



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

SUBJECT: ZON-25-0002 (ARC-24-0040) 1285 N OCEAN BLVD (COMBO)

MEETING: APRIL 23, 2025, ARCOM
MAY 14, 2025, TC

ZON-25-0002 (ARC-24-0040) 1285 N OCEAN BLVD – VARIANCE. The applicant, M2B Properties LLC, has filed an application requesting Town Council approval for one (1) fill variance as it relates to development of a new residence. The Architectural Commission shall perform design review of the application.

ARC-24-0040 (ZON-25-0002) 1285 N OCEAN BLVD (COMBO). 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 requiring a variance for fill. Town Council shall review the application as it pertains to zoning relief/approval.

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

HISTORY:

This project was first heard on October 23, 2024, by ARCOM where design changes were requested. The roof massing, chimney designs and driveway were then modified. Additionally, some fill concerns were identified that require a variance. On both February 26, 2025, and March 26, 2025, the project was heard and again deferred for further study. Changes since March include:

- Color for shutters, gates, doors, and window sashes has been modified to be HC 137 Mill Springs Blue.
- On south facade (front) a pair of windows with swing shutters has replaced the previous single window with Bermuda shutter.
- On south facade (front) the previous double pedestrian gate has been replaced with a single 4' wide gate.
- On east facade's main level porch, the intercolumniation has been revised to now being equal throughout the three bays, in exception to the flanking bays to have the same central column spacing and smaller intercolumniation to the sides.
- On east facade's upper-level porch, the previous pilasters have been replaced with engaged columns on either side.
- Chimneys have been increased in height by 2'-0".

At the April 23, 2025 ARCOM meeting, the Commission approved (7-0) the project. Additionally, the Commission motioned (7-0) that the implementation of the proposed variance will not negatively affect the architecture.

THE PROJECT:

The applicant has resubmitted plans, entitled "1285 N OCEAN BLVD, PALM BEACH, FL ARCOM RE-SUBMITTAL as prepared by **Harrison Design**, uploaded April 7, 2025.

The following scope of work is proposed:

- New, two-story, single-family residence with hardscape, landscape and swimming pool

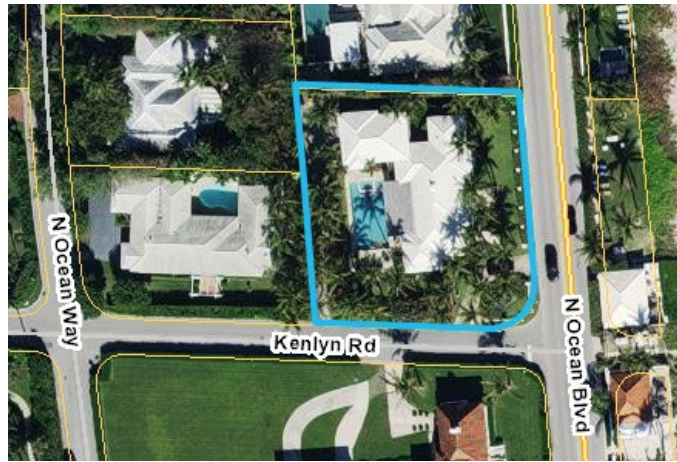
The following variance is required to complete the project:

