



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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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-22-110 (ARC-22-162) 2773 S OCEAN BLVD (COMBO)

MEETING: APRIL 04, 2023

**ZON-22-110 (ARC-22-162) 2773 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW.** 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 pool, pool deck and associated landscape and hardscape. The Architectural Commission shall perform design review of the application.

**ARCOM NOTICE:**

**ARC-22-162 (ZON-22-110) 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 pool, pool deck and associated landscape and hardscape, with Town Council review required for site plan approval.

Applicant: Carlyle House Condominium  
Professional: BGS Landscape Architecture & Engineering

**THE PROJECT:**

The applicant has submitted plans, entitled "Landscape, Hardscape, & Pool 2773 South Ocean Boulevard", as prepared by **BGS Landscape Architecture & Engineering**, dated February 09, 2023.

The following is the scope of work:

- Demolition of the existing pool and pool terrace, provide access to pool area from the ground floor and first floor egress, refinish terrace at first floor level over garage roof, new pool, pool terrace, small shade structure, hardscape, landscape, landscape lighting.
- New lakeside promenade.

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.

- Per Section 134-1064 – Special exception to height regulations; special exception: Plans as proposed show a change from the existing 26.19% lot coverage to 26.24% which both are above the 22% allowed.

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: 21.69% (26,079 SF) Permitted: 35% (44,108 SF)	Lot Coverage	Existing: 25.36% Proposed: 25.36% Permitted: 22%
Crown of Road (C-O-R)	4.92' NAVD	Year Built	1971
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**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the following sections of the Town zoning code.

The proposed includes the demolition of the existing circular pool and decking area in the southwest corner of the site, along Lake Worth Lagoon and the installation of a new rectangular pool and amenity deck in the same area. The existing 5-story building is nonconforming as it pertains to the current open space requirements, but the proposal does minimally improve the condition. The site is also nonconforming as it pertains to lot coverage requirements but there is no change to the building footprint, and a one-for-one SF change from the pool deck shade structure that is 229.59SF in size and will be replaced with a shade structure that is 229.55SF in size. Additionally, the lakefront promenade is proposed with improvements. The project is above the maximum allowable height, and the lot coverage is limited to 22% for five-story. As such an acknowledgement of the nonconforming lot coverage will need to be part of the site plan review.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria. The Site Plan will be reviewed by Town Council.

Approval of the project will require one motion to be made by the Town Council: (1) for the overall Site Plan of the proposal, including the requested increase over the permitted lot coverage of 22%.

WRB:JGM