of Palm Beach and award of bid of the project to Town Council for approval. There will be no fiscal impact as The Garden Club Palm Beach will fully fund the project including landscaping, hardscape elements (sidewalks) and any necessary utility relocations.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (2) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB: JGM: FHM