



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

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

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

MEETING: SEPTEMBER 27, 2023 ARCOM

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. At the AUGUST 09, 2023 Town Council Development Review meeting, the Town Council approved (4-1) the variances and the site plan review (3-2) conditioned on the exploration of the use of permeable pavers. At the AUGUST 23, 2023 ARCOM meeting, the project was reviewed and approved (7-0) with the exception of the two (2) entrance awnings to be restudied and return for final design details approval.

THE PROJECT:

The applicant has submitted plans, entitled "Entry Structures 2773 South Ocean Boulevard", as prepared by **BGS Landscape Architecture & Engineering**, dated September 05, 2023.

The following is the scope of work:

- Two (2) new entrance canopies.

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. ***Approved by Town Council.***
- **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 coverings count towards lot coverage, amend calculations. **Approved by Town Council.**

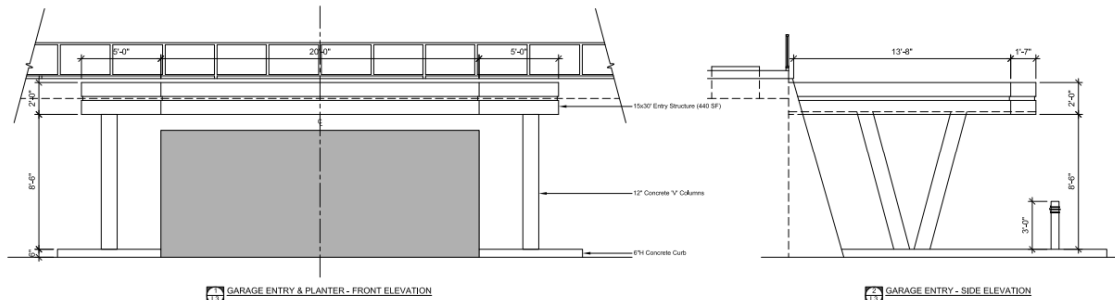
- **VARIANCE 2:** [Sec. 134-1060\(11\)\(d\)](#). For multifamily uses, the minimum landscaped open space is 35 percent. to retain an existing nonconforming landscape open space of 21% where 35% is required and 20% is existing. **Approved by Town Council.**

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) Variance required	Lot Coverage	Existing: 25.36% (27,725 SF) Phase 1: 25.36% (31,936 SF) Proposed: 26.08% (32,863 SF) Variance required
Crown of Road (C-O-R)	4.92' NAVD	Year Built	1971
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.

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. Where the prior version featured two, canvas coverings 30'-0" in width and 15'-3" in depth. The two planters have been removed. The revised scheme envisioned the coverings as concrete pedestrian coverings with a chevron concrete column in the V formation. The 450 SF (each) of the existing entrance canopies count towards the overall lot coverage of the site (variance #1), which is currently nonconforming. The canopies have a clearance height of 8'-6".



The canopies are still located in the same areas to the north and the south, as previously presented.

CONCLUSION:

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 one 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