




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 Chairman and Members

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

SUBJECT: ARC-23-095 870 S OCEAN BLVD

MEETING: JULY 26, 2023

ARC-23-095 870 S OCEAN BLVD. The applicant, K&M Douglas Trust, has filed an application requesting Architectural Commission review and approval for modifications to an existing two-story residence with associated landscape and hardscape.

Applicant: K & M Douglas Trust
Professional: Smith Kellogg Architecture, Inc. | Christopher Cawley Landscape

HISTORY

The property consists of a two-story residence constructed in 1987 with modifications made including a swimming pool addition on the eastern portion, new driveway and the addition of vehicular gates. In 2021 and 2022 ARCOM approved the addition of a new swimming pool adjacent to the main house and the addition of a pool, beach cabana and cabana swimming pool. Those two approvals are currently permitted and under construction.

THE PROJECT:

The applicant has submitted plans, entitled “Site Plan Modifications To: 870 South Ocean Boulevard” as prepared by **Smith Kellogg Architecture, Inc.**, dated June 15, 2023.

The following is the scope of work:

- Modifications to existing east and south yard site walls.
- Removal of existing vehicular gates.
- Addition of a pedestrian gate.
- Partial driveway reconfiguration.
- Associated landscape and hardscape improvements.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 14,342 SF Required: 20,000 SF	Crown of Road	17.7' NAVD

Lot Depth	Existing: 153.47' Required: 150'	Lot Width	Existing: 101.53' Required: 125'
Landscape Open Space	Required: 50% Proposed: 50%	Front Yard Landscape Open Space	Required: 45% Proposed: 50.1%
Surrounding Properties / Zoning			
North	860 S Ocean Blvd 2-Story Residence R-A		
South	850 S Ocean Blvd 2-Story Residence R-A		
East	Beach Parcel Atlantic Ocean BA		
West	109 Via Vizcaya 1 - Story Residence R-A		

STAFF ANALYSIS

A review of the project indicates that the application, as proposed, is consistent with the R-A zoning provisions provided within the Town zoning code.

The property is currently under construction after receiving ARCOM approval for the addition of a swimming pool, construction of a beach cabana with pool and sea wall. This application requests the replacement and modification to existing site walls along South Ocean Boulevard and Via Vizcaya and the removal of the vehicular gates. A pedestrian gate will be added to provide access to the beach cabana that is currently under construction. Associated landscape and hardscape improvements will be done to accommodate these changes resulting in an increase in landscape open space and native plants.

Conclusion

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. 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