



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • 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-23-018 (ARC-23-009) 2860 S OCEAN BLVD (COMBO)

MEETING: FEBRUARY 15, 2023

ZON-23-018 (ARC-23-009) 2860 S OCEAN BLVD (COMBO)—VARIANCES. The applicant, La Palma Condominium Apartment Association Inc., has filed an application requesting Town Council review and approval for Site Plan Review and Variances for site modifications to the parking lot and other site features of an existing multifamily condominium site including a new enclosed mechanical room including a variance to reduce the required parking spaces. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-23-009 (ZON-23-018) 2860 S OCEAN BLVD (COMBO). The applicant, La Palma Condominium Apartment Association Inc., has filed an application requesting Architectural Commission review and approval for changes to the overall parking lot site plan of an existing six-story condominium building, including a new enclosed mechanical room including a variance to reduce the required parking spaces. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval

Applicant: La Palma Condominium Apartment Association Inc
Professional: Environment Design Group
Representative: Jamie Crowley, Esq.

HISTORY:

The existing 6-story multifamily building was constructed in 1971 with 91 units and surface parking for 187 vehicles.

THE PROJECT:

The applicant has submitted plans, entitled "La Palma 2860 S Ocean Boulevard", as prepared by **Environment Design Group**, dated December 08, 2022.

The following is the scope of work:

- Construction of a new mechanical enclosure to house air conditioning equipment located in the existing parking lot for the La Palma Condominium, requiring a variance for the elimination of parking spaces.

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

- **SITE PLAN REVIEW:** Sec. 134-1052: Site Plan Review for modifications to a multi-family condominium development in the R-D(2) zoning district.
- **VARIANCE 1:** Sec. 134-2176: A variance to provide 182 vehicular parking spaces in lieu of the 186 parking spaces existing and the 201 parking spaces required.

Site Data			
Zoning District	R-D(2)	Lot Size (sq ft)	144,100SF
Future Land Use	MULTI-FAMILY HIGH DENSITY	# Units	91
Existing Parking Spaces	187	Proposed Parking Spaces	183 <i>Variance requested</i>
Existing Landscape Open Space (LOS)	21.57%	Proposed Landscape Open Space (LOS)	21.76%
Crown of Road (C-o-r)	4.43' NAVD		

Surrounding Properties / Zoning	
North	Six-story Condominium Building / R-D(2)
South	Fairfield Inn and Suites Palm Beach / C-TS
East	Two-story commercial/office building / C-TS
West	Lake Worth Lagoon

STAFF ANALYSIS

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

- A variance from the parking requirements to allow for 183 parking spaces in lieu of the 201 required by Code and 187 existing.

The project consists of placement of new mechanical (AC) equipment into the surface parking lot in a proposed mechanical room enclosure. The existing air conditioning equipment currently located on the roof of the condominium building has come to the end of its operational life and must be replaced, but the roof and existing structural skeleton of the building cannot support the new equipment on the roof.

The proposed includes the construction of a new approximately 400 SF mechanical room enclosure in the northeast portion of the existing surface lot that will occupy the footprint of six surface parking stalls. The existing 6-story building is nonconforming as it pertains to the current parking requirements, and the elimination of six of these will result in a furtherance of the nonconforming nature. The Code requires 2 spaces per unit + 1 per 5 for guests for a total of: 91 units x 2 = 182 + 19 guest spots = 201. Currently the site has 187 and to decrease the amount of the variance

requested, the parking spaces sizes have been reduced (but still meet Code) so that while six (6) current parking spaces are being lost for the air conditioning structure, the applicant has added two (2) parking spaces because of the reduction in the size of the spaces, which results in just a net loss of four (4) parking spaces.

The mechanical enclosure measures 22'-0" x 18'-0" and is proposed to be surrounded by some built in planters to provide aesthetic relief and buffering. The structure will measure approximately 16' high. As a point of comparison, the existing concrete covered parking canopies measure about 9'-6" in height. Intake louvers will occupy the north and south faces of the mechanical enclosure.

The Public Works Department has commented that the proposed building may create blind spots for existing parking and will need to be evaluated. The applicant is proposing some landscape improvements to the site but no vegetation is permitted to be greater than 30-inches within sight lines.

The request for this relief is necessary to provide adequate space for the installation of the 18' x 22' (396 square feet) equipment enclosure. In addition that applicant is proposing to restripe the parking area in order to provide 2 additional parking spaces, so the net loss will be four (4) parking spaces as opposed to six (6). The applicant maintains that the site is currently overparked and that the 182 spaces that will remain is more than adequate for the needs of the building.

WRB:JGM