



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

FROM: Wayne Bergman, MCP, LEED-ARB *WB*
Director PZ&B

SUBJECT: ARC-23-120 (ZON-23-088) 1600 S OCEAN BLVD (COMBO)

MEETING: SEPTEMBER 27, 2023 | ARCOM
OCTOBER 11, 2023 | TOWN COUNCIL

ARC-23-120 (ZON-23-088) 1600 S OCEAN BLVD (COMBO). The applicant, PB Pavilion Trust (Michael Vineberg, Robert G. Simses and Peter Flanagan, Trustees), has filed an application requesting Architectural Commission review and approval for additions to a structure including an addition in the required north side yard setback, raising roof parapet height in the required north side yard setback, and an addition in the required south side yard setback. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-088 (ARC-23-120) 1600 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW AND VARIANCE. The applicant, PB Pavilion Trust (Michael Vineberg, Robert G. Simses and Peter Flanagan, Trustees), has filed an application requesting Town Council review and approval for site plan review for an addition to house a generator over 150kW, and (3) variances for (1) additional parapet height in the required north yard setback and (2 – 3) additions in the required north and south side yard setback areas. The Architectural Commission shall perform design review of the application.

Applicant: PB Pavilion Trust (Michael Vineberg, Robert G. Simses and Peter Flanagan, Trustees)
Professional: Smith and Moore Architects, Inc. (Harold Smith)
Representative: Maura Ziska, Esq.

HISTORY:

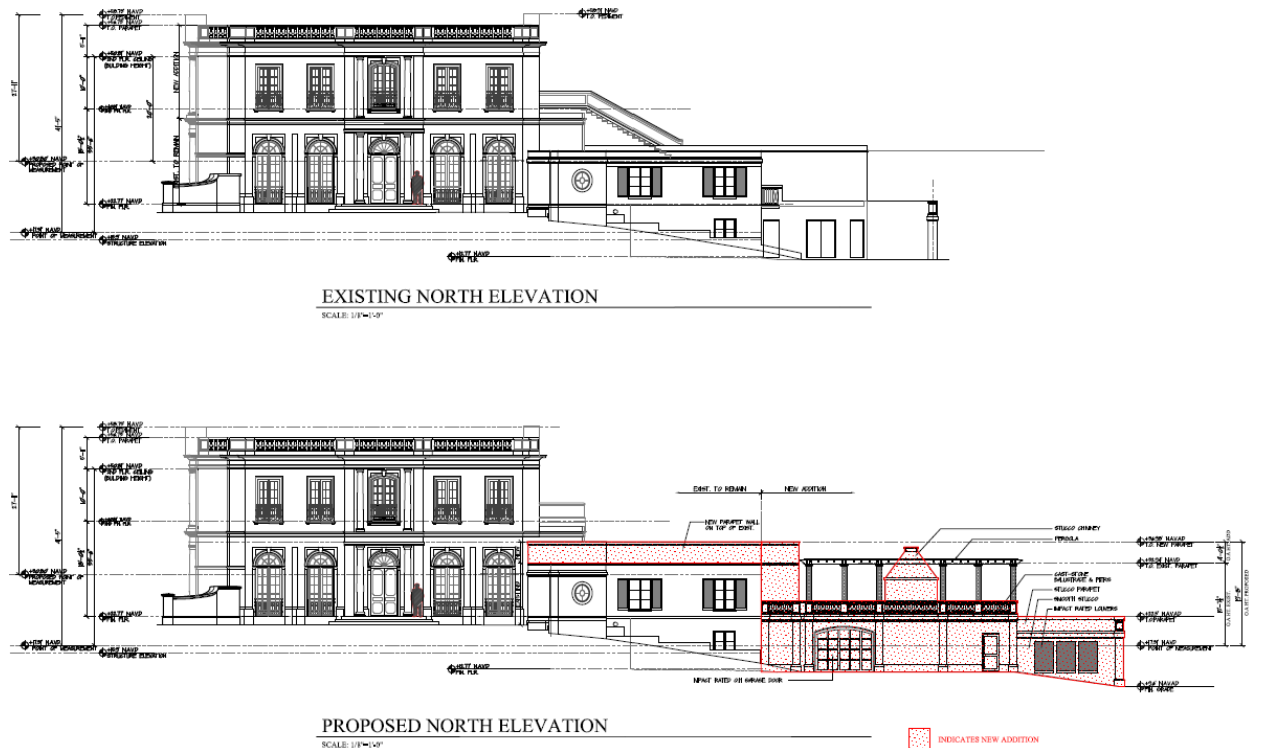
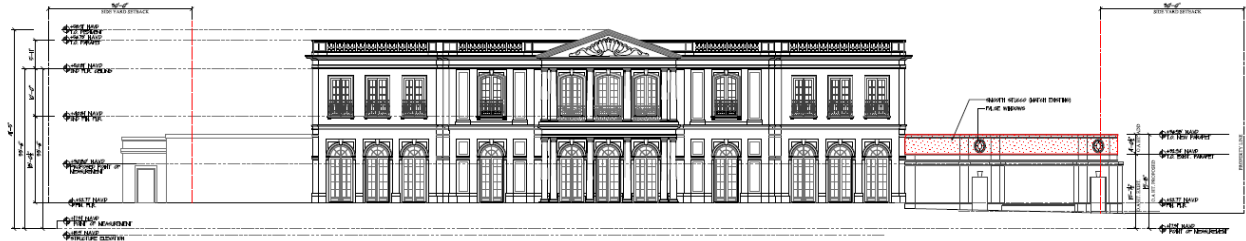
At the June 26, 2019, ARCOM meeting, an application was reviewed and approved (6-1) for “a 6,175 square foot second floor addition and a 2,920 square foot basement level addition to an existing two-story, 15,567 square foot single family residence”, pursuant to B-37-2019. At the May 24, 2023, ARCOM meeting, an application for modifications to this previously approved project for fenestration changes and a second-floor addition was reviewed and the basement changes only were approved (7-0), pursuant to ARC-23-067. The balance of the application was deferred (7-0) to the July 28, 2023 ARCOM meeting. At the July 28, 2023 ARCOM meeting, the remaining portion of the application was reviewed and approved (5-2).

