



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memo: Town Council Development Review and Architectural Commission

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

SUBJECT: ZON-23-079 (ARC-23-110) 2773 S OCEAN BLVD (COMBO)

MEETING: AUGUST 09, 2023 TC
AUGUST 23, 2023 ARCOM

ZON-23-079 (ARC-23-110) 2773 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW AND VARIANCES. The applicant, Carlyle House Condominium, has filed an application requesting Town Council review and approval for Site Plan Review for demolition and redesign of the north and south parking areas, landscaping, new monument signage, and entry canopies, including Variances (1) to exceed the maximum allowable lot coverage, and (2) to reduce the amount of landscape open space, and (3) to maintain two nonconforming yard identification signs and (4) to exceed the maximum size of the nonconforming yard identification signs in the r-o-w, to an existing multifamily building. The Architectural Commission shall perform design review of the application.

ARCOM NOTICE:

ARC-23-110 (ZON-23-079) 2773 S OCEAN BLVD (COMBO). The applicant, Carlyle House Condominium, has filed an application requesting Architectural Commission review and approval for demolition and redesign of the existing north and south parking areas with new hardscape, installation of two new pedestrian entrance canopies, new exterior proposed stair, gate and wall improvements, and modifications to existing modifications address identification monument signage in the public r-o-w swale, including variances from lot coverage, landscape open space and monument signage requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Carlyle House Condominium
Professional: BGS Landscape Architecture & Engineering
Representative: Maura Ziska, Esq.

HISTORY:

A combination project was reviewed and approved by ARCOM, pursuant to ARC-22-162, at the APRIL 26, 2023 ARCOM meeting, for demolition and redesign of the existing pool, pool deck and associated landscape and hardscape, with Town Council review required for site plan, pursuant to ZON-22-110, at the May 10, 2023 Town Council development review meeting. This was referred to as Phase 1.

THE PROJECT:

The applicant has submitted plans, entitled "Landscape & Parking Material Change 2773 South Ocean Boulevard", as prepared by **BGS Landscape Architecture & Engineering**, dated July 11, 2023.

The following is the scope of work:

- Demolition and redesign of the north and south parking areas, landscaping, and entry canopies, including Variances (1) to exceed the maximum allowable lot coverage, and (2) to reduce the amount of landscape open space.
- And to maintain two nonconforming yard identification signs in the r-o-w, to an existing multifamily building; the applicant has originally intended to revise these directional monument signs but have since decided to withdraw these requests and retain the existing nonconforming signage as currently constructed.

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

- **SITE PLAN REVIEW:** Sec. 134-1052(4): Site Plan Review for modifications to an existing multi-family site.
- **VARIANCE 1:** Sec. 134-1060(9)(d) For multifamily uses, the maximum lot coverage is 40 percent. to retain an existing nonconforming landscape open space of 21% where 35% is required and 20% is existing. Sec. 134-1064(a)(2) Five-story guidelines. Lot coverage not more than 22 percent. Canopied entry awning count towards lot coverage.
- **VARIANCE 2:** Sec. 134-1060(11)(d). For multifamily uses, the minimum landscaped open space is 35 percent. to retain an existing nonconforming landscape open space of 21% where 35% is required and 20% is existing.
- ~~**VARIANCE 3:** Sec. 134-2402(2). A variance to exceed the maximum number of yard identification signs. Two proposed. *Variance withdrawn by the applicant.*~~
- ~~**VARIANCE 4:** Sec. 134-2402(2). A variance to exceed the maximum size of 6 SF for yard identification sign. As proposed each sign 6 SF reduce sizes for a total of 12 SF for two nonconforming monument signs. *Variance withdrawn by the applicant.*~~

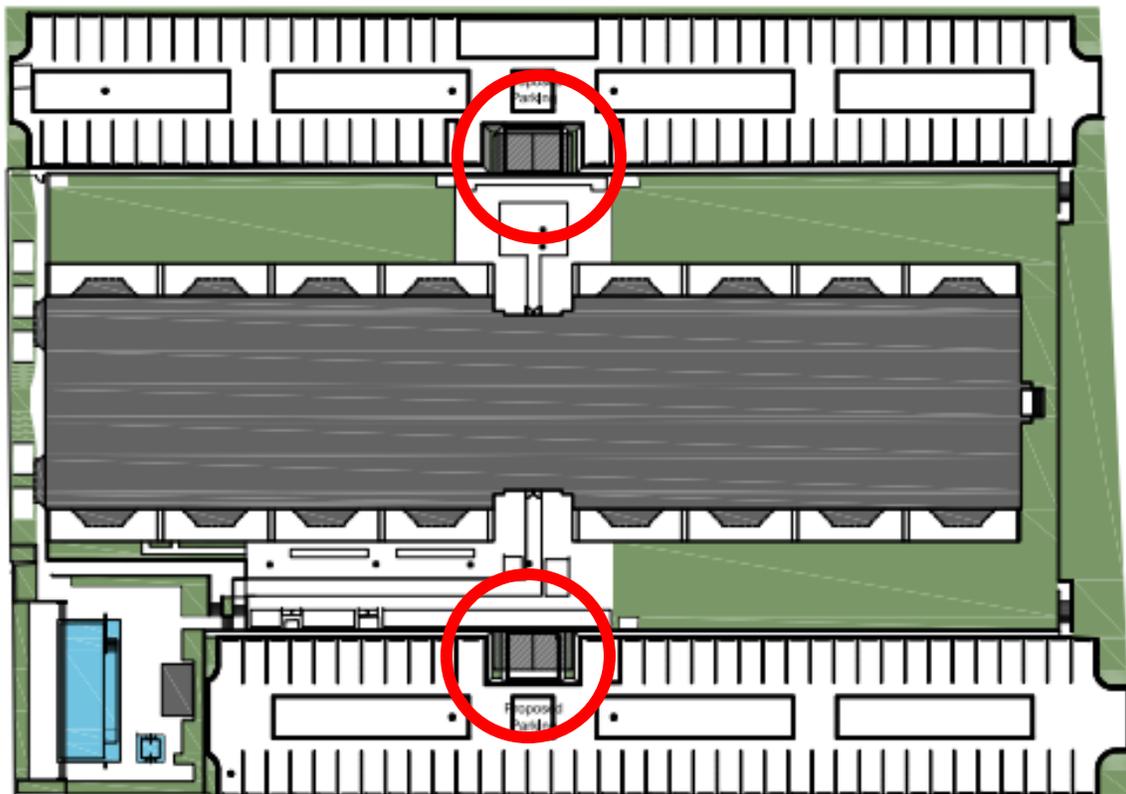
Site Data			
Zoning District	R-D(2)	Lot Size (SF)	+/- 126,000 SF
Future Land Use	MULTI-FAMILY HIGH DENSITY		
Landscape Open Space	Existing: 20.98% (25,597 SF) Proposed: 21.26% (26,798 SF) Required: 35% (44,108 SF) <i>Variance required</i>	Lot Coverage	Existing: 25.36% (27,725 SF) Phase 1: 25.36% (31,936 SF) Proposed: 26.08% (32,863 SF) <i>Variance required</i>
# stories	6-story	Year Built	1971-3
Parking Spaces	Existing: 139* Proposed: 145 Required:141	# units	86 units
Surrounding Properties / Zoning			
North	Five-story Condominium Building The Regency / R-D(2)		
South	Six-story Condominium Building Sutton Place / R-D(2)		
East	Eight-story Condominium Building Ambassador / R-D(2)		
West	Lake Worth Lagoon		

