



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-23-070 60 BLOSSOM WAY

MEETING: JULY 26, 2023

ARC-23-070 60 BLOSSOM WAY. The applicant, Blossom Way Holdings LLC and Providencia Partners (Maura Ziska, Authorized Rep.), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved project for new construction, including on-grade garage expansion, relocation of previously approved utility building, and new service entry and parking with associated hardscape and landscape modifications.

Applicant: Blossom Way Holdings, LLC and Providencia Partners (Maura Ziska, Authorized Representative)
Professional: Smith and Moore Architects (Daniel Kahan) / Olson Kundig
Representative: Maura Ziska, Esq.

HISTORY

An combo application for the construction of a new two-story residence on a vacant oceanfront site was reviewed and approved (5-2) at the June 29, 2022 ARCOM meeting, pursuant to ARC-22-040. The Zoning aspect of the application, which consisted of a Site Plan Review for the installation of a generator with greater than 100kW capacity, was approved (5-0) at the July 13, 2022 Town Council Development Review meeting, pursuant to ZON-22-037.

THE PROJECT:

The applicant has submitted plans, entitled "PRIVATE RESIDENCE" as prepared by **Smith and Moore Architects** and **Olson Kundig**, dated May 2, 2023.

The following is the scope of work:

- Modifications to previous ARCOM approval including:
 - Removal of a subterranean parking area on the south side of the property.
 - Expansion of the on-grade garage for the owner at the south side of the property.
 - Relocation of the previously approved utility building at the northwest corner of the property away from property line.
 - Creation of new service entry at northwest corner of property.
 - Associated landscape and hardscape modifications.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY

Lot Size	Existing: 363,692 SF Required: 60,000 SF	Crown of Road (COR)	6.92' NAVD
Total Enclosed SF	Prev. Approved: 57,041 SF Proposed: 57,063 SF	FEMA Flood Zone	ZONE X
Building Height <i>from point of meas.</i>	Permitted: 30' Approved: 18' <i>No Change</i>	Overall Building Height <i>from point of meas.</i>	Permitted: 35' Proposed: 22.5.' <i>No Change</i>
Finished Floor Elevation	21.5' NAVD	Point of Measurement	21.5' NAVD
Lot Coverage	Permitted: 25% (90,923 SF) Prv. Appd: 13.6% (49,052 SF) Proposed: 14.5% (52,879 SF)	Maximum Fill	Permitted 14.21' Approved/Proposed: 14'
Landscape Open Space (LOS)	Required: 45% (163,661 SF) Prev. Appd: 70% (252,242 SF) Proposed: 70.4% (256,159 SF)	Front Yard Landscape Open Space	Required: 45% (7,610 SF) Prev. Appd: 85% (14,340 SF) Proposed: 83.7% (14,152 SF)
Surrounding Properties / Zoning			
North	1998 2-story Estate / R-AA		
South	Vacant Estate Parcel / R-AA		
East	Atlantic Ocean		
West	2014 2-story Estate / R-AA		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

This application proposes slight modifications to a previously approved ARCOM application for development of a new home with accessory structures on a large ocean estate parcel. The changes proposed are primarily related to the site plan and locations of previously approved structures. The overall programming of the site and architecture remain unchanged. The changes include the removal of the subterranean parking which is being relocated to an expanded on-grade garage and shifting of a previously approved utility building and guardhouse while incorporating new service drive and parking. The applicant owns the parcel to the south and has adjusted the lot line internally to the site slightly to enlarge the parcel.

The subterranean level of the home previously included parking for service vehicles. The lower level is being reduced to eliminate the underground parking.



Figure 1: Previously approved lower-level plan.

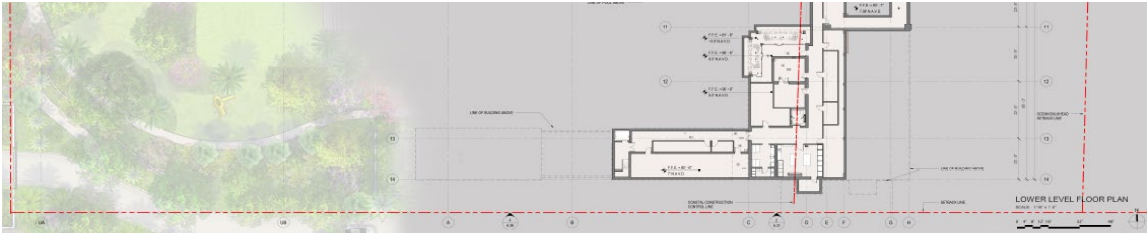


Figure 2: Proposed lower-level plan.

Where parking is lost with the reduction of the lower level, the owner's garage on the south ground level is being expanded and the previously approved southern guest/staff house is shifted to the west to accommodate the garage expansion.



Figure 3: Previously approved southern garage/site plan.



Figure 4: Proposed southern garage/site plan.

This application also proposes to shift the location of the previously approved utility building and guardhouse to the south, incorporating a third curb cut for a new service drive, additional driveway gate, and incorporation of a parking area for staff and service along the north-west side of the property.



Figure 5: Previously approved utility building location plan.



Figure 6: Proposed utility building and location plan.

Conclusion

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. 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, subject to any imposed conditions.

WRB:JGM:BMF