



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-166 1150 N OCEAN WAY

MEETING: JANUARY 24, 2024

**ARC-23-166 1150 N OCEAN WAY.** The applicant, 1150 N Ocean Way LLC (Michael Burns, Authorized Member), has filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

OWNER/APPLICANT: 1150 N OCEAN WAY LLC (Michael Burns, Authorized Member)  
ARCHITECT: The Associates Studio, LLC (Clemens Bruns Schaub)  
LANDSCAPE: The Associates Studio, LLC (Jeffrey Haviland)

**HISTORY:**

The subject site is in the El Encanto subdivision and the applicant is in the process of obtaining a demolition for the house that currently exists on site. The parcel is a corner lot at the northwest intersection of North Ocean Way and El Pueblo Way.

**THE PROJECT:**

The applicant has submitted plans, entitled “Burns Residence” as prepared by **Clemens Bruns Schaub Architect & Associates, PA**, dated December 6, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Sitewide landscape and hardscape improvements

Site Data			
<b>Zoning District</b>	R-B Low Density Res.	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	24,972 SF	<b>Crown of Road</b>	4.26' NAVD
<b>Lot Depth</b>	200'	<b>Lot Width</b>	125'
<b>Building Height</b>	Permitted: 22' Proposed: 22'	<b>Overall Building Height</b>	Permitted: 30' Proposed: 29'-6.75"
<b>Finish Floor Elevation</b>	7' NAVD	<b>Zero Datum</b>	7' NAVD

<b>FEMA Flood Zone</b>	ZONE AE 6	<b>Angle of Vision</b>	Permitted: 100° Proposed: 78°
<b>Lot Coverage</b>	Permitted: 6,243 SF Proposed: 6,218 SF	<b>Enclosed SF</b>	Proposed: 6,922 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.85 (96,250 CF) Proposed: 3.46 (86,600 CF)	<b>Maximum Fill</b>	Permitted: 1.37' Proposed: 1.37'
<b>Landscape Open Space</b>	Required: 50% Proposed: 50.2%	<b>Front Yard Landscape Open Space</b>	Required: 45% Proposed: 67%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	210/200 La Puerta Way   Residence / R-B Zoning		
<b>South</b>	208 El Pueblo Way   Residence / R-B Zoning		
<b>East</b>	171 El Pueblo Way   Residence / R-B Zoning		
<b>West</b>	217 El Pueblo Way   Residence / R-B Zoning		

**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application requests to improve the parcel with a new two-story single-family residence and a sitewide landscape and hardscape program.

The residence features a U-shaped plan and is sited centrally on the lot, with the majority two-story mass at the back (north side) of the structure and the two one-story wings projecting toward El Pueblo Way. Since this is a corner, lot access to garages comes from the south and east. The garage on the west is side-facing and the east garage is visible from the street (North Ocean Way). A long rectangular pool runs north south on the lot.



**Site Plan with landscaping**

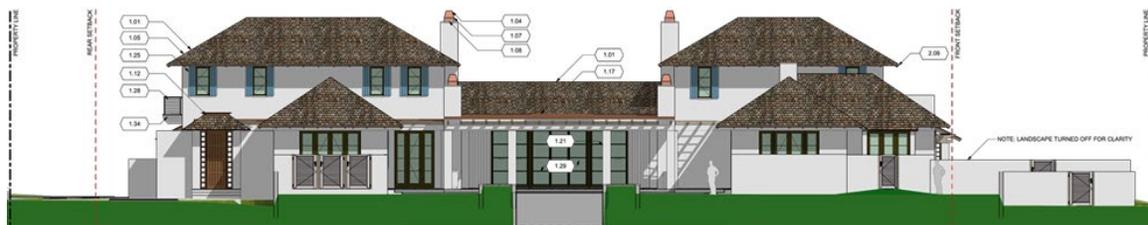
The residence has components (south edge of wings) that are in alignment with neighboring properties but otherwise it is quite dissimilar in shape, massing, and design. The property’s mechanical systems are in walled equipment enclosures in four (4) locations, two (2) along the north property line, one (1) adjacent to the western garage and one (1) on the south side

approximately 20'-0" off the property line. The property features a masonry site wall on the south of the property enclosing the pool and adjacent lawn space. Plant material can be found along all edges of the property.

The architectural design of the residence features a horizontally oriented component along the north side of the lot with a pair of one-story wings jutting south. Roof lines are primarily hip and surfaced with wood cedar shingles. The main entry is a single solid door flanked by asymmetrical fenestration. Architectural details include a mix of window styles, with louvered shutters for the second floor, a pergola over the center courtyard and the front entry. White stucco walls are proposed as the exterior finish. The railings found on the balconies are a cable railing system with wood handrails.



FRONT ELEVATION (EAST)



SOUTH ELEVATION

Hardscape materials include driveways from the south to service the west facing garage doors and a driveway on the east that aligns with the front door turns north and then provides access to the east facing garage doors. Brazil beauty leaf, silver buttonwood and palms constitute the majority of trees, with sea grapes, wild coffee, carissa and Ficus as the primary shrub material. The application does not include a request for vehicular gates.



EL PUEBLO WAY STREETSCAPE ELEVATION  
 NOT TO SCALE



N OCEAN WAY STREETSCAPE ELEVATION  
 NOT TO SCALE

**CONCLUSION:**

Approval of the project will require one motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB: JGM: FHM