




TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-029 (ZON-23-038) 3400 S OCEAN BLVD (COMBO)

MEETING: APRIL 26, 2023 (ARCOM)
MAY 10, 2023 (TC)

ARC-23-029 (ZON-23-038) 3400 S OCEAN BLVD (COMBO). The applicant, ATRIUMS OF PALM BEACH, has filed an application requesting Architectural Commission review and approval for the renovation of the pool deck amenity level within the courtyard of the buildings located above the bermed parking structure that includes a new pavilion, landscape, hardscape, and structural engineering work. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-038 (ARC-23-029) 3400 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW. The applicant, ATRIUMS OF PALM BEACH, has filed an application requesting Town Council review and approval for Site Plan Review for the pool deck amenity level within the courtyard of the buildings located above the bermed parking structure that include a new pavilion, landscape, hardscape, and structural engineering work. The Architectural Commission will perform design review of the application.

Applicant: ATRIUMS OF PALM BEACH
Professional: WGI | Nievera Williams Design

HISTORY:

The existing 6-story multifamily structure contains two buildings constructed in 1979 with 106 units and bermed parking garage sandwiched between the two buildings.

THE PROJECT:

The applicant has submitted plans, entitled "Atriums of Palm Beach Garage Roof/Pool Deck Maintenance Repairs", as prepared by **WGI and Nievera Williams Design**, dated March 14, 2023.

The following is the scope of work:

- Renovation of the existing pool deck/plaza, including a new gazebo, hardscape and landscaping.

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

- **SITE PLAN REVIEW:** Sec. 134-997: Site Plan Review for modifications to a multi-family condominium development in the R-D(1) zoning district.

Site Data			
Zoning District	R-D(1)	Lot Size (sq ft)	368,243 SF
Future Land Use	MODERATE DENSITY RESIDENTIAL	Lot Coverage	Permitted: 40% Existing: 39% Proposed: N/C
Surrounding Properties / Zoning			
North	1982 Six-story Condominium Building 'Emeraude Apts' / R-D(1)		
South	1980 Six-story Condominium Building 'Halcyon Condominium' / R-D(1)		
East	Atlantic Ocean		
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 Town zoning code. The project consists of new sitework to the elevated pool deck which sits above the parking level, new landscaping and shade structure is also being proposed. The pool deck/plaza area represents the top level of the parking garage and as such lot coverages for the site would have already included the pool deck area (as it sits outside of the building envelope and is a raised bermed structure) there are no zoning issues pertaining to the improvements.

Although a combination project, approval of the project will require only one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions. Town Council will review the site plan at a future meeting date.

WRB:JGM