



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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

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

SUBJECT: ARC-24-0113 1600 S OCEAN BLVD

MEETING: February 26, 2025 ARCOM

**ARC-24-0113 1600 S OCEAN BLVD.** The applicant, PB Pavilion Trust (Peter A. Flanagan, Robert G. Simes, & Michael Vineberg as Trustees), have submitted an application requesting Architectural Commission (ARCOM) review and approval for modifications to existing landscape and hardscape and modifications to the driveway gates and pedestrian gate at an existing single-family residence with ARCOM approved renovations and additions underway.

Applicant: PB Pavilion Trust  
Landscape: Nievera Williams Design (Mario Nievera)  
Legal: Kochman & Ziska (Maura Ziska, Esq.)

**HISTORY:**

At the June 26, 2019 ARCOM hearing, an application (B-37-2019) for a second floor addition and basement addition to an existing two-story residence was approved (6-1). A corresponding variance application (Z-19-00200) was approved by town council at its July 10, 2019 hearing as it related to point of measurement.

At the May 24, 2023 ARCOM hearing, an application (ARC-23-067) for modification to the previously approved additions for fenestration changes and a second story addition was reviewed and partially approved, with the remainder of the application approved at the July 28, 2023 meeting.

At the November 20, 2023 ARCOM hearing, an application (ARC-23-120) for one-story additions was approved (7-0) to the previously approved two-story residence. A corresponding town council application (ZON-23-088) for site plan review and variance was approved at the December 12, 2023 Town Council hearing as it pertained to a generator, parapet height, and setback.

At the January 29, 2025 ARCOM hearing, this application (ARC-24-0113) was deferred for one month, with consensus that the landscape plans were acceptable but that the pedestrian and vehicular gates needed to return for further study.

**THE PROJECT:**

The applicant has submitted plans, entitled "1600 S. OCEAN BLVD." as prepared by **Nievera Williams Design**, uploaded February 10, 2025.

The following scope of work is proposed:

- Overall landscape enhancements.
- New vehicular entry gate and columns.

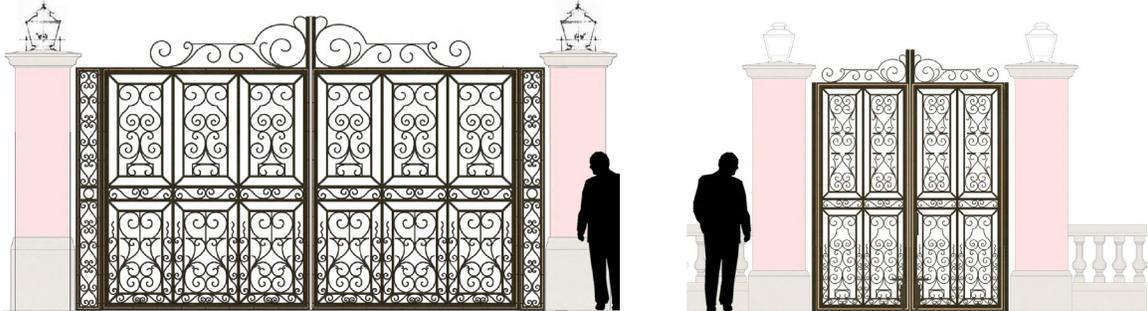
Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Total Lot Size</b>	107,288 SF	<b>FEMA Flood Zone</b>	ZONE X
<b>Open Space Alteration</b>	12.05% (11,022 SF)	<b>Total Amount of Open Space</b>	91,467 SF
<b>Overall Landscape Open Space</b>	Req'd: 50% (53,644 SF) Exist: 53.2% (57,077 SF) Prop'd: 50.35% (54,021 SF)	<b>Front Yard Setback Open Space</b>	Req'd: 45% (3,863 SF) Exist: 90.6% (7,785 SF) Prop'd: 90.6% (7,785 SF)
Surrounding Properties / Zoning			
<b>North</b>	1574 S Ocean Blvd   Residence / R-A		
<b>South</b>	1616 S Ocean Blvd   Residence / R-A		
<b>East</b>	Atlantic Ocean		
<b>West</b>	Lake Worth Lagoon		

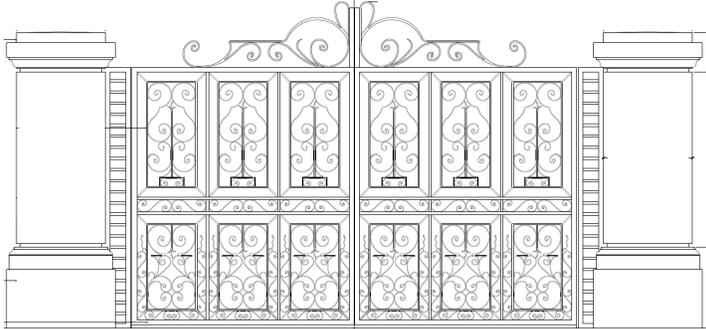
**STAFF ANALYSIS**

The subject property is an ocean-to-lake estate located on S. Ocean Blvd, north of Sloan’s Curve. This application includes modifications to landscape and hardscape elements, including the development of formal garden areas at various locations of the site including new walls, gates and gravel paths. The current estate is currently under construction for previously approved additions and renovations. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



At the January 2025 ARCOM hearing, the commission was in agreement that the proposed landscape plan was acceptable but that further study was required for the pedestrian and vehicular gates. The applicant has resubmitted plans in response to comments of the commission. The applicant has restudied the scale of the columns, refined the detailing of the column bases and caps, and refined the detail in the gate designs.