- **VARIANCE 1: Sec. 134-1600:** A variance to exceed a grade elevation height of more than half the difference between the lowest habitable finished floor of the principal structure and the highest crown of road in front of the lot.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 14,575 SF	Crown of Road	12.51 NAVD
Lot Depth	134'	Lot Width	100'
Lot Coverage	Permitted: 30% Proposed: 24%	Enclosed Square Footage	Proposed: 6,118.84 SF
Cubic Content Ratio (CCR)	Permitted: 3.95 Proposed: 3.95	Angle of Vision	Permitted: 106° Proposed: 87°
Building Height	Permitted: 22' Proposed: 18.6'	Overall Building Height	Permitted: 30' Proposed: 29.76'
Finished Floor Elevation	Proposed: 15.9'NAVD	FEMA Flood Zone	X
Maximum Fill	Permitted: .545' Proposed: 1.32'	Zero Datum	15.9'NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45.26%	Front Yard Landscape Open Space	Required: 40% Proposed: 52.5%
Surrounding Properties / Zoning			
North	1290 N Ocean Blvd Residence / R-B		
South	1270 N Ocean Blvd Residence / R-B		
East	N Ocean Blvd Right-Of-Way		
West	1287 N Ocean Blvd & 1291 N Ocean Blvd Residence(s) / R-B		

STAFF ANALYSIS

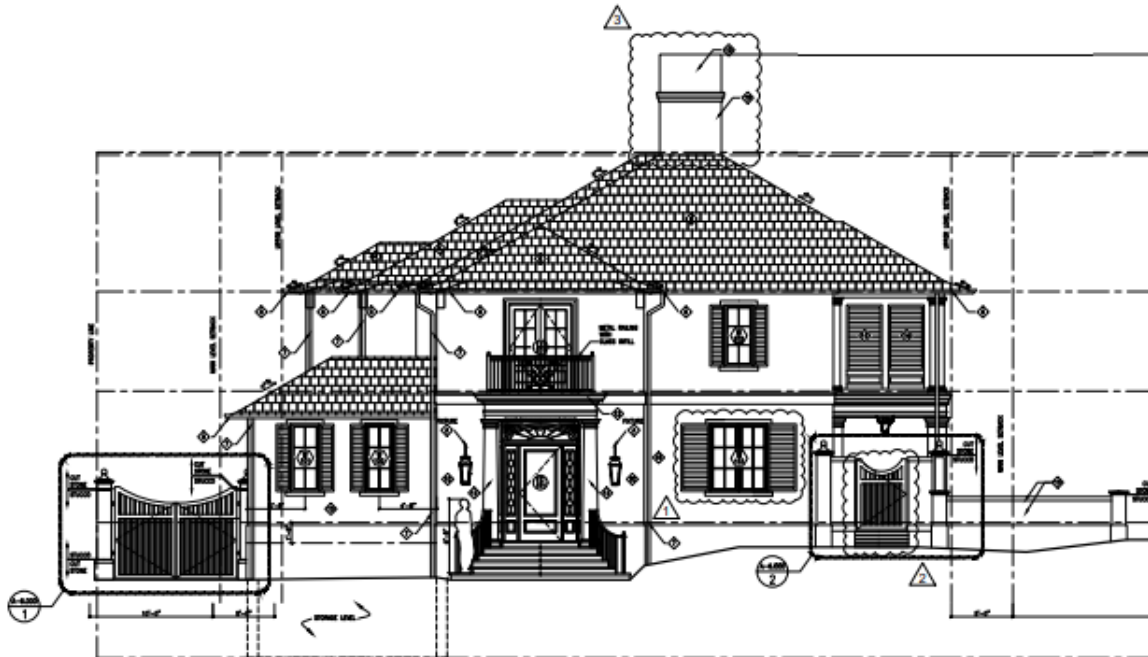
The applicant is proposing the construction of a new two-story residence with associated hardscape, landscape, and swimming pool. The subject property is located on the southeast corner of North Ocean Boulevard and Kenlyn Road. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance to achieve the application as proposed.



