



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-22-101 (ARC-22-136) 980 S OCEAN BLVD

MEETING: SEPTEMBER 14, 2022

ZON-22-101 (ARC-22-136) 980 S OCEAN BLVD (COMBO)– SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review for the construction of a new two-story residence on non-conforming portions of platted lots that is 120 feet in width where 125 foot minimum is required, and 19,409 square feet in lot area where 20,000 square foot minimum is required, in the R-A Zoning District. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-136 (ZON-22-101) 980 S OCEAN BLVD (COMBO). The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence two-story accessory structure and the construction of a new two-story residence with basement on a deficient in lot width and lot area requirements the R-A Zoning District with related landscape and hardscape improvements. The variance portion of the application shall be reviewed by Town Council.

Applicant: 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC. (JANE HOLZER)
Professional: Dailey Janssen Architects (Roger Janssen)
Representative: Maura Ziska, Esq.

HISTORY:

The existing home is constructed as a single-story residence in 1950.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Residence at: 980 South Ocean Blvd", as prepared by **Dailey Janssen Architects**, dated June 28, 2022.

The following is the scope of work:

- Construction of two-story residence.

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

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW.** Section 134-840: Special Exception with Site Plan Review to allow the construction of a new 10,775 SF, two-story residence with basement, pool and landscaping on non-conforming portions of platted lots that is 120 feet in width where 125 foot minimum is required, and 19,409 SF in lot area where 20,000 SF minimum is required, in the R-A Zoning District.

Site Data			
Zoning District	R-A	Lot Size (SF)	19,409 SF 20,000 SF Required
		Lot Width	120' width 125' width Required
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	10,775 SF
C-O-R	16.56 ft NAVD	Flood Zone	ZONE X
Finished Floor Elevation	20' NAVD	Max Fill	14.5"
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25%	N/A	24.5%
Landscape Open Space (LOS)	50%	N/A	50.1%
Surrounding Properties / Zoning			
North	1967 2-story single-family residence		
South	2020 2-story single-family residence		
East	1976 1-story single-family residence		
West	1952 1-story single-family residence		

STAFF ANALYSIS

The applicant is proposing a new two-story single-family residence on a corner parcel along South Ocean Boulevard. The parcel is deficient in minimum width (120') for the R-A Zoning district (125') and lot area (19,409 SF) thus requires site plan review (20,000 SF) and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted and developed with the existing two-story residence in 1950, proposed to be demolished. Staff has no objections to the granting of the Special Exception W/ Site Plan Review.