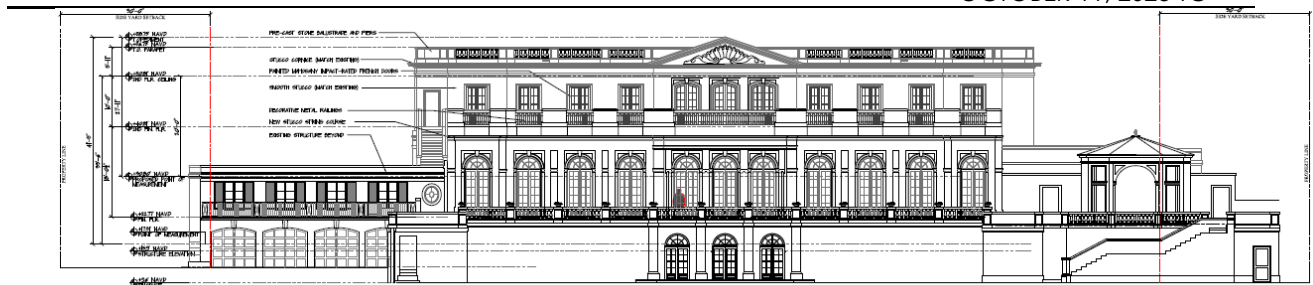
THE PROJECT:

The applicant has submitted plans, entitled "1600 S OCEAN BLVD PALM BEACH, FL", as prepared by **Smith and Moore Architects Inc**, stamped August 16, 2023.

The following is the scope of work for the Project:

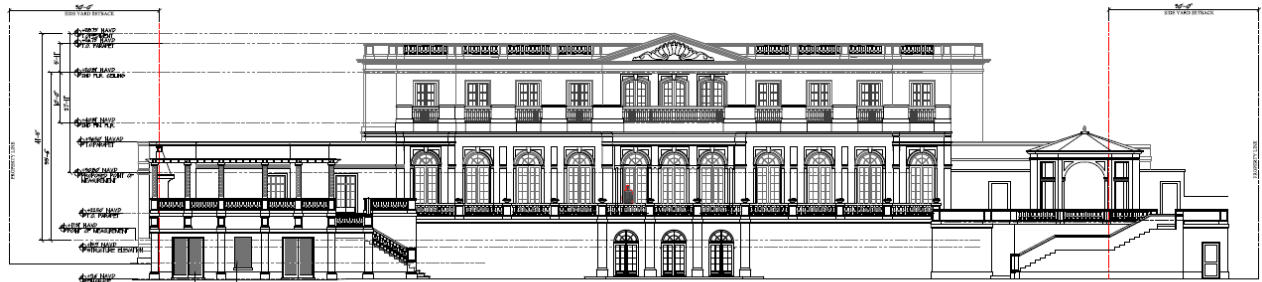
- One story northwest garage extension.
- One story southwest main floor extension.
- Raise kitchen wing roof line.





