



**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 *WCB*  
Director PZ&B

SUBJECT: ARC-24-0048 1520 N OCEAN WAY

MEETING: AUGUST 28, 2024 ARCOM

**ARC-24-0048 1520 N OCEAN WAY.** The applicant, Jennifer Beqaj, has filed an application requesting Architectural Commission review and approval for a second story addition to an existing single-story residence with hardscape and landscape modifications at the main entry.

Applicant: Jennifer Baqaj  
Architecture: SKA Architect + Planner (Pat Segraves)

**THE PROJECT:**

The applicant has submitted plans, entitled "MR. & MRS. BEQAJ 1520 N OCEAN WAY" as prepared by **SKA Architect & Planner**, submitted **July 1, 2024**.

The following scope of work is proposed:

- New 2<sup>nd</sup> story addition to one-story residence.
- Modified entry walk and entry area landscaping only.

| Site Data                           |  |  |  |
|-------------------------------------|--|--|--|
| <b>Zoning District</b>              | R-B  | <b>Future Land Use</b>                 | Single-Family  |
| <b>Lot Size</b>                     | 13,370 SF  | <b>Crown of Road</b>                   | +5.52' NAVD  |
| <b>Lot Depth</b>                    | 110'   | <b>Lot Width</b>                       | 122'   |
| <b>Lot Coverage</b>                 | Permitted: 30% (two-story)<br>Proposed: 30%            | <b>Enclosed Square Footage</b>         | Existing: 3,703 SF<br>Proposed: 4,931 SF               |
| <b>Cubic Content Ratio (CCR)</b>    | Permitted: 3.96<br>Existing: 2.91<br>Proposed: 3.07    | <b>Angle of Vision</b>                 | Permitted: 108°<br>Existing/Proposed: 106°             |
| <b>Building Height</b>              | Permitted: 22'<br>Existing: 10'-2"<br>Proposed: 20'-1" | <b>Overall Building Height</b>         | Permitted: 30'<br>Existing: 17'-6"<br>Proposed: 27'-3" |
| <b>Finished Floor</b>               | Existing 8.92' NAVD<br>Proposed 8.92' NAVD             | <b>FEMA Flood Zone</b>                 | ZONE AE  |
| <b>Maximum Fill</b>                 | Permitted: 1.7'<br>Proposed: 0'                        | <b>Zero Datum</b>                      | 7.02' NAVD   |
| <b>Overall Landscape Open Space</b> | Required: 45%<br>Existing: 45.23%<br>Proposed: 45.45%  | <b>Front Yard Landscape Open Space</b> | Required: 40%<br>Existing: 72.5%<br>Proposed: 72.5%    |

| Surrounding Properties / Zoning |   |
|---------------------------------|---|
| North                           | 1557 N Ocean Blvd & 1534 N Ocean Way   Residence(s) / R-B |
| South                           | 1498 N Ocean Way   Residence / R-B                        |
| East                            | 1515 N Ocean Way & 1497 N Ocean Way   Residence(s) / R-A  |
| West                            | 112 Caribbean Rd   Residence / R-B                        |

### **STAFF ANALYSIS**

The applicant is proposing a second floor addition to an existing one-story single-family residence, replacement of select windows and doors, and with slight modifications to front entry landscape and hardscape area.. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



The subject property is located in the far north end of Palm Beach, one block in from the ocean on the south-east corner parcel of land at the intersection of Caribbean Road and North Ocean Way. The existing residence is sited with the front of the house facing east to North Ocean Way and the street side of the house on Caribbean Road. The addition is occurring roughly center of the main façade of the house. A curb cut accessing the garage exists on Caribbean Road and an additional curb cut and guest parking area exists on North Ocean Way.

The scope of work includes modification to the entry fenestration with related hardscape and landscape changes, as well as replacement of select windows and doors around the structure. All finishes are proposed to match existing which include white concrete tile roof, pink exterior wall paint, shaker style shutters, white double hung aluminum clad windows and aluminum clad doors with divided light pattern. The residence's massing features one-story and two-story volumes with second floor open terraces. The design features both flat roofs and hipped roofs with Bermuda concrete flat roof tiles. Exterior details include stucco parapet cap, stucco siding, limestone banding, scored reveal, limestone cladding and cast stone breezeblock. Doors and windows are proposed to be aluminum, with divided window lites. The modifications to the entry include elimination of a bay window, shifting the door to the north, with new first floor windows on either side to provide some symmetry to the central bay. Column features at the front door are proposed to be retained in the design.