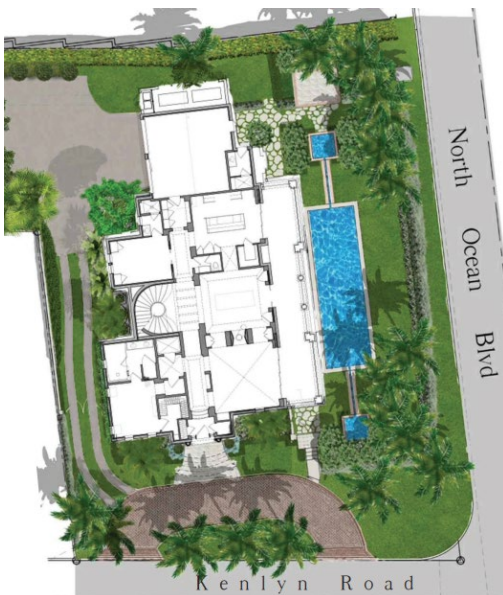
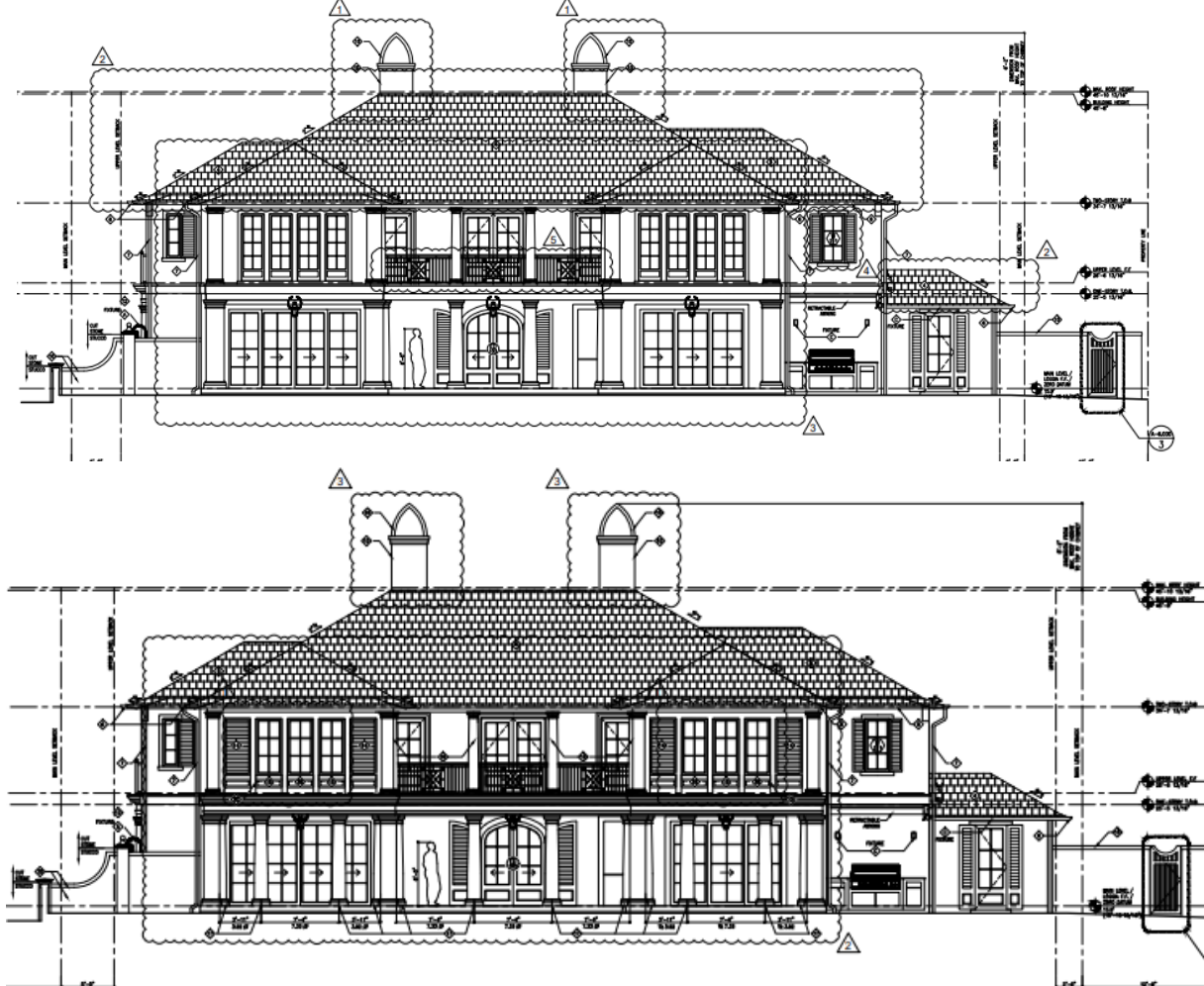
The proposed structure has its main pedestrian and vehicular entry from Kenlyn Road. The residence features one and two-story masses. The two-car garage, located on the north side of the property, and one of the bedrooms, located on the west side of the property, are proposed as one-story masses. A unique aspect of the design is the basement/split level portion of the house, which occupies a small portion of the 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 ribbon driveway that traverses the property along the west side to access the garage on the north. In the letter of intent, the project architect describes the residence as having a French Colonial style. The exterior finishes include a Ludowici Century Shake tile roof (in Earth Gray) and stucco-finished walls. 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 'MILL SPRINGS BLUE'.