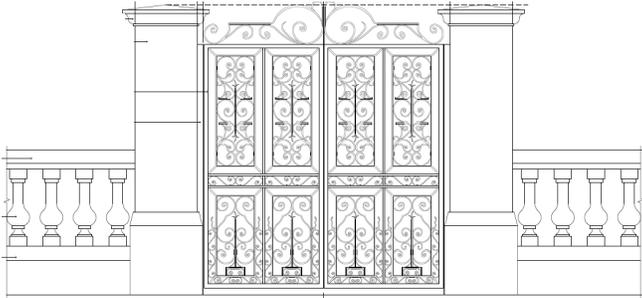




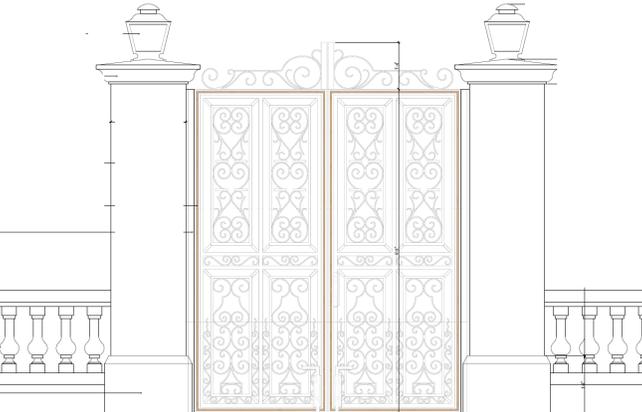
*Previously presented vehicular gate and columns.*