*Existing front (east) elevation*



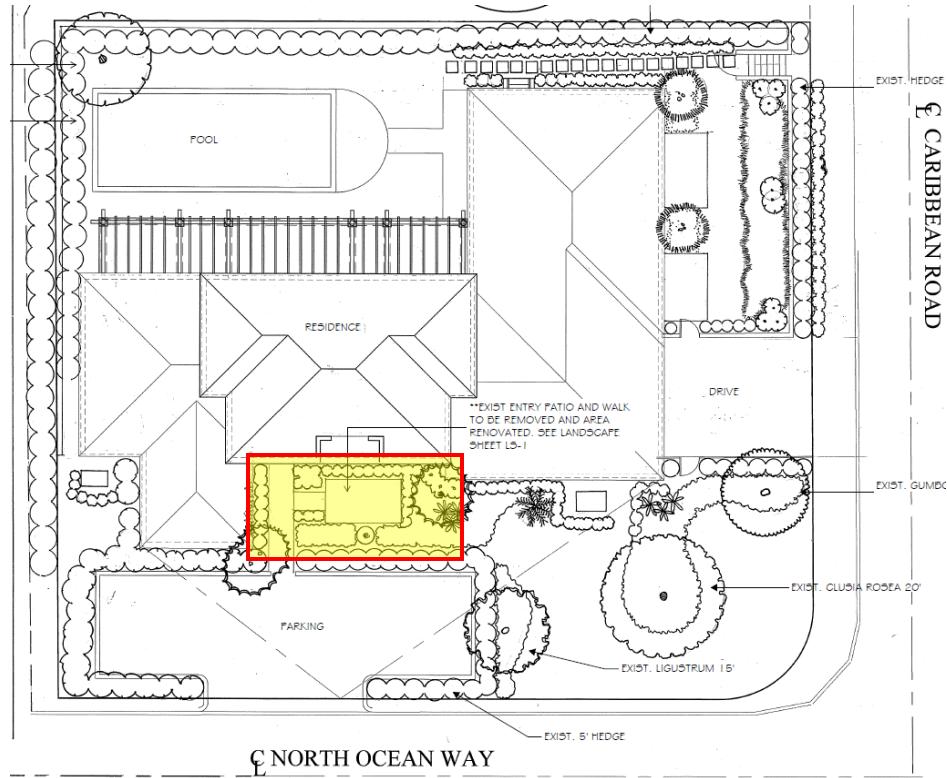
*Proposed front (east) elevation*



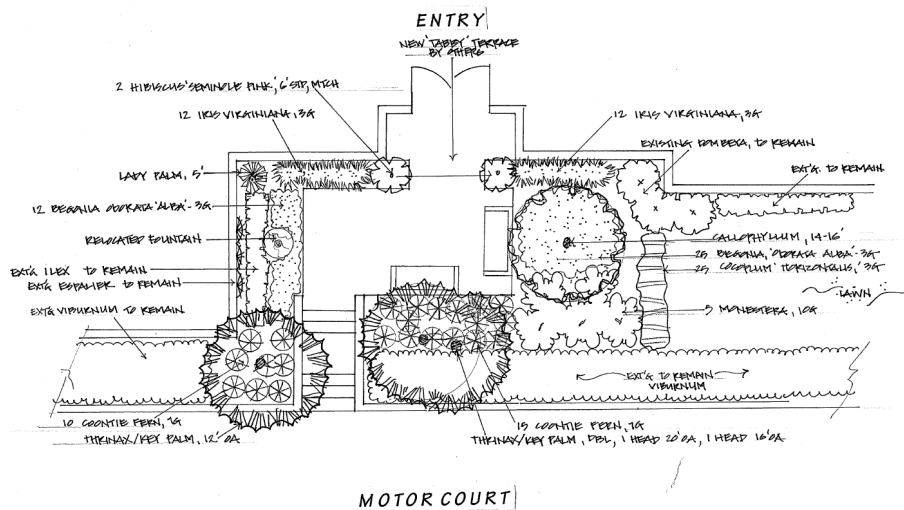
*Existing street-side (north) elevation at Caribbean Rd*



*Proposed street-side (north) elevation at Caribbean Rd*



**Existing landscape plan with area of modifications indicated**



**Enlarged proposed plan for entry area**

### **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.
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.