



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^{WB}
Director PZ&B

SUBJECT: ARC-24-005 1214 N OCEAN BLVD

MEETING: JANUARY 24, 2024

ARC-24-005 1214 N OCEAN BLVD. The applicant, John and Diane Scully, has filed an application requesting Architectural Commission review and approval for the installation of a second-floor pergola on an existing single-family residence.

Applicant: John and Diane Scully
Professional: MP Design & Architecture, Inc

HISTORY:

The property at 1214 N Ocean Blvd is a single-family residence constructed in 1951. Several modifications have been made including additions, new windows and doors as well as fenestration changes. In 2014 a pool cabana was constructed followed by a renovation of the cabana in 2018.

THE PROJECT:

The applicant has submitted plans, entitled "Mr. & Mrs. John Scully Residence", as prepared by **MP Design & Architecture, Inc**, date stamped by the Town, December 6, 2023.

The following is the scope of work for the project:

- Addition of a 366 SF pergola on second store rear terrace.

Site Data			
Zoning District	R-B	Lot Size (SF)	19,306 SF
Future Land Use	SINGLE FAMILY	Lot Coverage (SF)	4,549 SF
Landscape Open Space	11,153 SF / 57.8%	Cubic Content Ratio	Required: 3.96 Existing: 3.58 Proposed: 3.76
Surrounding Properties			
North	1220 N Ocean Blvd / R-B		
South	101 Nightingale Trail / R-B		
East	Beach Parcel / BA		
West	110 Mockingbird Trail / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town zoning code. The proposal includes a new approximately 366 SF unenclosed pergola counts towards the CCR of the building. And although it is located in the rear

of the structure, it is visible from the right-of-way.

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 subject project will require one (1) separate motions to be made by the Architectural Review Commission:

- (1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions.

WRB:SCP