



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-22-238 1480 N OCEAN BLVD

MEETING: DECEMBER 16, 2022

**ARC-22-238 1480 N OCEAN BLVD.** The applicant, Jason Kalisman, has filed an application requesting Architectural Commission review and approval for site alterations including a new driveway curb cut, new pool, and new landscape and hardscape to an existing two-story residence.

Applicant: Jason Kalisman  
Professional: Environment Design Group (Dustin Mizell)

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 1480 N Ocean Boulevard", as prepared by **Environment Design Group**, dated October 27, 2022.

The following is the scope of work:

- Addition of new curb cut, demolition of existing pool and installation of new pool and associated deck.

Site Data			
Zoning District	R-B	Lot Size (SF)	13,013 SF
Future Land Use	SINGLE FAMILY	Landscape Open Space (LOS)	Required: 45% (5,855 SF) Existing: 44.1% (5,734SF) Proposed: 46.9% (6,106 SF)
Front Yard Open Space	Required: 40% Existing: 55% Proposed: 40.9%	Perimeter Open Space	Required: 50% Existing: 86.4% Proposed: 83.3%
Surrounding Properties / Zoning			
North	2006 Two-story residence/ R-B		
South	1953 Two-story residence/ R-B		
East	2005 Two-story residence/ R-B		
West	1985 One-story residence/ R-B		

**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the following sections of the Town zoning code.

This minor application is for the installation of a new curb cut along Manana Lane and other site improvements in order to afford better maneuverability for vehicles accessing the onsite garage which itself is situated along that portion of the site and facing Manana Lane. The proposed improvements to the site, does not include any architectural changes. The applicant has proffered compliance with the overall open space requirements of the R-B zoning district (45%).

WRB/JGM