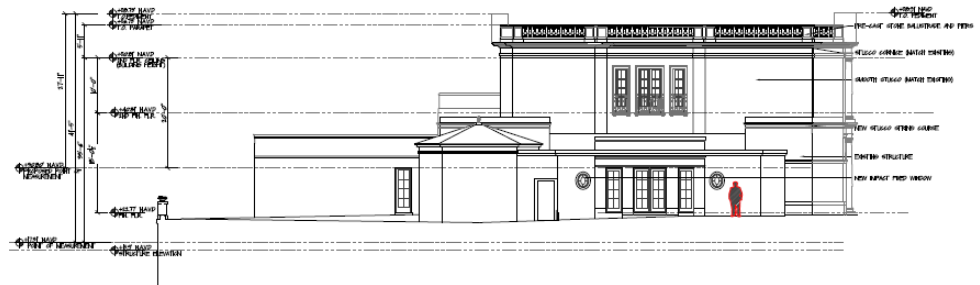
EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"



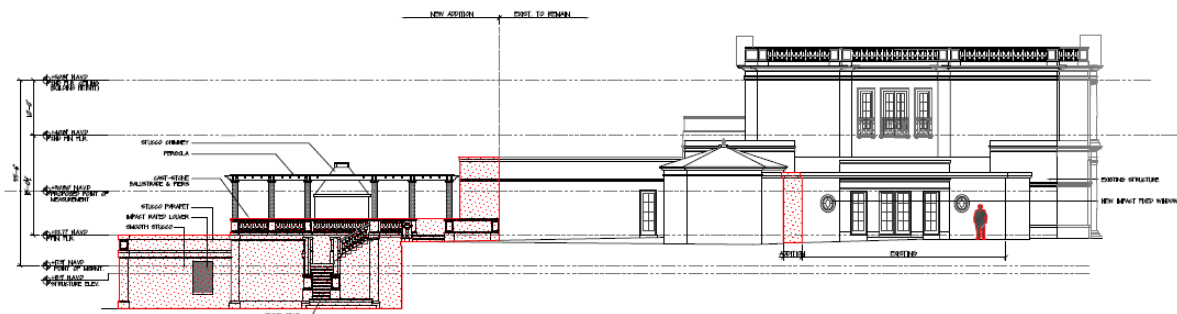
PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