STAFF ANALYSIS

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

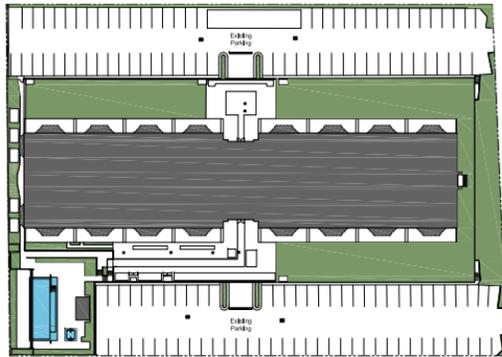
The applicant is proposing a continued planned improvement (ie, Phase 2) to the existing 6-story Carlyle House condominium that predominantly includes sitework to the parking areas. The parking and landscape areas affected by Phase 1 and 2 encompass 100% of the area around the building. As such, this phase triggers the need for the open space variance (variance #1, while the parking counts satisfies the code requirements. Additionally, the applicant is installing two entry canopies triggering the need for a lot coverage variance (variance #2).

VARIANCE 1, the applicant is proposing to install two new entry canopies along the north and south sides of the site to provide shelter from the parking areas towards the main building entrances. Each canopy is measured at 31' in width and 15' in depth and are flanked by two planters. The 450 SF (each) of the existing entrance canopies count towards the overall lot coverage of the site, which is currently nonconforming. The canopies have a clearance height of 7'-6". They are proposed to be in Sunbrella 'Sea Mark Oyster' fabric; the structural frame and vertical support posts are in 4" members that are powder-coated white.

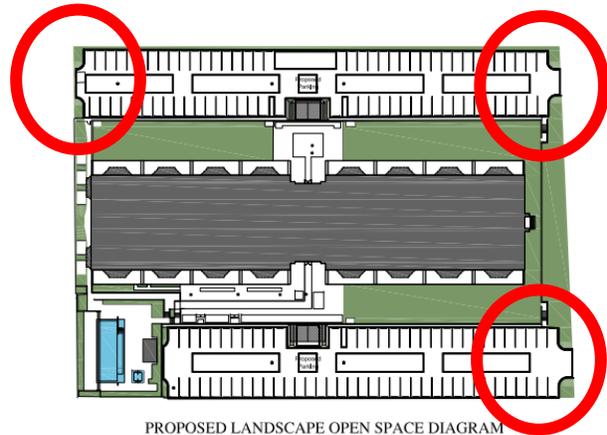


VARIANCE 2, the applicant is demolishing the existing north and south parking areas, capturing additional parking, and installing new landscaping. With the combination of Phase 1, and this scope, the Carlyle house is removing nearly 100% of the 'open space' of the site which includes

the parking areas. PZB applies the nonconformance section of the Code to maintain the site to today's zoning requirements. For multifamily uses, the minimum landscaped open space is 35 percent. The applicant is proposing to retain an existing-nonconforming landscape open space of 21%, where 35% is required, and 20% is existing. The applicant is improving the amount of greenspace on the site by 1%, mostly at the three 'corners' (NW, NE, and SE) of the site along with the more efficient restriping that increased the number of parking spaces. In addition to the new landscaping, the parking area are proposed to be improved to pavers set in a herringbone pattern in grey hues in lieu of the existing asphalt field.



EXISTING LANDSCAPE OPEN SPACE DIAGRAM
(Phase 1)



PROPOSED LANDSCAPE OPEN SPACE DIAGRAM
(Phase 2)

CONCLUSION:

Approval of the project will require two separate motions to be made by the Town Council: (1) for the Site Plan Review request for modifications to a multi-family condominium development in the R-D(2) zoning district, in accordance with the applicable criteria set forth in Section 134-329, subject to any imposed conditions, and for final determination of approval or denial of the variances by the Town Council: (2) that the variances **should or should not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require two motions to be made by the Commission: (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions and (2) that the proposed variances **shall or shall not** have negative architectural impact.

WRB:JGM