



**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 *WLB*  
Director PZ&B

SUBJECT: ARC-24-0040 1285 N OCEAN BLVD

MEETING: OCTOBER 23, 2024, ARCOM

**ARC-24-0040 1285 N OCEAN BLVD.** The applicant, M2B Properties LLC, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool.

Applicant: M2B Properties LLC  
Architecture: Harrison Design (Gregory Palmer)  
Landscape: Vertesch Landscape Architecture

**THE PROJECT:**

The applicant has submitted plans, entitled "1285 N OCEAN BLVD, PALM BEACH, FL SECOND SUBMITTAL as prepared by **Harrison Design**, uploaded September 9, 2024.

The following scope of work is proposed:

- New, two-story, single-family residence with attached two-story accessory structure.
- Final hardscape, landscape and swimming pool improvements.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 14,575 SF	<b>Crown of Road</b>	12.51 NAVD
<b>Lot Depth</b>	134'	<b>Lot Width</b>	100'
<b>Lot Coverage</b>	Permitted: 30% Proposed: 24%	<b>Enclosed Square Footage</b>	Proposed: 6,118.84 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.95 Proposed: 3.95	<b>Angle of Vision</b>	Permitted: 106° Proposed: 87°
<b>Building Height</b>	Permitted: 22' Proposed: 18.6'	<b>Overall Building Height</b>	Permitted: 30' Proposed: 29.76'
<b>Finished Floor Elevation</b>	Proposed: 15.9'NAVD	<b>FEMA Flood Zone</b>	X
<b>Maximum Fill</b>	Permitted: 6.26' Proposed: 6'	<b>Zero Datum</b>	15.9'NAVD
<b>Overall Landscape Open Space</b>	Required: 45% Proposed: 45.26%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 52.5%

Surrounding Properties / Zoning	
<b>North</b>	1290 N Ocean Blvd   Residence / R-B
<b>South</b>	1270 N Ocean Blvd   Residence / R-B
<b>East</b>	N Ocean Blvd Right-Of-Way
<b>West</b>	1287 N Ocean Blvd & 1291 N Ocean Blvd   Residence(s) / R-B