INDICATES NEW ADDITION

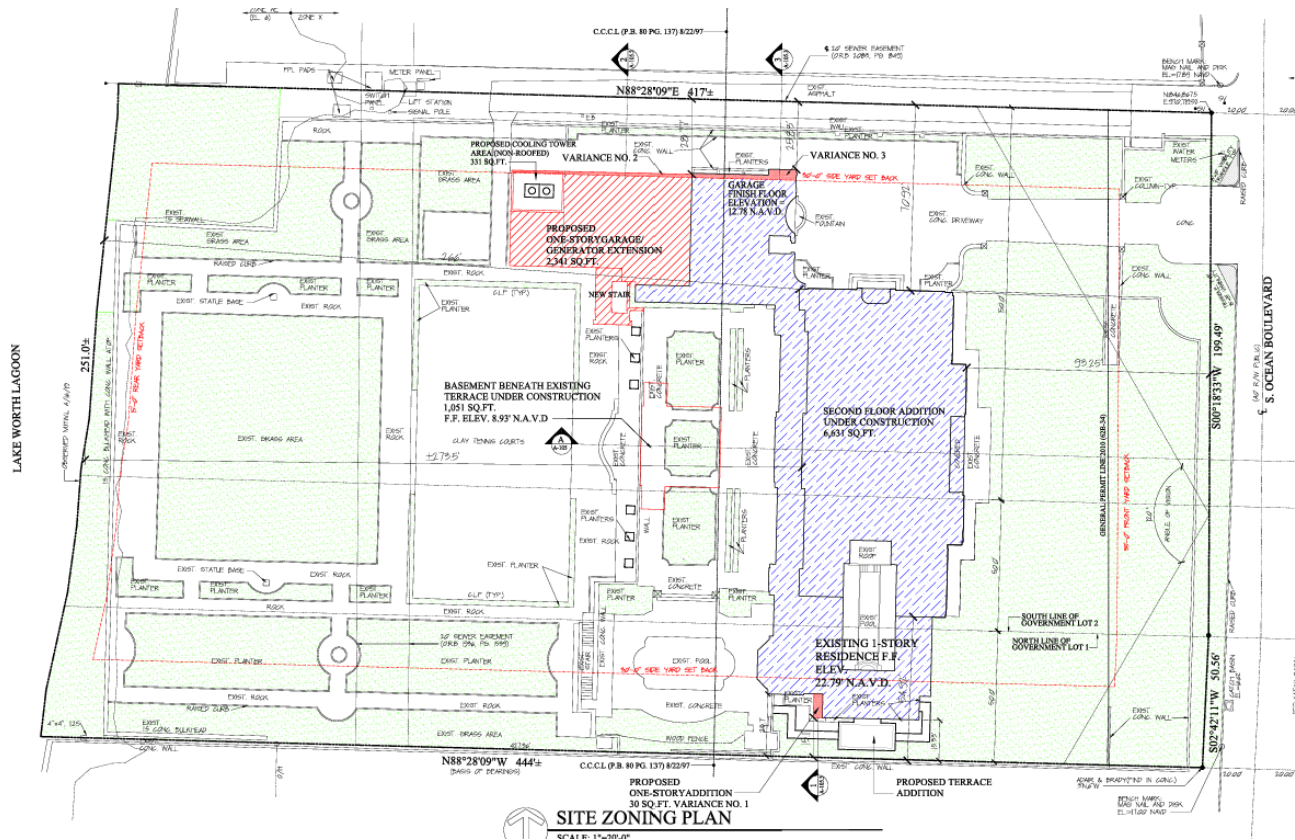
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SITE PLAN REVIEW: Sec. 134-1729(2)c.:** Site Plan Review to allow installation of 200kW generator and required generator building.
- **VARIANCE 1: Sec. 134-843(a):** A variance to permit an addition with a south side-yard setback of 15.1' in lieu of the 30' required.
- **VARIANCE 2: Sec. 134-843(a):** A variance to permit an addition with a north side-yard setback of 28.77' in lieu of the 30' required.
- **VARIANCE 3: Sec. 134-843(a):** A variance to permit an increase in building height (parapet) within the north side-yard setback.

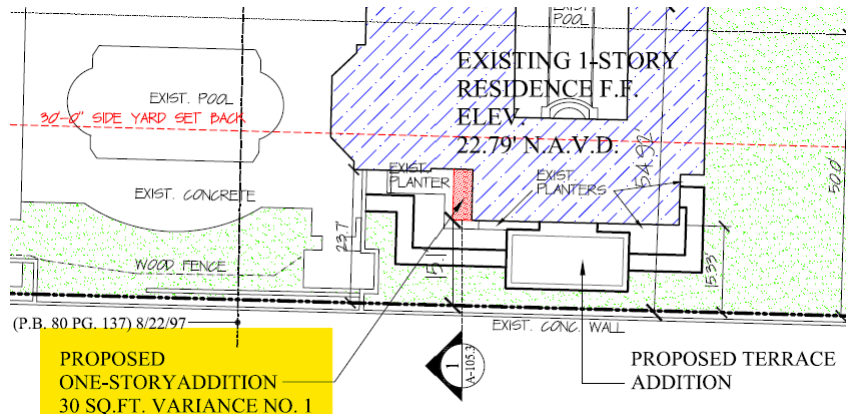
Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	107,288 SF	Crown of Road	17.31' NAVD
Lot Depth	428 FT	Lot Width	250 FT
Lot Coverage	Permitted: 25% (28,822 SF) Existing: 12.1% (12,971 SF) Proposed: 14.3% (15,342 SF)	Enclosed Square Footage	Existing: 21,832 SF Proposed: 24,203 SF
Building Height	Permitted: 25' Existing: 20' Proposed: N/C	Overall Building Height	Permitted: 35' Proposed: 29'10" Proposed: N/C
Finished Floor Elevation	22.79' NAVD	FEMA Flood Zone	ZONE X
Site Fill	N/A	Zero Datum	30.80' NAVD
Side Setback (First Floor)	Required: 30' Existing: 15.33' (S) / 25.83' (N) Proposed: 15.1' (S) / 25.83' (N) <i>Variances Requested</i>	Side Setback (Second Floor)	Required: 30' Existing: 54.92' (S) / 70.92 (N) Proposed: N/C
Overall Landscape Open Space	Required: 50% (56,644 SF) Existing: 53.2% (57,077 SF) Proposed: 52.6% (56,438 SF)	Generator Size	200 kW <i>Site Plan Review Requested</i>
Surrounding Properties / Zoning			
North	1574 S Ocean Blvd Residence / R-A		
South	1616 S Ocean Blvd Residence / R-A		
East	Atlantic Ocean		
West	Lake Worth Lagoon		

