



**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:** MARCH 29, 2023

**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:**

The current application was initially reviewed at the December 2022 ARCOM meeting and was deferred for a two month time frame for a restudy.

**THE PROJECT:**

The applicant has submitted plans, entitled "965 NORTH OCEAN BOULEVARD", as prepared by **Dailey Janssen Architects**, dated March 6, 2023.

The following is the scope of work:

- Construction of a new 16,883 SF two-story single-family residence with a basement and sitewide landscape and hardscape improvements.

Site Data			
<b>Zoning District</b>	R-A Estate Residential	<b>Lot Size</b>	Required: 20,000 SF Proposed: 54,375 SF
<b>Future Land Use</b>	SINGLE FAMILY	<b>Lot Width</b>	Required: 125' Proposed: 150'
<b>Overall Height</b>	Permitted: 35' Proposed: 31'-10"	<b>Lot Coverage</b>	Permitted: 25% (13,593 SF) Proposed 16% (8,714 SF)
<b>Crown of Road (COR)</b>	3.4' NAVD	<b>Finished Floor Elevation</b>	16'-1" NAVD

<b>Landscape Open Space</b>	Required: 50% (27,187 SF) Proposed: 59.2% (32,205 SF)	<b>FEMA Zone</b>	X
<b>Native Plantings</b>	> 35%	<b>Front Yard Open Space</b>	Required: 45% (2,671 SF) Proposed: 55.5% (2,920 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 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 decorative 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-2.01 and A-2.04.

The proposed site plan, building footprint, and massing elements have been substantially reworked since the December 2022 meeting. The overall architectural design remains tropical British Colonial. The landscape and hardscape program has also received several modifications, including revised site wall and gate designs to accommodate the new vehicular drive program.

WRB:JGM:JRH