



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-22-008 (ARC-21-096)
3450 S OCEAN BLVD

MEETING: January 12, 2022

ZON-22-008 (ARC-21-096) 3450 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW. The applicant, the Patrician Condominium, has filed an application requesting Town Council review and approval for Site Plan Review for the changes to the previously approved site plan including the addition of pool shade structures and restroom structures.

ARCOM NOTICE:

ARC-21-096 (ZON-22-008) 3450 S OCEAN BLVD (COMBO). The applicant, the Patrician Condominium, has filed an application requesting Architectural Commission review and approval for the construction of a new restroom and covered shade structure on top of an existing elevated pool deck and landscape modifications. The project requires Site Plan Review to be reviewed by Town Council.

Applicant: Patrician Condominium
Professional: Environment Design Group
Representative: N/A

HISTORY:

At the July 28, 2021 ARCOM meeting, the Commission reviewed and approved an application for the expansion of pool deck and other minor site improvements, pursuant to B-071-2021. At the August 11, 2021 Development Review Town Council meeting, the combo project was reviewed and approved by the Town Council, for site plan review and variances to reduce the required rear setback to accommodate the elevated pool deck expansion eastward, pursuant to Z-21-00376.

None of shade structures or other new elements of the pool deck were approved by either ARCOM or the Town Council.

At the December 17, 2021 ARCOM meeting, an application was approved for the construction of a new restroom and covered shade structure on top of an existing elevated pool deck with the exception of the landscape proposed modifications along the north property line, pursuant to ARC-21-096.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Pool Deck Modification / Alterations ", as prepared by **Environment Design Group**, dated 11/01/2020.

The following is the scope of work for the Project:

- Revisions to restrooms on 2nd floor pool deck to meet ADA requirements (104 SF of enclosed area to be reconstructed).
- Addition of 20' x 30' shade structure on 2nd floor pool deck.
- Minor modifications to pool deck landscape plan.
- Minor modifications to existing landscape buffer along north property line.

The following Special Exceptions and Variances required to complete the project:

- Per Section 134-326 and Section 134-1052 Site Plan Review by Town Council is required.

SITE PLAN REVIEW CRITERIA SEC. 134-329

Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

- (1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.
- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.
- (3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.
- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
- (5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.
- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.
- (7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
- (8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses

- within the property, and relationship to communitywide open spaces and recreation facilities.
- (9) Such other standards as may be imposed by this chapter for the particular use or activity involved.
 - (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.
 - (11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **application** is **consistent** with the **MULTI-FAMILY HIGH DENSITY** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town code:

Site Data			
Zoning District	R-D(2)	Lot Size (SF)	149,377 SF (3.43 acres)
Future Land Use	MULTI-FAMILY HIGH	Total Building Height	8 stories
Flood Zone	A7 (el 7)	# of Units	203

Surrounding Properties / Zoning	
North	Six-story multifamily "Halycon Condo"
South	Seven-story multifamily "Claridges Condo"
East	Atlantic Ocean
West	Surface Parking / Lake Worth Lagoon

STAFF ANALYSIS

At the July 28, 2021 ARCOM meeting, the Commission reviewed and approved an application for the expansion of pool deck and other minor site improvements, pursuant to B-071-2021. The eastward expansion of the elevated pool required a variance for rear setback relief which was granted on August 11, 2021, Z-21-00376.

At the time of the ARCOM approval, none of the new shade elements were designed yet. As such, the addition of the new 20' x 30' shade structure and the reconfigured bathrooms on the 2nd floor

pool deck require ARCOM (and Town Council for Site Plan Review) review and approval. The design is a simple concrete rectangular covered elements with six columns. Both elements are covered in a smooth white stucco. Staff has no concerns.