



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: ZON-23-045 (COA-23-018) PHIPPS PLAZA PARK (COMBO)

MEETING: APRIL 19, 2023 (LPC)
MAY 10, 2023 (TC)

COA-23-018 (ZON-23-045) PHIPPS PLAZA PARK (COMBO). The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for landscape and hardscape improvements to Phipps Plaza Park. Town Council will review the zoning components/relief requests of the application.

ZON-23-045 (COA-23-018) PHIPPS PLAZA PARK (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of a Special Exception and Site Plan Review in conjunction with landscape and hardscape improvements proposed for Phipps Plaza Park. The Landmarks Preservation Commission will perform the design review component of the application.

Applicant: Town of Palm Beach
Professional: Environment Design Group

HISTORY:

In 1925, Wyeth designed an assembly of buildings around a central park bordered by a drive. In 1982, Phipps Plaza Historic District is designated by resolution of the Town Council.

The LPC at the 04/19/23 meeting, approved the project (7-0) with a plan submitted at the meeting.

THE PROJECT:

The applicant has submitted plans, 5 sheets, entitled "Phipps Plaza Town of Palm Beach", as prepared by **Environment Design Group** submitted at the 04-19-23 LPC meeting

The following is the scope of work for the Project:

- Addition of new path & entry landings.
- Landscape improvements.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Special Exception with Site Plan Review: Sec. 134-945(15): Special Exception with Site Plan Review for renovations to Phipps Plaza Park.

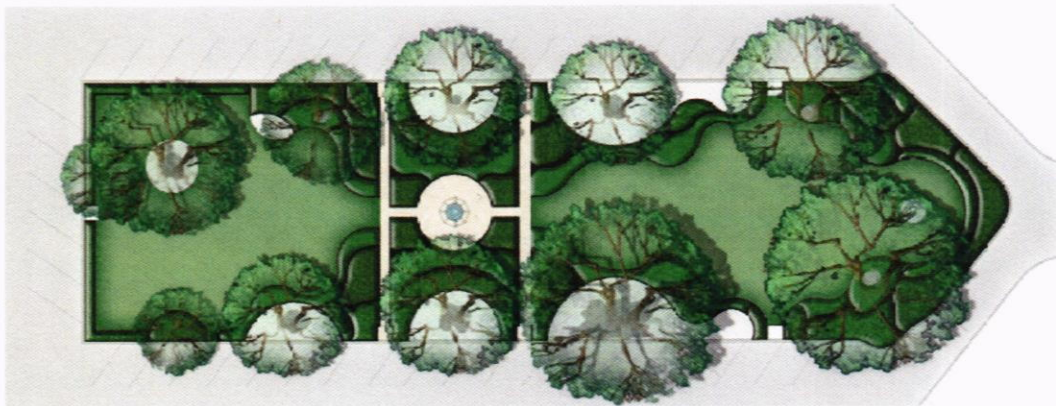
Site Data			
Zoning District	R-C	Lot Size (SF)	26,958 SF
Future Land Use	MULTI-FAMILY	Proposed Open Space	94.5% (26,958 Sq. Ft.)
Year of Construction	ca. 1925	Architect/Builder:	Wyeth
Surrounding Properties / Zoning			
North	1925 Three-story multiuse, 1926 Two-story multiuse, 1926 two-story residential / R-C		
South	1925 Two-story res., 1925 Two-story res., 1926 Two-story res., 1925 Two-story multifamily, 1925 Two-story res. / R-C		
East	1925 Two-story private club (Carriage House) / R-C		
West	1941 One-story res., 1938 One-story res., 1940 Two-story res., 1948 Two-story res. / R-C		

STAFF ANALYSIS

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

- Special Exception With Site Plan Review: Sec. 134-945(15): Special Exception with Site Plan Review for renovations to a municipally owned and operated park and recreation area, Phipps Plaza Park.

The project consists of a new path, entry landings, and landscape improvements to Phipps Plaza Park. The renovation of the park comes about as part of an agreement between the Town of Palm Beach and the Carriage House Club.



Condition of approval #26 of the Carriage House Club Declaration of Use Agreement provides that "The Club shall commit to pay a minimum of \$300,000 to beautify Phipps Park according to a plan approved by the Town." This application satisfies the condition.

WRB:JGM:BMF