STAFF ANALYSIS

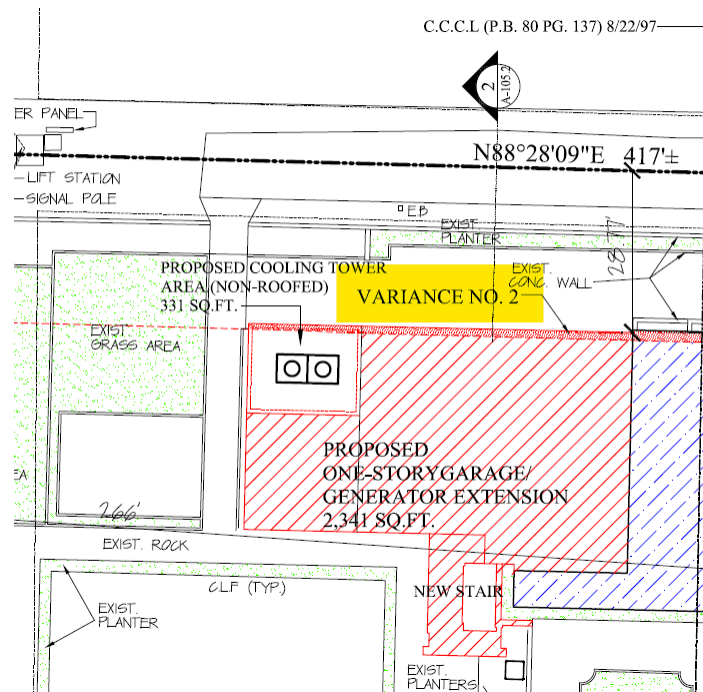
A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the above-mentioned sections of the Town zoning code, requiring three variances. The applicant is seeking to construct additions within the required north and south yard setbacks, and is proposing installation of a 200 kW generator with required building enclosure.



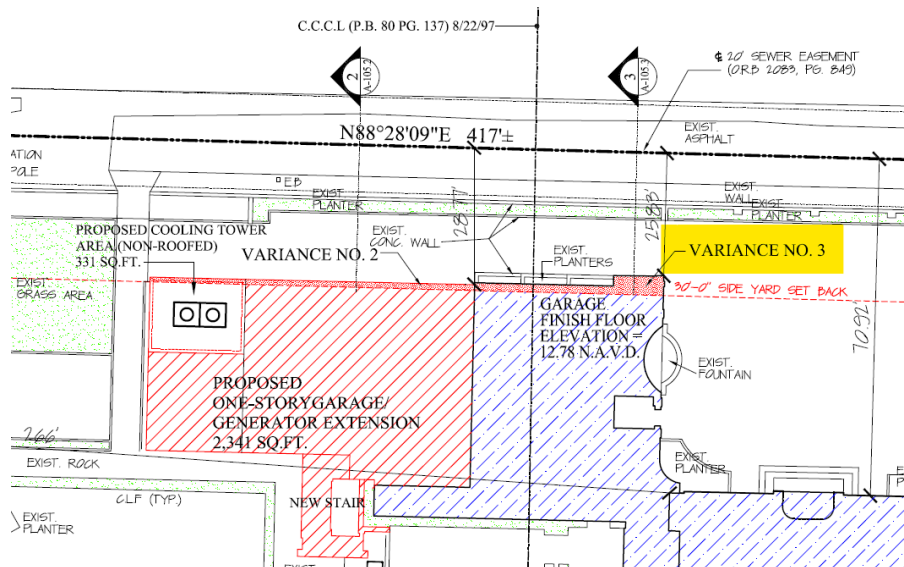
As it pertains to **Variance #1**, a variance to permit an addition with a south side-yard setback of 15.1' in lieu of the 30' required, the applicant is proposing a 30SF addition within the required south side yard to create a sauna.

