



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-22-240 1198 N OCEAN WAY

MEETING: MAY 24, 2023

ARC-22-240 1198 N OCEAN WAY. The applicant, Douglas L Williams & Gabrielle J Sirchio, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with related landscape and hardscape improvements.

Applicant: Douglas Williams & Gabrielle Sirchio
Professional: Peter Papadopoulos | Smith & Moore Architects
Dustin Mizell | Environment Design Group

HISTORY:

This project was initially reviewed and deferred by ARCOM at the January 25, 2023, meeting. The project was deferred at the request of the applicant for subsequent months. Revised drawings were submitted on May 8, 2023, for ARCOM's second review.

THE PROJECT:

The applicant has submitted plans, entitled "1198 N. Ocean Way, Palm Beach, Florida", as prepared by **Smith & Moore Architects**, dated May 8, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Sitewide landscape and hardscape improvements.

Site Data			
Zoning District	R-B	Lot Size (SF)	12,763 sf
Future Land Use	SINGLE FAMILY	Lot Dimensions	Width: 126.82' Depth: 101.58'
Lot Coverage	Permitted: 30% Proposed: 30% (3,792 SF)	Enclosed Square Footage	3,975 SF

Building Height	Max. Allowed: 22' Proposed: 17'-4"	Overall Building Height	Max. Allowed: 30' Proposed: 27'-6"
Crown of Road	5.26' NAVD	Fill	Permitted: 0.87' Proposed: 0.87'
Finished Floor Elevation	Required: 7' NAVD Proposed: 7.125' NAVD	Flood Zone	AE6
Landscape Open Space	Required: 45% Proposed: 45.2%	Perimeter Landscape Open Space	Required: 50% Proposed: 79.8%
Front Yard Landscape Open Space	Required: 40% Proposed: 65.77%	Native Planting	Complies
Surrounding Properties / Zoning			
North	2022 Two-story residence / R-B		
South	2020 Two-story residence / R-B		
East	1997 One-story residence / R-B		
West	2007 Two-story residence / R-B		

STAFF ANALYSIS

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

The subject property is located at the northwest corner of the Mockingbird Trail and N Ocean Way intersection, three lots west of North Ocean Boulevard. The immediate area is comprised of single-family residential dwellings of varying architectural styles.

The architectural drawings submitted for the May meeting illustrate a substantial redesign in the architectural styling of the proposed residence. ARCOM recommended that the January version of the home be restudied, and provided comments that the proposed residence was somewhat austere and faced compatibility concerns for the North End neighborhood. The May submittal drawings, while largely maintaining the previous massing arrangement and site plan, provide the residence with a defined architectural style and heightened detailing.

The Anglo-Caribbean design features an asymmetrical massing with a series of gable roofs clad in concrete tiles that mimic a wood shake. The two-story massing element towards the north end of the lot provides the required two-bay garage and utilizes louvered panel garage doors, divided lite hung windows with louvered colonial and Bahama shutters, and second story wall dormers on side elevations.

The larger single-story massing is situated center-lot and connects to the two-story portion with a transitional hyphen that utilizes decorative walls to provide an open-air entry forecourt. The habitable portion of this section is topped with a low-slope copper roof hidden behind the forecourt and parapet walls. The remainder of the single-story portion utilizes a staggered triple gable arrangement with the gable ends facing south towards Mockingbird Trail.

Site features include a driveway off North Ocean Way in largely the same location as it exists with the current residence. New site walls are proposed along the north and west property lines, which provide screening for equipment yards containing a 60kW generator and AC condensing units in the north yard, and additional condensing units and pool equipment in the west yard. An 8' x 72' lap pool and pool patio are placed in the south yard and are screened from neighboring streets by an inset site wall and with dense tropical planting buffers.

Conclusion

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB:JGM:JRH