



**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:** MAY 10, 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.

**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 April 10, 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.

Site Data			
<b>Zoning District</b>	R-D(2)	<b>Lot Size (SF)</b>	+/- 126,000 SF
<b>Future Land Use</b>	MULTI-FAMILY HIGH DENSITY		
<b>Landscape Open Space</b>	Existing: 20.98% (25,597 SF) Proposed: 21.69% (26,079 SF) Permitted: 35% (44,108 SF)	<b>Lot Coverage</b>	Existing: 25.36% Proposed: 25.36% Permitted: 22%

<b>Crown of Road (C-O-R)</b>	4.92' NAVD	<b>Year Built</b>	1971
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	Five-story Condominium Building The Regency / R-D(2)		
<b>South</b>	Six-story Condominium Building Sutton Place / R-D(2)		
<b>East</b>	Eight-story Condominium Building Ambassador / R-D(2)		
<b>West</b>	Lake Worth Lagoon		

### **STAFF ANALYSIS**

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 SF in size and will be replaced with a shade structure that is 229 SF in size. Additionally the lakefront promenade is proposed with improvements.

The item was heard at the March 29, 2023 meeting and deferred. Feedback from the commission was highly concentrated on the shape of the original pool and desire for more landscape. The applicant has done a restudy of the pool design and engaged members of the condominium to present a new design acceptable to both the Commission and the residents. The pool area is setback over 350'-0" from the right-of-way and will be screen with landscaping in form of Clusia hedges and palms, and additionally will have another visual buffer in the form parked vehicles. The item was approved (7-0) at the 04/26/23 ARCOM meeting. The Site Plan will be reviewed by Town Council,

WRB:JGM