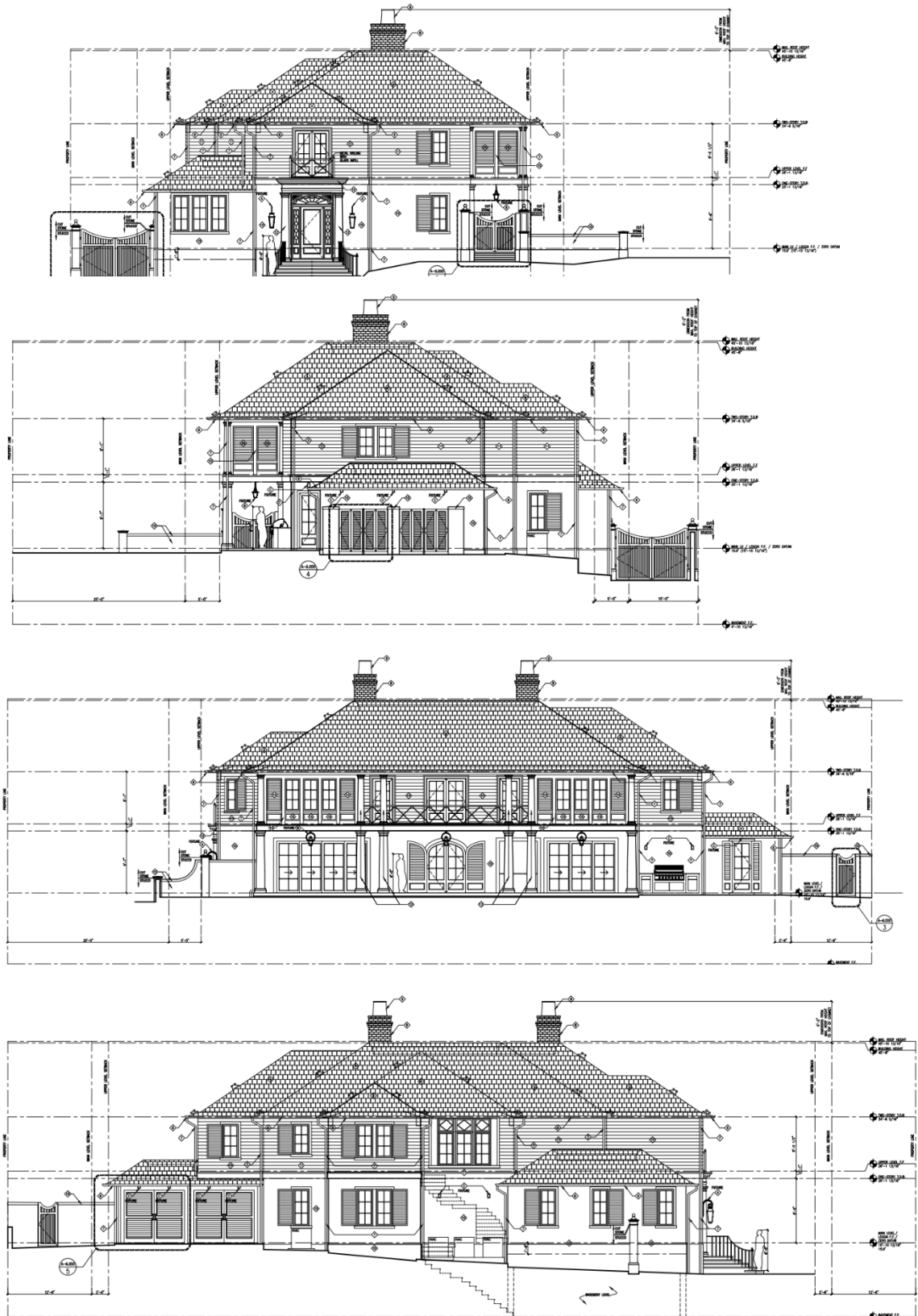
### **STAFF ANALYSIS**

The applicant is proposing the construction of a new two-story residence with a basement and final hardscape, landscape, and swimming pool. The subject property is located on the southeast corner of North Ocean Boulevard and Kenlyn Road. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning.

The proposed structure has its main pedestrian and vehicular entry from Kenlyn Road. The residence features one and two-story masses. The two-car garage, located on the north side of the property, and one of the bedrooms, located on the west side of the property, are proposed as one-story masses. A unique aspect of the design is the basement, which occupies a small portion of the first-floor footprint and is accessible by both a staircase and an elevator. A covered porch with columns is proposed on the east side of the property, overlooking a new pool, spa, and water feature. The site plan features a circular driveway that connects to a side-loaded driveway that traverses the property north to access the garage. In the letter of intent, the project architect describes the residence as having a French Colonial style. The exterior finishes include a Ludowici tile roof (in Earth Gray) and stucco-finished walls with a steel trowel finish on the first floor and a simulated lap siding finish on the second floor. The fenestration includes a glazed door with sidelights and a transom adorned by divided-light patterns, French doors, sliding glass doors, and casement windows. Other notable features include engaged columns and entablature at the front entrance, front steps, decorative railings, louvered shutters, louvered garage doors, exterior light fixtures, and chimneys. The exterior walls, trim, and rafter tails will be painted 'DECORATORS WHITE' and all the doors and shutters will be painted 'OXFORD GRAY'.



*South Elevation*



The landscape plan is designed with a focus on the yard area on the east side of the property, fronting North Ocean Boulevard. Perimeter and interior landscaping is also proposed which offers

privacy and enjoyment of the site. The hardscape will feature brick, limestone, and tabby shell concrete. Perimeter walls are proposed which range from 4 to 7 feet in height. The proposed trees and palms include Green Buttonwood, Mastwood, Lignum-Vitae Tree, Joewood, and Christmas Palm. A wide variety of shrubs and vines are being proposed including Dwarf Carissa, Silver Buttonwood, Golden Creeper, and Green Island Ficus. The pool equipment and the new generator will be located within an enclosure on the north side of the property.



**CONCLUSION:**

Approval of the project will require one (1) 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, and

WRB: JGM:FHM