



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ARC-22-040 (ZON-22-037) 60-70 BLOSSOM WAY (COMBO)

MEETING: March 09, 2022

ZON-22-037 (ARC-22-040) 60-70 BLOSSOM WAY (COMBO) – SITE PLAN REVIEW. The applicant, Blossom Way Holdings LLC and Providencia Partners LLC (Maura Ziska, Authorized Representative), has filed an application requesting Town Council Site Plan Review as required for the installation of a generator with an output capacity over 100kW, in conjunction with the construction of a new single family residence. ARCOM will perform design review of the application.

ARCOM NOTICE:

ARC-22-040 (ZON-22-037) 60-70 BLOSSOM WAY (COMBO). The applicant, Blossom Way Holdings LLC and Providencia Partners LLC (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a combined 50,000+ SF two-story main house and two-story guest house with associated hardscape, landscape and site improvements. Town Council will perform Site Plan Review for the installation of a generator.

Applicant: Blossom Way Holdings LLC and Providencia Partners LLC
Professional: Olson Kundig
Representative: Maura Ziska

HISTORY:

The subject property was part of an application (Z-20-00318) for a replat, reviewed and approved by Town Council.

At the February 23, 2022 ARCOM meeting, an application was approved (7-0) for the construction of a combined 50,000+ SF two-story main house and two-story guest house with associated hardscape, landscape and site improvements, pursuant to ARC-22-040.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 60 Blossom Way", as prepared by **Olson Kundig**, dated 01/07/22.

The following is the scope of work for the Project:

- The construction of a new two story residence containing approximately 50,000 SF of living area designed in the modern contemporary style of architecture on the unified development site of 10 Blossom Way, 70 Blossom Way, 60 Blossom Way, and a portion of 1265 South Ocean Boulevard. The proposal on the newly formed property is to construct a new two-story main house and new two-story guest house at the eastern end of the property. Associated gardens, pools, and site improvements are also being proposed.
- The installation of the 450 KW generator to service the main residence.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- SITE PLAN REVIEW: Section 134-1729(2)c.: Site Plan Review required for a generator with an output capacity of greater than 100 kW.

Site Data			
Zoning District	R-AA Large Estate	Lot Size (SF)	319,293 SF (7.33 acres)
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	51,295 SQ FT
C-O-R	12.1'A	Flood Zone	ZONE X and ZONE VE
Finished Floor Elevation	21.5' NAVD	Max Fill	N/A
Basement Elevation	7' and 8' NAVD		
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25% (79,800 SF)	N/A	12.4% (39,735 SF)
Building Height	30'	N/A	29'-11"
Overall Building Height	35'	N/A	34'-9"
Point of Measure	21.5'	N/A	21.5'
Landscape Open Space	45% (143,682 SF)	N/A	72.4% (231,340 SF)
Front Yard Open Space	45% (6,592 SF)	N/A	81.08% (11,878 SF)
Native Plant Species %	35%	N/A	36.4% (68,305 SF)
Cubic Content Ratio (CCR)	N/A	N/A	N/A

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	Two-story 1998 single-family residence
South	Two-story 1995 single-family residence
East	Atlantic Ocean
West	Two-story 2014 single-family residence

SITE PLAN REVIEW CRITERIA SEC. 134-329

Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

- (1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.
- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.
- (3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.
- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
- (5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.
- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.
- (7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
- (8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.
- (9) Such other standards as may be imposed by this chapter for the particular use or activity involved.
- (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.
- (11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **single family use** is **consistent** with the **Single-Family** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town code:

The applicant is requesting the following approval by Town Council:

- **SITE PLAN REVIEW:** Section 134-1479(2)c. – If the generator exceeds an output capacity of 100 KW or the combined output capacity of multiple generators exceeds 120 kW, said generator(s) shall be subject to **site plan review** as defined in sections 134-326—134-330. If any individual generator output capacity exceeds 100 KW it shall be housed in an enclosed building with landscaping as approved by the Architectural Commission or Landmarks Preservation Commission, whichever is applicable.

STAFF ANALYSIS

The applicant is proposing one 450 kW generator to service the main 50,000 SF residence. The proposed generator will be located within an enclosed building, as required, and located in the northern portion of the site in an area identified as ‘north service area’ and fully complies with all applicable zoning requirements. The Code requires those generators that exceeds 120 kW are subject to site plan review by Town Council. Staff has no concerns with the proposal.