



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-23-067 1600 S OCEAN BLVD

MEETING: JUNE 28, 2023

ARC-23-067 1600 S OCEAN BLVD. The applicant, Ninety 9798 Canada Inc, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved single-family residence including fenestration changes and a second floor addition.

Applicant: Ninety 9798 Canada Inc
Professional: Smith and Moore Architects, Inc.

HISTORY:

An application was reviewed and approved by ARCOM for a 6,175 SF second floor addition and a 2,920 SF basement to an existing 15,567 SF two-story residence, pursuant to B-037-2019 at the 06-26-19 meeting. Included in that approval was a variance for a point of measurement for height and overall height, Z-19-00200, at the July 10, 2019 Town Council Development Review meeting, granting a point of measurement of 30.80 feet North American Vertical Datum ("NAVD") for building height and overall height in lieu of the 17.31 feet NAVD required for lots within the coastal construction control line.

THE PROJECT:

The applicant has submitted plans, entitled "1600 SOUTH OCEAN BOULEVARD", as prepared by **Smith and Moore Architects, Inc.** dated June 5, 2023.

The following is the scope of work for the Project:

- Construction of a 405 SF second floor addition.
- Modification to previously approved elevations.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

Site Data			
Zoning District	R-A	Lot Size	107,288 SF
Future Land Use	SINGLE FAMILY	Year Built	1983

Total Enclosed SF	Existing: 21,832 SF Proposed: 22,488 SF	Lot Coverage	Existing: 11.9% (12,737 SF) Proposed: N/C
Surrounding Properties / Zoning			
North	2000 Two-story Single-family residence / R-A		
South	2022 Two-story Single-family residence / R-A		
East	Beach parcel and Atlantic Ocean / B-A		
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. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application consists of a 405 SF second floor addition to the existing two-story residence. Additionally, there are proposed changes to doors along the west elevation at the basement level, the elimination of two pediments on the east elevation, the introduction of stone balustrades at the roof level and the other door and window changes on the south elevation.

The application was heard at the May 24, 2023 meeting and received partial approval. Modifications to the basement addition were approved unanimously. The remainder of the application, which includes the second-floor addition and fenestration changes was deferred to the June 28, 2023 meeting. The applicant resubmitted with changes based on comments received from commissioners including a reduction in door width on all four elevations, additional doors on the west elevation and changes to the columns and pediment.

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: SCP