



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

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

SUBJECT: ARC-23-083 516 S OCEAN BLVD.

MEETING: JUNE 28, 2023

ARC-23-083 516 S OCEAN BLVD. The applicant, 516 SOB Trust (Andrew Farkas) has filed an application requesting Architectural Commission review and approval for the construction of a second story addition above an existing single-story portion of a two-story residence.

Applicant: Andrew Farkas
Professional: Michael Perry | MP Design & Architecture

THE PROJECT:

The applicant has submitted plans, entitled "Farkas Residence" as prepared by **MP Design & architecture** dated May 16, 2023.

The following is the scope of work:

- Construction of a 1,620 SF second floor addition

Site Data			
Zoning District	R-A Estate Res.	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 20,513 SF Required: 20,000 SF	Total Enclosed SF	10,762 SF
Building Height	Permitted: 25' Proposed: 23'	Overall Building Height	Permitted: 35' Proposed: 29'
Finished Floor Elevation	16.24' NAVD	Point of Measurement	16.4' NAVD
Lot Coverage	Permitted: 25% Proposed: 24.7% (5,574 SF)	Maximum Fill	N/A
Landscape Open Space (LOS)	Required: 50% Proposed: 51.1% (10,493 SF)	Front Yard Landscape Open Space	Required: 45% Proposed: 56% (1,945 SF)
Surrounding Properties / Zoning			
North	500 S Ocean Blvd. / R-A		
South	520 S Ocean Blvd. / R-A		
East	S Ocean Boulevard / Atlantic Ocean		

West	25 Middle Road / R-A
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STAFF ANALYSIS

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

The application requests to construct a new +/- 1,600 SF second story addition to the rear of an existing residence in the R-A zoning district. The existing residence features a two-story massing fronting S Ocean Boulevard which extends west before lowering to a single-story element featuring a large family room, three-bay garage, and utility areas. The application seeks to construct a second story on this portion of the residence without altering the existing footprint of the building. The proposed second story will primarily house two guest suites and a large laundry room.

Exterior treatments are consistent with the current residence's architectural styling, and feature divided light casement windows, stucco facades, and a natural clay barrel tile roof. The building's roof height gradually steps down towards the west. No site alterations or landscape modifications are proposed as part of the current request.

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:JRH