South Elevation Previous Proposal /Current Proposal



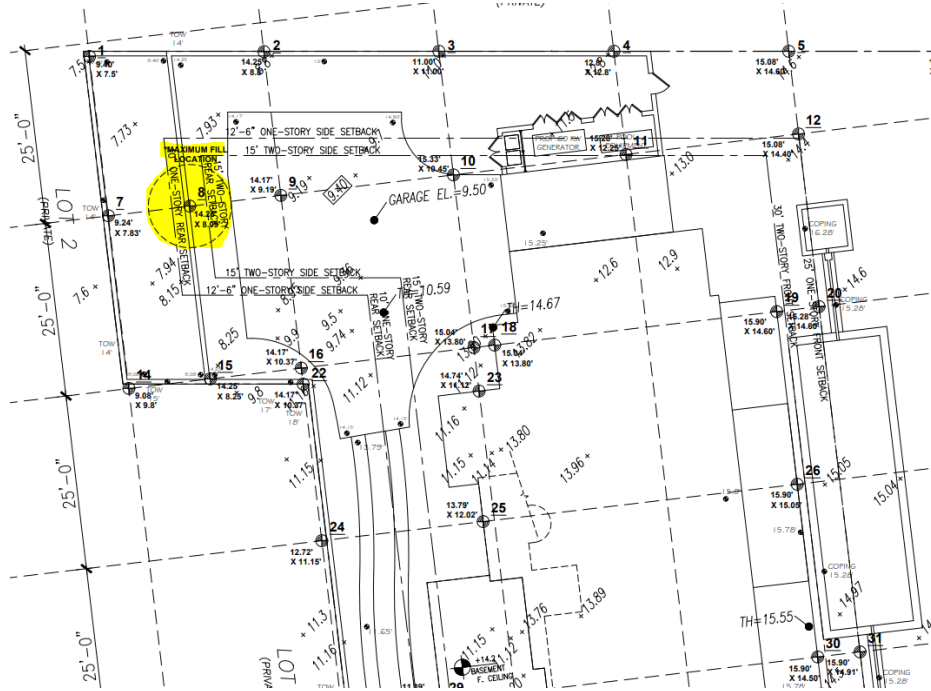
East Elevation Previous Proposal/Current Proposal



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.

Due to the significant grade change along Kenlyn Road the applicant is wishing to bring in some fill and

has one area where it would exceed the permitted fill by approximately 9" at the northwest corner of the lot.



Code Section	Permitted	Proposed	Variance
Variance 1: Sec. 134-1600	.545'	1.32'	.775'

CONCLUSION:

Approval of the project will require two (2) 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, and
2. that the implementation of the proposed variance **shall** or **shall not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion to be made by the Town Council:

1. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.