



**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 *WRB*

**SUBJECT:** ARC-24-0019 1214 NORTH OCEAN BLVD

**MEETING:** JULY 24, 2024, ARCOM

**ARC-24-0019 1214 N OCEAN BLVD.** The applicant, Michael Perry, has filed an application requesting Architectural Commission review and approval for an addition to primary structure, construction of a new guest house, new pool, landscape and hardscape to expand into recently combined property to the west.

**Architecture:** Michael Perry, MP Design  
**Landscape:** Nievera Williams

**HISTORY:**

This site consists of two recently combined lots. The east lot along North Ocean Boulevard has been developed with a two-story house built circa 1951 with later additions consisting of approximately 7,906 SF. The west lot has a single-story house built circa 1955 with approximately 3,322SF.

This project was deferred from the June 26, 2024, ARCOM meeting to July 24, 2024 for the architect to restudy the roof materials, roof pitch, shutters and windows.

**THE PROJECT:**

The applicant has submitted revised plans, entitled “Mr. & Mrs. John Sculley Residence” as prepared by **MP Design & Architecture**, uploaded July 12, 2024, and identified as deferral submittal for ARCOM hearing 7-24-24.

The following scope of work is proposed:

- Demolish structures and pools on western portion of newly combined lot.
- New two-story rear addition at primary structure.
- New one-story gallery connected via glass enclosed walkway to primary structure.
- New two-car garage, accessed from North Ocean Way and connected to gallery via glass enclosed walkway.
- New pool.
- New associated hardscape, and landscape.

Changes from last hearing include:

- Reduction of guest house from 1,798 SF to 1,580 SF.

- Guest house roof changed to hip at east and west end.
- Guest house roof changed to white cement tile.
- Reduction of gallery from 756 SF to 708 SF.
- Redesigned gallery entry and entry door color to white.
- Mechanical equipment changes.
- Landscape changes.
- Updated shutters.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	33,967 SF	<b>Crown of Road</b>	15.18' NAVD
<b>Lot Depth</b>	270'	<b>Lot Width</b>	126.5'
<b>Lot Coverage</b>	Permitted: 25% (8,492 SF) Proposed: 22.2% (7,555 SF)	<b>Enclosed Square Footage</b>	Existing: 10,389 SF Proposed: 10,355 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.76 Proposed: 3.19	<b>Angle of Vision</b>	Permitted: 100° Proposed: 100°
<b>Building Height</b>	Permitted: 22' – 0" Proposed: 20' – 0"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 27.5'
<b>Finished Floor Elevation</b>	Proposed: 7.00' NAVD	<b>FEMA Flood Zone</b>	ZONE X
<b>Maximum Fill</b>	Permitted: 2.46' Proposed: 2.31'	<b>Zero Datum</b>	11.9' NAVD
<b>Overall Landscape Open Space</b>	Required: 45% Proposed: 49.4%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 55.6%
Surrounding Properties / Zoning			
<b>North</b>	1220 N Ocean Blvd/1195 N Ocean Way   Residences / R-B		
<b>South</b>	101 Nightingale Trl/115 Nightingale Trl   Residences / R-B		
<b>East</b>	Atlantic Ocean		
<b>West</b>	200 Mockingbird Trl   Residence / R-B		

### **STAFF ANALYSIS**

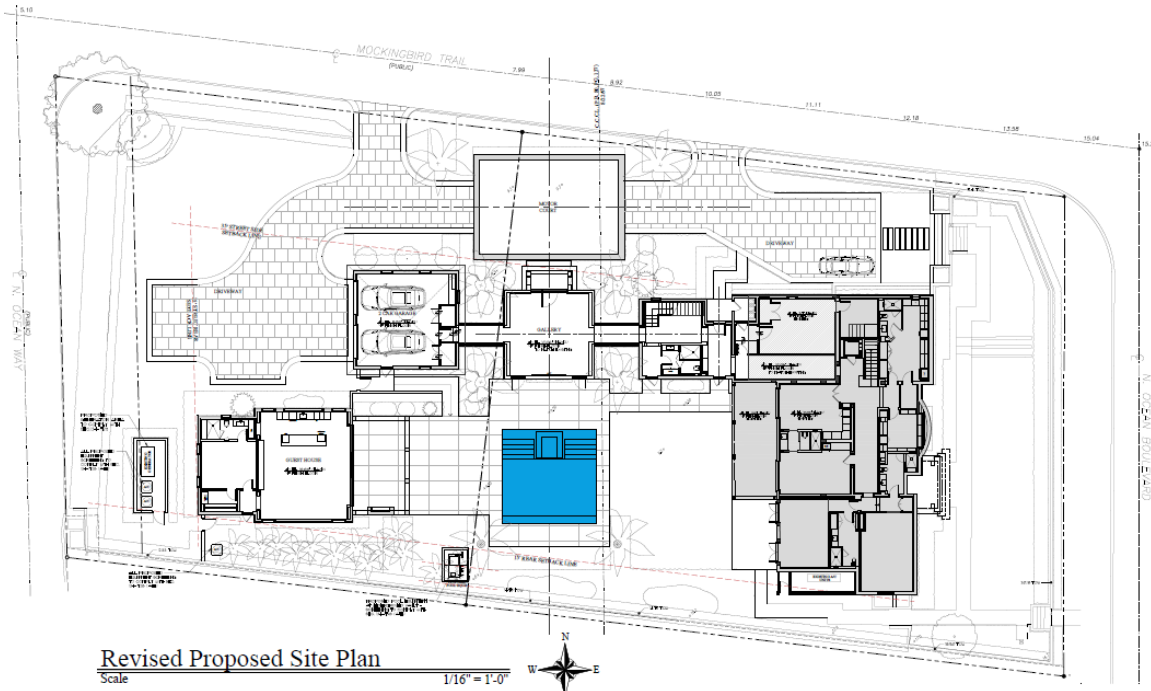
The applicant is proposing the demolition of a cabana, pools and single-family residence west of the primary structure that currently fronts N Ocean Blvd to allow the expansion of the existing single-family house. Preliminary review of the project indicates that the application is consistent with the Town zoning code.

The most visually impacted area will be along the south side of Mockingbird Trail along the property's north side.



The proposed additions consist of approximately 1,200 SF to the rear of the existing two-story house. A flat roofed connector with glass on the north and south leads to a new two story north facing gabled roof gallery. This new volume, west of the existing house now features a white cement tile roof in white. Moving westward there is another connector that leads to a new one story two car garage. The new connected garage has a hip roof with flat concrete tile to match the existing primary structure. A new detached accessory structure is located at the southwest corner of the property and houses a great room and guest bedroom suite with an east facing loggia that opens onto the new square pool. White, blue and gray is the proposed color palette.

Vehicular access will be via two access points off Mockingbird Trail and a driveway that heads west to lead into the proposed two car garage. The new pool (replacing two) will be located towards the center on the south side of the lot. Hardscape materials are primarily pavers to match the existing driveway on the north and landscaping includes eight (8) Bismark Palms, three (3) Pygmy Date palms, sixteen Hurricane palms, cocoplum and calophyllum hedges as well as groundcovers and sod.



The design requires no variances or special exceptions as proposed.

### **CONCLUSION:**

Approval of the project will require one (1) motion 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

WRB: JGM: FHM