



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://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-23-008 (ARC-22-245) 2784 S OCEAN BLVD (COMBO)

MEETING: FEBURAY 15, 2023

**ZON-23-008 (ARC-22-245) 2784 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW.** The applicant, Cove Condominium Association Inc., has filed an application requesting Town Council review and approval for a Site Plan Review and approval for modifications to the existing surface parking area and landscape areas of three existing six-story multifamily buildings. The Architectural Commission will perform design review of the application.

**ARCOM NOTICE:**

**ARC-22-245 (ZON-23-008) 2784 S OCEAN BLVD (COMBO).** The applicant, Cove Condominium Association Inc., has filed an application requesting Architectural Commission review and approval for modifications to the existing surface parking area and landscape areas of three existing six-story multifamily buildings. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Cove Condominium Association Inc.  
Professional: Environment Design Group

**HISTORY:**

The existing 6-story multifamily buildings was constructed in 1975 with 83 units.

**THE PROJECT:**

The applicant has submitted plans, entitled "The Cove 2784 S Ocean Boulevard", as prepared by **Environment Design Group**., dated December 08, 2022.

The following is the scope of work:

- Proposed modified parking lot layout.
- Proposed lighting plan.
- Proposed modified pool terrace and landscape changes.

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 parking, hardscape, and landscape at a multi-family condominium development t in the R-D(2) zoning district.
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Site Data			
Zoning District	R-D(2)	Lot Size (sq ft)	181,602 SF
Future Land Use	MULTI-FAMILY HIGH DENSITY	# Units	83
Existing Parking Spaces	161	Proposed Parking Spaces	177
Existing Landscape Open Space (LOS)	32.6%	Proposed Landscape Open Space (LOS)	34.7%
Crown of Road (C-o-r)	4.43' NAVD	Lot Coverage	17.9%
Surrounding Properties / Zoning			
North	Six-story Condominium Building / R-D(2)		
South	Six-story Condominium Building / R-D(2)		
East	Five-story hotel Four Seasons / C-TS		
West	Lake Worth Lagoon		

#### **STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. The project consists of new sitework to the parking, landscaping and pool deck area. There are currently two curb cuts along the front of the property, and they are proposed to remain. The proposed modified parking lot layout will increase the amount of surface parking spaces for the residents from 161 to 177 for the 83 unit building.

WRB:JGM