



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-ARB *WLB*
Director PZ&B

SUBJECT: ARC-23-044 (ZON-23-043) | 1480 N OCEAN BLVD

MEETING: MAY 29, 2024 ARCOM

ARC-23-044 (ZON-23-043) 1480 N OCEAN BLVD (COMBO). The applicant, Jason Kalisman, has filed an application requesting Architectural Commission review and approval for modifications to an existing residence including a variance to exceed cubic content ratio (CCR). This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-043 (ARC-23-044) 1480 N OCEAN BLVD (COMBO)—VARIANCE. The applicant, Jason Kalisman, has filed an application requesting Town Council review and approval of modifications to an existing residence with a variance to exceed the maximum allowable cubic content ratio (CCR). The Architectural Commission shall perform design review of the application.

Applicant: Jason Kalisman
Design Professional: Smith and Moore Architects Inc.

HISTORY:

The single-family residence at 1480 North Ocean Boulevard was last heard at ARCOM under application #ARC-22-238. The application was seeking sitewide landscape and hardscape improvements including installation of a new pool and requested a second curb cut be installed on Manana Lane. When the application was first heard there were concerns regarding the addition of a curb cut. The applicant withdrew the request and the balance of the application was approved.

THE PROJECT:

The applicant has submitted plans, entitled “14880 N Ocean Boulevard” as prepared by Smith and Moore Architects Inc., dated April 15, 2024.

The following scope of work is proposed:

- Addition of 101sf to the existing front entry way.
- New front door design—replacement of the double front doors with taller double doors with a sidelite.
- Modifications to the existing glass sunroom/breakfast nook.

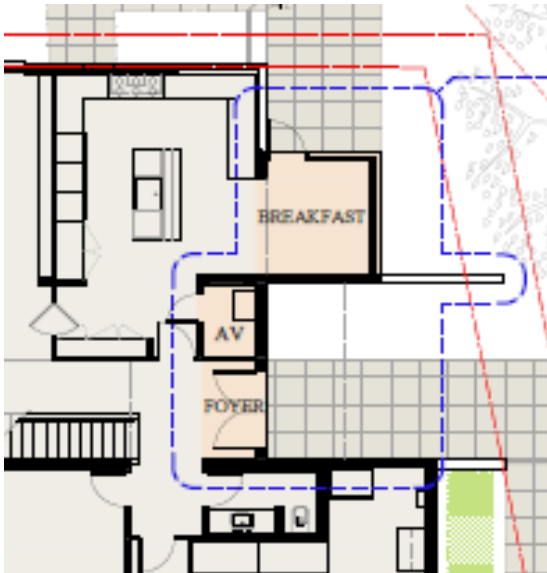
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 13,013 SF	Overall Landscape Open Space	Required: 45% Existing: 44.1%

Lot Coverage	Allowed: 30% Existing: 25% (3,268 SF) Proposed: 26% (3,375 SF)	Cubic Content	Allowed: 3.97 (51,662 cu ft) Existing: 5.04 (65,606 cu ft) Proposed: 5.12 (66,570 cu ft)
Surrounding Properties / Zoning			
North	1485 N Ocean Blvd Residence / R-B		
South	202 Manana Lane Residence / R-B		
East	1491 N Ocean Blvd Residence / R-B		
West	1495 Via Manana Residence / R-B		

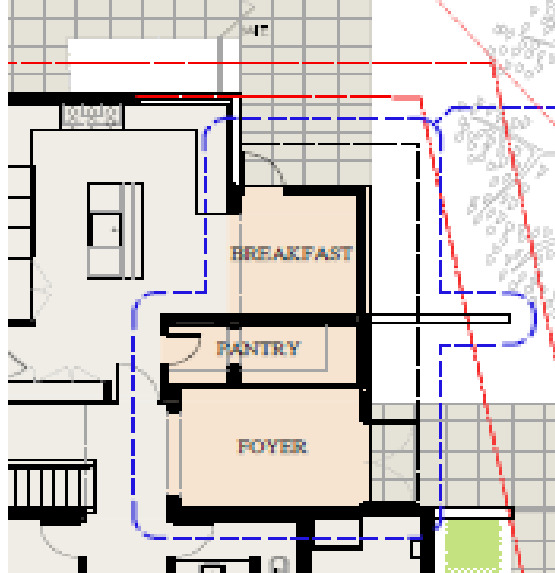
STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to not be in accordance with the Town's zoning code and is requesting a variance as part of this application. The home was built in 1986, prior to creation of the Cubic Content Ratio (CCR) requirements in the R-Z zoning district; however, when reviewed today, the proposed improvements require a variance from the CCR threshold. Approval of the variance will further increase the nonconforming CCR on the site from 5.04 to 5.12—an increase of 0.074—when a maximum of 3.97 is allowed. The applicant's proposal will increase cubic volume of the structure to 1.15 over what is permitted under today's code.

EXISTING



PROPOSED



The existing layout and design of the home is unique to other single-family residences in the area. Designed in a modern architectural style, with white geometric forms and planes, the front entry has an accent wall that projects to reveal the front door and bisects it from a one-story glass geometric atrium interior dining space. The property has matured landscape hedges on the east and south. The area of work is not visible from the public right-of-way or adjacent neighbors.

EXISTING



PROPOSED



Architecturally, the proposed changes simplify and coordinate that portion of the façade and remove a dated glass atrium element.

The structure is an existing nonconforming structure as it pertains to the cubic content ratio (CCR). The expansion of the covered entry area increases this nonconformity of CCR to 5.12. However, it is important to note that the actual expansion is just 107 SF of an covered areas and increased footprint. The lot coverage conversely is well under the maximum allowance of two-story structures by nearly 700 SF.

Code Section	Permitted	Existing & Proposed	Variance
VARIANCE 2 Section 134-893(b)(13)(a)(1)	Cubic Content Ratio: 3.97 (51,662 cu ft)	Existing: 5.04 (65,606 cu ft) Proposed: 5.12 (66,570 cu ft)	1.15

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

- (1) For the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and
- (2) That the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.