



**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-22-247 965 N OCEAN BLVD.

MEETING: DECEMBER 16, 2022

**ARC-22-247 965 N OCEAN BLVD.** The applicant, 965 N OCEAN BLVD LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 SF with basement, landscape, hardscape, pool and spa.

Applicant: Matthew Sellick  
Professional: Dailey Janssen (Roger Janssen) | Nievera Williams (Mario Nievera)

**HISTORY:**

A previous application for the construction of a new 18,448 SF residence was proposed for this site at the July 27, 2022, ARCOM meeting and was unanimously denied.

**THE PROJECT:**

The applicant has submitted plans, entitled "965 NORTH OCEAN BOULEVARD", as prepared by **Dailey Janssen Architects**, dated November 4, 2022.

The following is the scope of work:

- Construction of a new 16,310 SF two-story single-family residence with a basement and sitewide landscape and hardscape improvements.

Site Data			
Zoning District	R-A Estate Residential	Lot Size	Required: 20,000 SF Proposed: 54,375 SF
Future Land Use	SINGLE FAMILY	Lot Width	Required: 125' Proposed: 150'
Overall Height	Permitted: 35' Proposed: 31'-10"	Lot Coverage	Permitted: 25% (13,593 SF) Proposed 15.4% (8,404 SF)
Crown of Road (COR)	3.4' NAVD	Finished Floor Elevation	16'-1" NAVD

<b>Landscape Open Space</b>	Required: 50% (27,187 SF) Proposed: 61.5% (33,426 SF)	<b>FEMA Zone</b>	X
<b>Native Plantings</b>	> 35%	<b>Front Yard Open Space</b>	Required: 45% (2,671 SF) Proposed: 76% (4,207 SF)
<b>Surrounding Properties</b>			
<b>North</b>	977 N Ocean Blvd, Single Family Residence		
<b>South</b>	947 N Ocean Blvd, Single Family Residence		
<b>East</b>	Atlantic Ocean		
<b>West</b>	960 N Ocean Blvd, Single Family Residence		

### **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, is consistent with the Town of Palm Beach zoning code.

The application requests the construction of a new 16,310 SF two-story single-family residence with a basement in the R-A Estate zoning district. The primary two-story component of the residence is proposed to be sited on the bluff, westward of the Coastal Construction Control Line (CCCL) with a finish floor elevation of 16'-1" and an overall height of 31'-10". The proposed residence is designed in a tropical British Colonial style and features asymmetric plan, cedar shake hip roofs, smooth stucco and channeled limestone facades, casement windows, and balconies with chamfered columns and Chippendale style railings.

The design of the residence features a large basement, containing additional living space, storage space, and rooms for generators and assorted mechanical equipment. A sunken equipment yard housing two cooling towers is proposed within the buildable envelope outside of required yard setbacks in the north yard, with sections provided on Sheets A-2.06 and A-2.13.

The site plan features a terraced front yard with layered fencing, walls, and hedgerows, two gated vehicular entryways and a central motor court. Landscaping and site design have been provided by Neivera Williams, and is provided on Sheets Lo – OS3 of the plan sets.

WRB:JGM:JRH