



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

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

SUBJECT: ZON-24-0012 240 PARK AVE

MEETING: AUGUST 12, 2024

ZON-24-0012 240 PARK AVE-SITE PLAN REVIEW. The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of site wide landscape and hardscape improvements to an existing park.

Applicant: Town of Palm Beach
Professional: Nievera Williams Design, Cory Meyer

HISTORY:

Town Council – March 12, 2024, meeting:

- ***Resolution No. 033-2024. Approving the Proposed Beautification Design Plans for the Park Avenue Pocket Parks and Accept a Donation to Construct the Beautification Project. A Donation Amount is to be Determined at the Time of the Final Bid.***
- Motion made by Council Member Cooney and seconded by Council Member Crampton to approve Resolution No. 033-2024. On roll call, the Motion passed 3-2 with Council Member Araskog and Council President Pro Tem Lindsay dissenting.

Town Council – April 9, 2024, meeting:

- Motion made by Council Member Cooney and seconded by Council Member Crampton to Reconsider the Park Avenue Project at the May 14, 2024, Town Council Meeting. On roll call, the Motion passed unanimously.

Design Review:

- Two staff level applications are submitted to the TOPB for the parks at 240 & 247 Park Avenue. All proposed modifications are reviewed and approved by ARCOM Chairman Smith. (A-24-03654)

Notice to Property Owners- May 10, 2024:

- Town receives Certificate of Mailing from Nievera Williams for Notice sent to property owners withing a three hundred (300) feet radius of the park.

Town Council – June 12, 2024: Item placed on agenda for Site Plan Review. The project was deferred to the August 12, 2024 meeting with a vote of 5-0 and a request for the applicant to conduct neighborhood outreach.

THE PROJECT:

The applicant has submitted revised plans, entitled "240 Park Avenue", as prepared by **Nievera Williams Design**, dated June 7, 2023.

The following is the scope of work:

- Beautification of an existing pocket park with new front site wall, hardscape, benches, and new plantings.

The following Special Exceptions, Site Plan Review and/or Variances are part of the application:

- SITE PLAN REVIEW: Sec. 134-843(b): Site Plan Review for the redesign of landscape and hardscape of a platted lot in the R-C zoning district.

Site Data			
Zoning District	R-C	Lot Size (SF)	9,666 SF
Surrounding Properties / Zoning			
North	240 Park Avenue – Public Park / R-C		
South	230 Sunrise Ave Palm Beach Hotel & Condominium / C-TS		
East	234 Park Ave Single-family residence / R-C		
West	242 Park Ave Single-family residence / R-C		

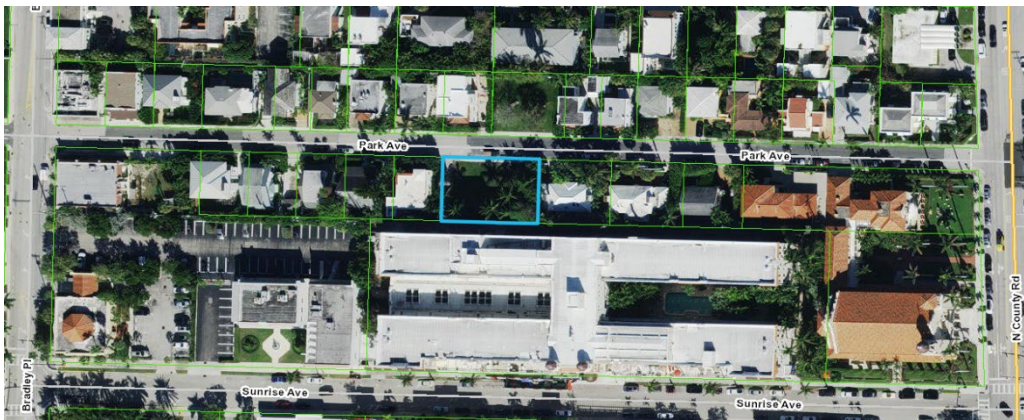
STAFF ANALYSIS:

The south pocket park at 240 Park Avenue, part of the Bungalow Park Plat, is owned by the Town of Palm Beach. As part of the Townwide Undergrounding Project, multiple sites have been identified for transformer placements, including a location at 240 Park Avenue. Two transformers will be installed in the southeast corner of the park to support the undergrounding in the area according to the Master Plan. The site is located directly north of the Palm Beach Hotel.

Following the deferral of the project, the applicant and legal counsel have engaged in public outreach and considered resident comments and concerns. Consequently, the application for 247 Park Avenue (ZON-24-0013) has been formally withdrawn.



CURRENT CONDITIONS



Resolution No. 033-2024. Approving the Proposed Beautification Design Plans was heard at the March 12, 2024, Town Council meeting. Public works working with a private donation seek to provide sitewide improvements to the park. The transformers sit at the rear at the park and will be shielded with a 6ft clusia hedge. The interior of the park will have brought in two new sitting benches to match the existing two and be placed on the east and west. A new fountain is proposed, and the existing dog fountain will be kept in its current position. Along the north property line adjacent to the sidewalk will be a new site wall with two pedestrian access points. In addition to several new plantings two 16ft green buttonwood trees will be placed at the front as well as an 18ft Seagrape.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the Site Plan Review for development of a public park in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: SCP