



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-051 1330 N OCEAN BLVD

MEETING: JUNE 26, 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)

HISTORY:

The application was originally reviewed at the May 29, 2024 ARCOM hearing. The commission provided comments primarily as it pertained to the overall size and massing of the structure.

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 June 10, 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: 24.9% (5,950 SF)	Enclosed Square Footage	Proposed: 9,435 SF
Cubic Content Ratio (CCR)	Permitted: 3.86 (91,868 CF) Proposed: 2.49 (59,269 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 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 applicant has resubmitted plans in response to comments of the commission. Revisions to the plan include elimination of the second story mass at the south wing of the structure with related reconfiguration of the first-floor plan and fenestration. Additional palms have been incorporated into the landscape plan.



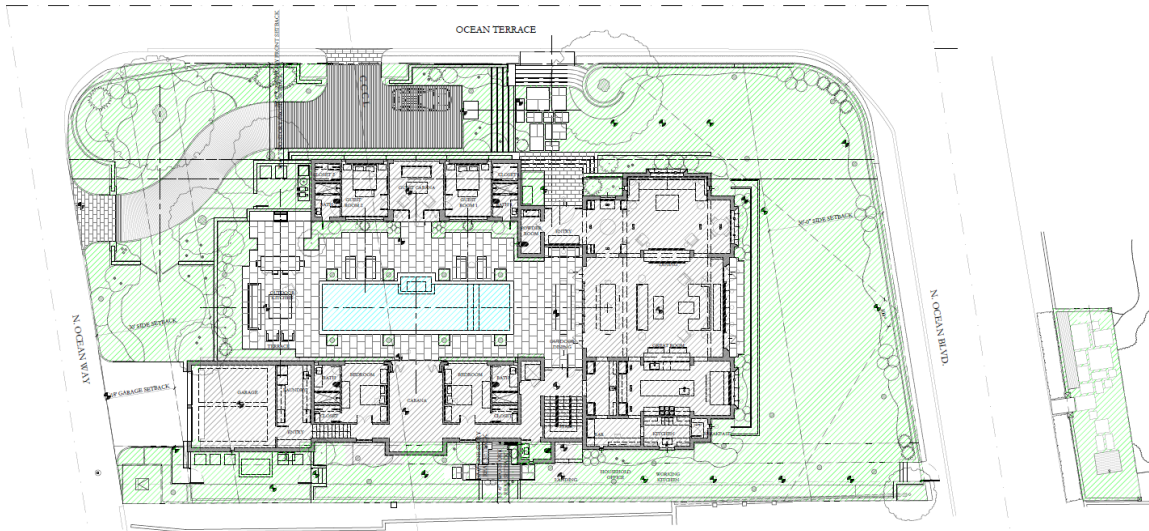
Currently proposed south elevation.



Previously proposed south elevation.

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 one story massing on the north and south, and two-story

massing on the east, with a 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 aluminum clad impact rated products with divided lite patterns. Below-grade storage is proposed, accessed from the exterior.



Hardscape includes natural stone materials, driveway incorporated with sod material, lawn steps, tabby concrete and Ipe wood deck at outdoor shower. Site walls finished in stucco to match the main house are also proposed. On the small ocean parcel, a pedestrian gate leading to a yard with sod, paving and decking material and an outdoor shower are proposed. The planting plan for the main parcel is very diverse with large Banyan and Seagrape proposed at the street.

The slope of the lot descends drastically from east to west as it slopes down the dune, with the Coastal Construction Control Line (CCCL) bisecting the parcel as it runs north to south. Because of the CCCL, the site uses two different points of measurement to establish the maximum building height, overall building height and to establish the maximum amount of fill. These differing points of measurement cause the house to be stepped down as it traverses from the east to west sides of the parcel, which help to reduce the overall massing effect especially from the west.

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.