



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5430 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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

**MEETING:** July 13, 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.

**ARC 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 received approval of a Replat by Town Council, pursuant to Z-20-00318. This item has been deferred since the May Town Council meeting as it was pending ARCOM approval.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 60 Blossom Way", as prepared by **Olson Kundig**, dated 05/16/22.

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 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.

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Site Data			
<b>Zoning District</b>	R-AA Large Estate	<b>Lot Size (SF)</b>	319,293 SF (7.33 acres)
<b>Future Land Use</b>	SINGLE-FAMILY	<b>Total Building Size (SF)</b>	51,295 SQ FT
<b>C-O-R</b>	12.1'A	<b>Flood Zone</b>	ZONE X and ZONE VE
<b>Finished Floor Elevation</b>	21.5' NAVD	<b>Max Fill</b>	4.7'
<b>Basement Elevation</b>	7' and 8' NAVD		
Project			
	Required/Allowed	Existing	Proposed
<b>Lot Coverage</b>	25% (79,800 SF)	N/A	12.4% (39, 735 SF)
<b>Building Height</b>	30'	N/A	29'-11"
<b>Overall Building Height</b>	35'	N/A	34'-9"
<b>Point of Measure</b>	21.5'	N/A	21.5'
<b>Landscape Open Space</b>	45% (143,682 SF)	N/A	72.4% (231,340 SF)
<b>Front Yard Open Space</b>	45% (6,592 SF)	N/A	81.08% (11,878 SF)
<b>Native Plant Species %</b>	35%	N/A	36.4% (68,305 SF)
<b>Cubic Content Ratio (CCR)</b>	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 1955 single-family residence
East	Atlantic Ocean
West	Vacant

### **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 100 kW are subject to site plan review by Town Council. Staff has no concerns with the proposal.