



**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-22-138 (ARC-22-184) 1540 S OCEAN BLVD

MEETING: NOVEMBER 09, 2022

**ZON-22-138 (ARC-22-184) 1540 S OCEAN BLVD. (COMBO) —SPECIAL EXCEPTION W/ SITE PLAN REVIEW.** The applicant, 1540 S OCEAN LLC (Steven Kirsch), has filed an application requesting Town Council review and approval for Special Exception and Site Plan Review for the construction of a new two-story guest house connected to a previously approved two-story structure with related landscape and hardscape improvements on a parcel deficient in lot depth. The Architectural Commission will perform the design review of the application.

Applicant: 1540 S Ocean LLC (Steven Kirsch)  
Professional: Dailey Janssen Architects, P.A.  
Representative: Roger P. Janssen

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed Guest House At: 1540 S. Ocean Boulevard", as prepared by **Dailey Janssen Architects, P.A.** dated August 1, 2022.

The subject property consists of 0.32 acres and is located at the 114 Ocean View Road, abutting 1540 South Ocean Boulevard. Plans call for the combination of these two (2) parcels through a Unity of Title to construct a primary residence and associated guest house for a total acreage of 0.69 acres when adjoined. The address assumed at completion will be 1540 South Ocean Boulevard. The properties have a Future Land Use designation of Single Family with a compatible Zoning classification of Estate Residential (R-A).



114 Ocean View Road  
1540 S. Ocean Blvd  
(Under construction)  
Beach cabana

## **STAFF ANALYSIS:**

### **History of the Application**

In accordance with ARCOM # B-046-2021, a two (2) story 7,354 square foot residence received final approval by Town Council on June 23, 2021, at 1540 South Ocean Boulevard and construction has begun. On February 23, 2022, pursuant to ARC-22-028/ZON-22-124, the Town Council approved the renovation of the existing beach cabana and construction of a tunnel leading to 1540 South Ocean Boulevard. The applicant then received approval in July 2022 to demolish the existing 4,029 square foot two (2) story home at 114 Ocean View Road with the plan to unify the two (2) properties and the beach cabana.

The current scope of work, which does not involve any modifications to the beach cabana parcel, include the following:

- Site Plan with a Special Exception to construct a new 5,245 square foot (above grade) guest house with a basement.
- Changes to the main residence that will result in an increase in the total square footage from previously approved 7,354 square feet to 8,086 square feet (above grade).

### **Zoning**

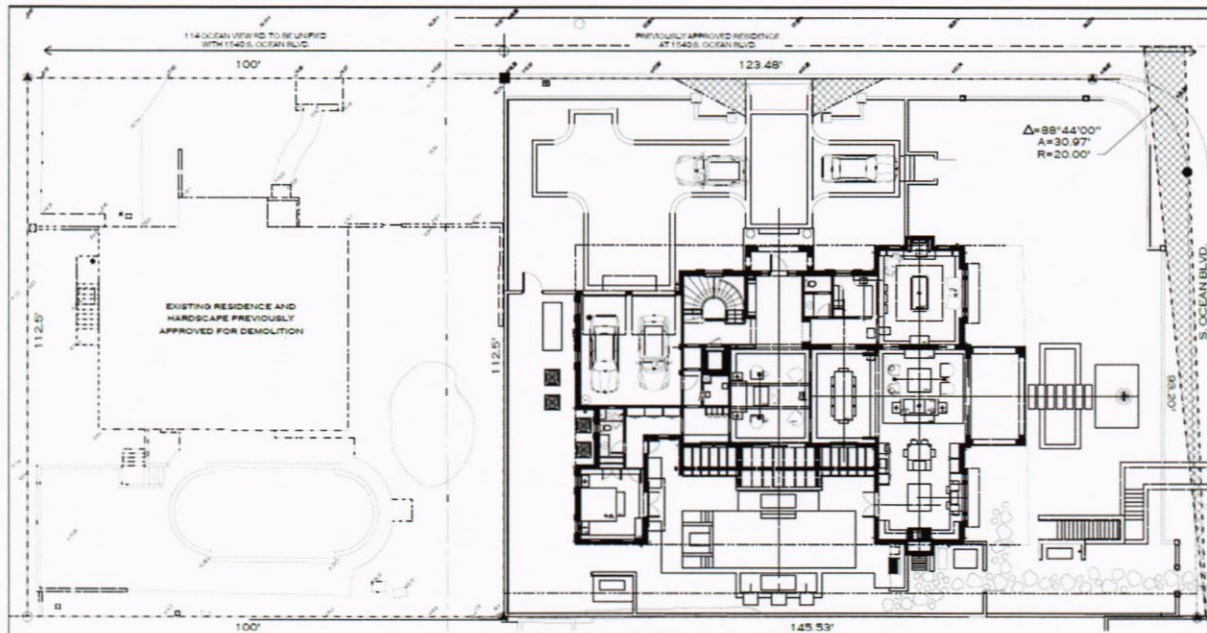
Below is a summary of the subject application with regards to Zoning Code compliance and Special Exception request.

