



**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:** ZON-22-083 (ARC-22-072) 965 N OCEAN BLVD (COMBO)

**MEETING:** August 10, 2022

**ZON-22-083 (ARC-22-072) 965 N OCEAN BLVD (COMBO) – SITE PLAN REVIEW.** The applicant, 965 North Ocean Boulevard, LLC (Matthew Sellick), has filed an application requesting Town Council review and approval for Site Plan Review for the installation of a 150 kW generator in conjunction with the construction of a new residence. ARCOM will perform design review of the application.

**ARC NOTICE:**

**ARC-22-072 (ZON-22-083) 965 N OCEAN BLVD (COMBO).** The applicant, 965 North Ocean Boulevard, LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with a basement exceeding 10,000 sqft with associated landscape and hardscape improvements. Site Plan Review for 150 kW generator will be performed by Town Council.

**Applicant:** 965 N Ocean Blvd, LLC (Matthew Sellick)  
**Professional:** Dailey Janssen Architects (Patrick Mayfield)

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed New Residence at: 965 N Ocean Blvd", as prepared by **DAILEY JANSSEN ARCHITECTS**, dated July 13, 2022.

The following scope of work is proposed for the project:

- Construction of a new two-story single-family residence with a basement, pool, spa, and landscape and hardscape improvements
- 150 KW generator proposed to be installed in the basement

The following Site Plan Review is required to complete the project:

- **SITE PLAN REVIEW:** Sec 134-1729(2)(c) Site plan review required for installation of a generator over 100kW (150 KW generator proposed).

<b>Site Data</b>
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<b>Zoning District</b>	R-A Estate Residential	<b>Lot Size (SF)</b>	54,375 sq. ft.
<b>Future Land Use</b>	SINGLE FAMILY	<b>Total Building Size (SF)</b>	18,448 SF
<b>C-O-R</b>	3.4' NAVD	<b>Flood Zone</b>	X
<b>Finished Floor Elevation</b>	16.1' NAVD	<b>Max Fill</b>	20"
<b>Cubic Content Ratio (CCR)</b>	NA	<b>Lot Coverage</b>	19.1% (10,387 SF)

Surrounding Properties / Zoning	
North	1963 1-Story Single Family Residence
South	2015 3-Level Single Family Residence
East	Atlantic Ocean
West	1970 1-Story Single Family Residence

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#### **STAFF ANALYSIS**

The project consists of the construction of a new 21,771 SF single-family dwelling with hardscape and landscape improvements and a pool on an ocean front parcel in the R-A Estate Residential Zoning District. The proposed structure is 3-levels consisting of a basement, first story and second story. The project is compliant with all zoning regulations related to lot, yard and massing, and requires no variances. The generator is required to be housed in a building with landscaping, subject to design review and approval by the Architectural Commission. Site plan review by Town Council is required for the installation of a generator over 100kW as part of the construction of the new dwelling.