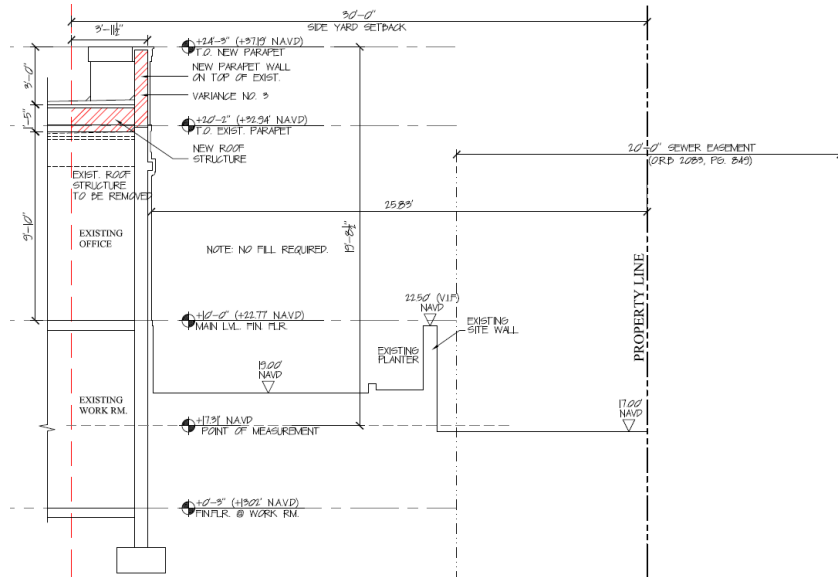


As it pertains to **Variance #2**, a variance to permit an addition with a north side-yard setback of 28.77' in lieu of the 30' required. The applicant seeks to continue an existing nonconforming north side-yard setback to expand an existing garage and to create a new enclosure required for installation of a 200kW generator and cooling tower (2,321SF). The total length of the projection is 68.5' within the setback.

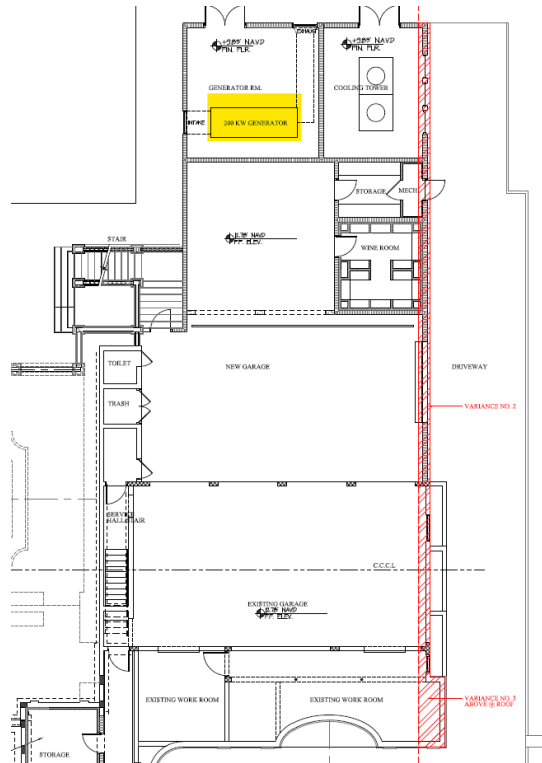


As it pertains to **Variance #3**, a variance to permit an increase in building height (parapet) within the north side-yard setback, the applicant is proposing to raise the parapet on the structure and addition within the required north side-yard.





As it pertains to the **Site Plan Review**, the applicant is proposing a 200kW generator for the site. The Town code requires that any generators over 100kW be enclosed in a building, and that the construction of the building be subject to ARCOM approval, and installation of the generator be subject to Site Plan Approval by the Town Council. The proposed 200kW is compliant with the requirements of the Code section as proposed.



CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec: 18-205 have been met. Approval of the project will require two separate motions to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions, and
- (2) that the implementation of the **Variances shall or shall not** cause negative architectural impact to the subject property. The **Variance request** is scheduled for final review and approval by Town Council.

Approval of the project will require two separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the **Variance shall or shall not** be granted and that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met, and
- (2) shall be made as to whether the criteria of Sec. 134-329 Site Plan Review has or has not been met, concerning Section 134-329 items 1 through 11.

WRB:JGM:BMF