Site Data			
<b>Zoning District</b>	Estate Residential District (R-A)	<b>Lot Size</b>	Required: 20,000 SF Existing: 1540 S. Ocean (1540): 16,151 SF Proposed: 27,401 SF
<b>Future Land Use</b>	Single-Family	<b>Max Fill</b>	Maximum Permitted: .95 FT Existing: .69 FT Proposed: .95 FT
<b>Total Building Size (SF)</b>	Existing: 9,070 SF (w/ basement) Proposed: 14,845 SF (w/ basement)	<b>Lot Coverage</b>	Required: 6,850 SF (25%) Existing (1540): 4,033 SF (24.9%) Proposed: 6,847 (25%)
<b>Crown of Road (COR)</b>	Existing: 16.88' to 18.87' Proposed: 16.88' to 18.87'	<b>FEMA Zone</b>	X/VE 10
<b>Landscape Open Space</b>	Required: 13,700 SF (50%) Existing at 1540: 8,317 SF (51.5%) Proposed: 13,723 SF (50%)	<b>Finished Floor Elevation</b>	Existing (1540) 20.25 FT Proposed: 18.75 FT
Surrounding Properties / Zoning			
<b>North</b>	Single-family home/R-A		
<b>South</b>	Single-family home/R-A		
<b>East</b>	Single-family home/R-A		
<b>West</b>	Single-family home/R-A		

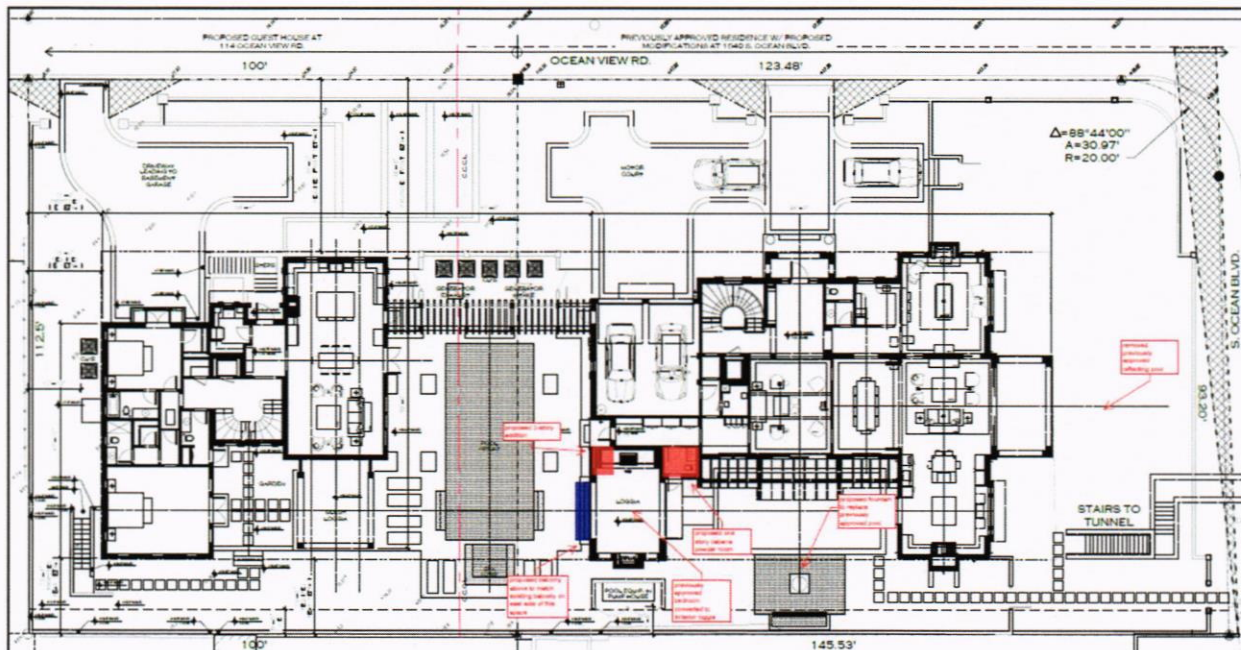


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Shown below is a comparison of the approved site plan for 1540 South Ocean with the proposed new site plan combined with 114 South View Way. A summary of the modifications to the two (2) story main residence are as follows:



Approved Site Plan 1540 S. Ocean Blvd



Proposed New Site Plan- Both Properties

- Removal of reflecting pool in east front yard
- Replace previously approved pool in south yard with a new fountain
- Convert southwest bedroom to exterior loggia space
- Add one (1)-story cabana powder room to east of new loggia space
- Add two (2)-story area of new space on northwest corner of new loggia space
- Add cantilever balcony above west opening of new loggia space



### Landscape Plan

Pursuant to Code Section 66-285(1), at least 35 percent of all new required landscaping, in the categories of trees, palms, shrubs, and a combined category of vines and ground cover plants, shall consist of native vegetation. Additionally, Code Section Sec. 66-311(d) addresses the plant species, ficus benamina and ficus nitida. As codified, due to extreme susceptibility of the invasive white fly pest and the consequent enforcement issues to require owners to treat or remove infested ficus benamina and ficus nitida, no new planting of ficus benamina or ficus nitida shall be allowed, with the exception of replacement plantings associated with a utility easement. The planting of appropriate native vegetation in a hedge or hedgerow is encouraged.

The subject landscape plan, shown below, complies with the landscape requirements, which is also displayed in the table below. Please note, the plant species, ficus benamina and ficus nitida, are not present nor proposed on the proposed landscape plan.



Pursuant to Code Section 66-261: Sec. 66-285. General.		
At least 35 percent of all new required landscaping, in the categories of trees, palms, shrubs, and a combined category of vines and ground cover plants, shall consist of native vegetation.		
	Provided	Total
Trees	21	
Native	21	100%
Palms	52	
Native	19	36.5%
Shrubs, Vines	3,811	
Native	1,672	43.8%

WRB:JGM:JHD