



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-033 1440 S OCEAN BLVD

MEETING: MAY 24, 2023

ARC-23-033 1440 S OCEAN BLVD. The applicant, 1440 South Ocean Trust (Ronald Kochman, Trustee), has filed an application requesting Architectural Commission review and approval for a new 2-story residence over 10,000 square feet and accompanying hardscape, landscape, pool, site walls and gates.

Applicant: 1440 South Ocean Trust (Ronald Kochman, Trustee)
Professional: Bridges Marsh & Associates Inc. (M. Mark Marsh)
Representative: Ronald Kochman

THE PROJECT:

The applicant has submitted plans, entitled "NEW RESIDENCE 1440 SOUTH OCEAN BLVD. PALM BEACH, FLORIDA" as prepared by **Bridges Marsh & Associates, Inc.**, dated April 11, 2023.

The following is the scope of work:

- New 2-story residence.
- Hardscape, landscape, and pool.
- Site walls and gates.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 75,594 SF Required: 60,000 SF	Crown of Road (COR)	5.23' NAVD
Total Enclosed SF	17,295 SF	FEMA Flood Zone	AE 6'
Building Height	Permitted: 30' Proposed: 25'	Overall Building Height	Permitted: 40' Proposed: 37'
Finished Floor Elevation	8' NAVD	Point of Measurement	7.0' NAVD
Lot Coverage	Permitted: 25% (18,899 SF) Proposed: 17.4% (13,177 SF)	Maximum Fill	Maximum: 1.22' Proposed: 1.2'

Landscape Open Space (LOS)	Required: 55% (41,576.7 SF) Proposed: 67% (61,000 SF)	Front Yard Landscape Open Space	Required: 45% Proposed: 83% (6,700 SF)
Surrounding Properties / Zoning			
North	1983 Two-story Residence / R-AA		
South	1989 Three-story Residence / R-AA		
East	2001 Three-story Residence / R-AA		
West	Lake Worth Lagoon		

STAFF ANALYSIS

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

The proposed project includes the construction of a new two-story residence described by the architect as being designed in the island colonial style with landscape, hardscape, pool, site walls and vehicular gates. The applicant proposes a lot coverage below the max lot coverage permitted, and landscape open space which exceeds the minimum required, and building heights below maximum permitted. The first floor is 9,377 sq. ft. under air, the second floor 6,134 sq. ft. under air, offering a total of 15,511 sq. ft. of interior living space. The proposal includes a 4-car garage and over 2,500 square feet of exterior covered areas.

The proposed site plan features the home located centrally on the large estate parcel. The primary driveway entrance is located towards the north of the property between two large and well-established banyan trees, leading to a central motor court of tabby concrete with a multifoil inlay design with a fountain feature in the middle. The service drive is located towards the south of the property via a separate entrance, providing access to the garage and ample parking for staff along the southern property line. Both driveway entrances are equipped with very ornate aluminum driveway gates, with a corresponding marble design feature on the north elevation of the garage facing the motor court. The south side of the main massing features a one-story wing extending to the east (garage) and west (outdoor vias and covered loggias). A swimming pool and paved sun terrace surrounded by lawn area is proposed behind the home before the lake. All mechanical equipment is located within the building envelope. The perimeter of the site is heavily landscaped with a tropical landscape palette, the perimeter of the structure accented with palms, and expansive lawns between the structure and the Lake and roadway.

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 aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF