




TOWN OF PALM BEACH
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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: JULY 26, 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 variances for height and overall height based on determination of the point of measurement, pursuant to Z-19-00200 which was approved at the July 10, 2019 Town Council Development Review meeting. This granted the 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 current application has received the following approvals:

- May 24, 2023 – approval of basement modifications from the previously approved 2019 application.
- June 28, 2023 – approval of the second-floor addition w/ conditions.

The application was approved (5-2) at the June 28, 2023 ARCOM meeting with the following items needing to return to ARCOM for final review and approval: exterior building color and additional landscaping.

THE PROJECT:

The applicant has submitted plans, entitled "1600 SOUTH OCEAN BOULEVARD", as prepared by **Smith and Moore Architects, Inc.** dated July 10, 2023.

The following is the scope of work for the Project:

- Adjustment of the east wall to receive Architrave.

- Adjusting spacing of the paired columns on east elevation.
- Simplified string course.
- Addition of coconut palms to landscape plan.

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

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. The item was heard at the June 28, 2023 meeting with the following conditions:

- Applicant shall remove the rustication around the west doors.
- Applicant shall correct the pediment and second floor band per instruction.
- Applicant shall return to ARCOM for final review and approval of the building color and additional landscaping.

Applicant has resubmitted new plans based on the conditions placed on the June 28, 2023 Development Order in order to satisfy all remaining comments and/or conditions. All conditions have been met with the exception at exterior paint color. The design team has yet to reach a decision and therefore omitted it from the resubmittal.

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