



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
 (561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
 PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-051 1330 N OCEAN BLVD

MEETING: MAY 29, 2024 ARCOM

ARC-24-051 1330 N OCEAN BLVD. The applicant, 1330 N Ocean Trust (James M. Crowley, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, swimming pool, and beach parcel improvements.

Applicants: 1330 N Ocean Trust (James Crowley, Authorized Representative)
 Architecture: McAlpine (Greg Tankersley)
 Landscape: Nievera Williams Design
 Legal: Gunster (James Crowley)

THE PROJECT:

The applicant has submitted plans, entitled "*a new house for 1330 N OCEAN BLVD PALM BEACH, FL 33480*" as prepared by **McAlpine**, dated April 15, 2024.

The following scope of work is proposed:

- New two-story residence.
- New swimming pool, hardscape, and landscape.
- Beach parcel improvements.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	23,811 SF	Crown of Road	8.58' NAVD (W of CCCL) 13.19' NAVD (E of CCCL)
Lot Depth	113' – 11"	Lot Width	210'
Lot Coverage	Permitted: 25.0% (5,953 SF) Proposed: 24.8% (5,902 SF)	Enclosed Square Footage	Proposed: 9,041 SF
Cubic Content Ratio (CCR)	Permitted: 3.86 (91,868 CF) Proposed: 3.72 (88,629 CF)	Angle of Vision	Permitted: 104° Proposed: 100°
Building Height	Permitted: 22' – 0" Proposed: 21' – 02" (W) 19' – 10" (E)	Overall Building Height	Permitted: 30' Proposed: 28' – 04" (W) 27' – 00" (E)
Finished Floor Elevation	15.90' NAVD	FEMA Flood Zone	ZONE X VE (Beach Parcel)

Maximum Fill	Permitted: 3.66' (W) & 1.355' (E) Proposed: 3.42' (W) & 1.17' (E)	Zero Datum	10.08' NAVD (W of CCCL) 15.9' NAVD (E of CCCL)
Overall Landscape Open Space	Required: 50% Proposed: 50.4%	Front Yard Landscape Open Space	Required: 45% Proposed: 64.4%
Surrounding Properties / Zoning			
North	101 Ocean Ter Residence / R-B		
South	1326 N Ocean Blvd Residence / R-B		
East	Beach & Atlantic Ocean		
West	200 Ocean Ter Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with hardscape, landscape, and swimming pool on a currently vacant parcel of land at the intersections of North Ocean Blvd & Ocean Ter and Ocean Ter & N Ocean Way. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



The subject property is a corner parcel located on the west side of North Ocean Boulevard at the (south) corner of Ocean Terrace. The parcel is bounded by right-of-way on three sides; North Ocean Boulevard to the east, North Ocean Way to the west, and Ocean Terrace to the north. The “front” of the house is situated along Ocean Terrace with motor court and main entry. A garage and additional drive are proposed around the corner to the west on North Ocean Way. The proposed house is sited in a ‘U’ configuration with massing on the north, east and south with center courtyard and swimming pool. A total of three curb cuts are proposed; one on Ocean Terrace with exit on North Ocean Way and a secondary drive on North Ocean Way providing access to the two car garage. The residence’s massing features one-story and two-story volumes with second floor open terraces overlooking the ocean on the east and pool courtyard area on the west. The design features both flat roofs and hipped roofs with smooth flat concrete roof tiles painted with white elastomeric coating. Exterior siding to be finished with stucco. Windows and doors are proposed to be steel or



South elevation with CCCL in red

CONCLUSION:

Approval of the project will require one (1) separate motion(s) 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.

WRB:JGM:BMF