*Proposed vehicular gate and columns.*

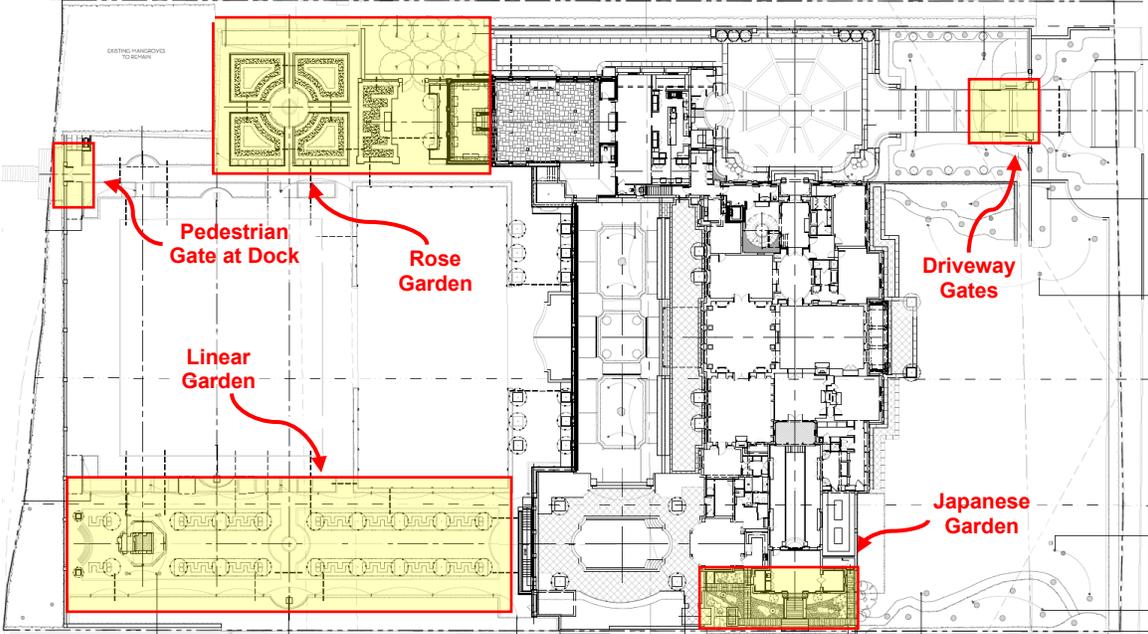


*Previously proposed pedestrian gate and columns at dock.*



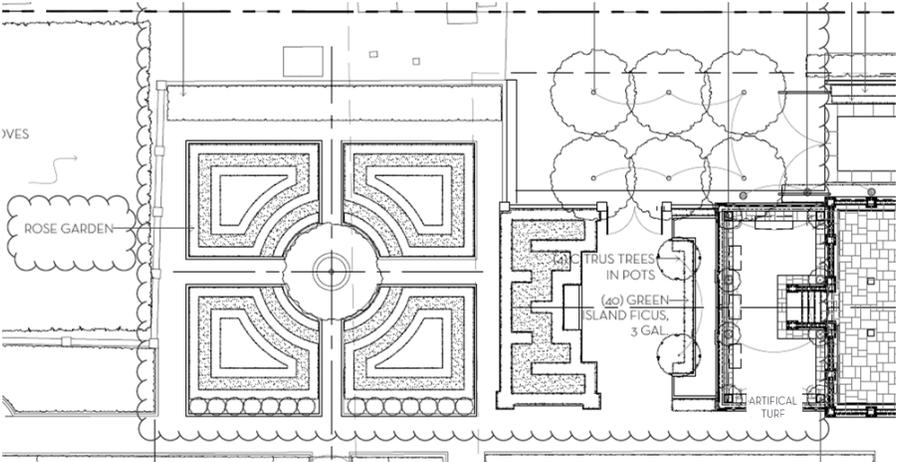
*Proposed pedestrian gate and columns at dock.*

Additionally, modifications to the front site wall and the replacement and relocation of an existing vehicular gate outside of the front setback area are proposed. With the relocation of the vehicular gates outside of the required front yard setback area, the maximum 8 ft height limit for vehicular and pedestrian gates is eliminated. Minor landscape modifications are proposed in relation to the changes. A pedestrian gate at the dock is proposed to match driveway gates.



*Formal Gardens and Gates – Areas of Modifications*

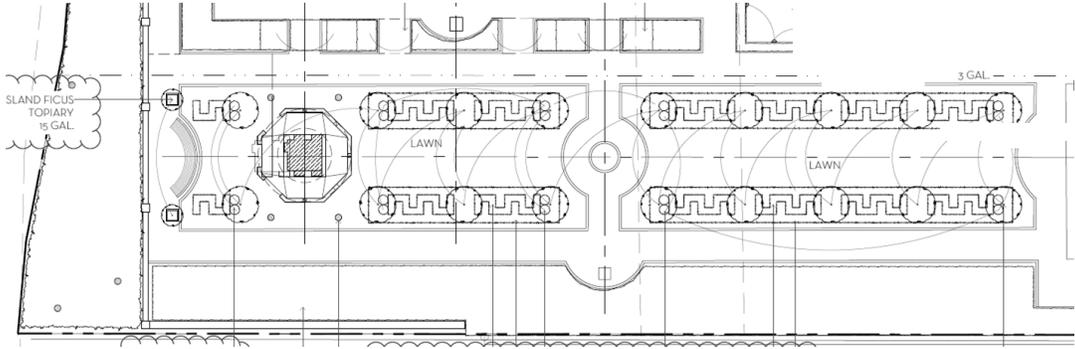
At the north-west part of the site, a formal rose garden area is proposed. Plantings in the garden include Rose bushes, Calophyllum hedges, Seagrape trees, Green Island Ficus, and potted citrus trees. Gravel pathways are proposed. Site walls with pedestrian gates are proposed to border the garden on the north and west sides, including new fountains. Staff will note that the artificial turf noted on sheet L1 is proposed on top of an upper floor terrace and not over landscape open space.



*Landscape Plan for Rose Garden*

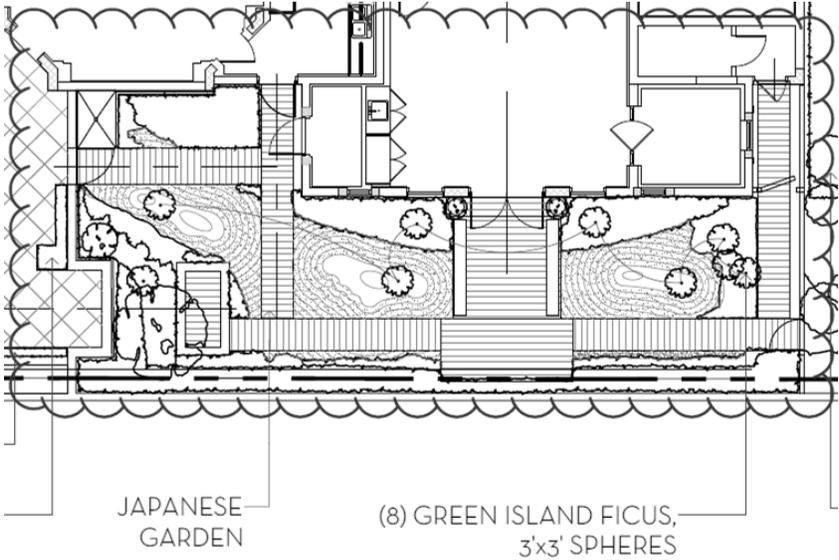
A linear garden is proposed at the south-west of the site, incorporating the folly structure which houses the cooling tower into the design. This garden area will feature gravel pathways,

Calophyllum hedges, Green Island Ficus topiaries, coconut palms, Ilex mounds and hedges, jasmine minima, and lawn area.



*Landscape plan for linear garden.*

At the south side of the main structure, a Japanese Garden is proposed featuring wood walkways, gravel garden pathways, and an outdoor shower. Plantings in this area include Green Island Ficus spheres.



*Landscape Plan for Japanese Garden*

**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.