



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
Director PZ&B

WB

SUBJECT: ARC-23-166 1150 N OCEAN WAY

MEETING: FEBRUARY 28, 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 was presented at the January 24, 2024, ARCOM meeting. The neighbors to the north provided public comment opposing the project. They expressed concern about the two-story masses being located near their property and how it impacts their privacy, and access to light and air.

The Commissioners discussed lowering the height of the structure, emphasizing horizontality, adjusting the location of the two-story masses, and ensuring the scale of the design is compatible with the neighborhood. The item was deferred (6-1) to the February 28, 2024, ARCOM meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Burns Residence" as prepared by **Clemens Bruns Schaub Architect & Associates, PA**, dated February 5, 2024.

The following is the scope of work:

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

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	24,972 SF	Crown of Road	4.26' NAVD

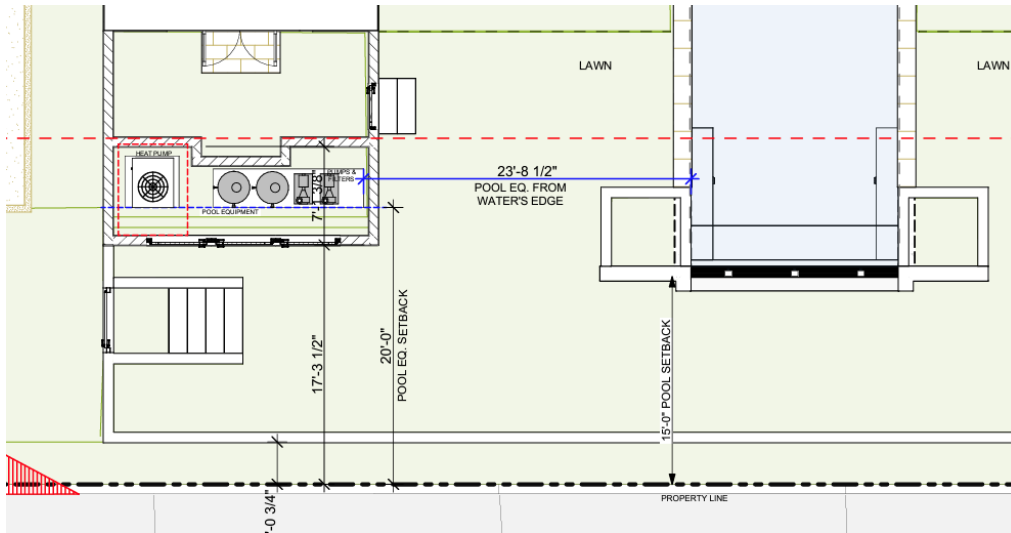
Lot Depth	200'	Lot Width	125'
Building Height	Permitted: 22' Previously Proposed: 22' Currently Proposed: 19'-6"	Overall Building Height	Permitted: 30' Previously Proposed: 29'-6.75" Currently Proposed: 27'-7.125"
Finish Floor Elevation	7' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	ZONE AE 6	Angle of Vision	Permitted: 100° Proposed: 78°
Lot Coverage	Permitted: 6,243 SF Previously Proposed: 6,218 SF Currently Proposed: 6,222 SF	Enclosed SF	Previously Proposed: 6,922 SF Currently Proposed: 7,015 SF
Cubic Content Ratio (CCR)	Permitted: 3.85 (96,250 CF) Previously Proposed: 3.46 (86,600 CF) Currently Proposed: 2.94 (73,488 CF)	Maximum Fill	Permitted: 1.37' Proposed: 1.37'
Landscape Open Space	Required: 50% Previously Proposed: 50.2% Currently Proposed: 51.1%	Front Yard Landscape Open Space	Required: 45% Proposed: 67% Currently Proposed: 69%
Surrounding Properties / Zoning			
North	210/200 La Puerta Way Residence / R-B Zoning		
South	208 El Pueblo Way Residence / R-B Zoning		
East	171 El Pueblo Way Residence / R-B Zoning		
West	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.

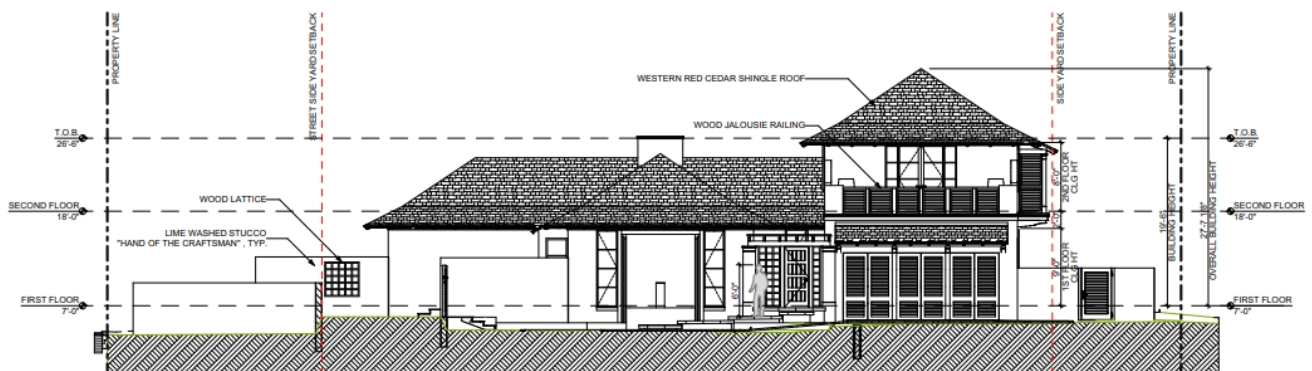
The residence has components (south edge of wings) that are generally in alignment with neighboring properties, but otherwise it is quite dissimilar in shape, massing, and design. The property's mechanical systems are in walled equipment enclosures in four (4) locations, two (2) along the north property line, one (1) adjacent to the western garage and one (1) on the south side approximately 17'-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.



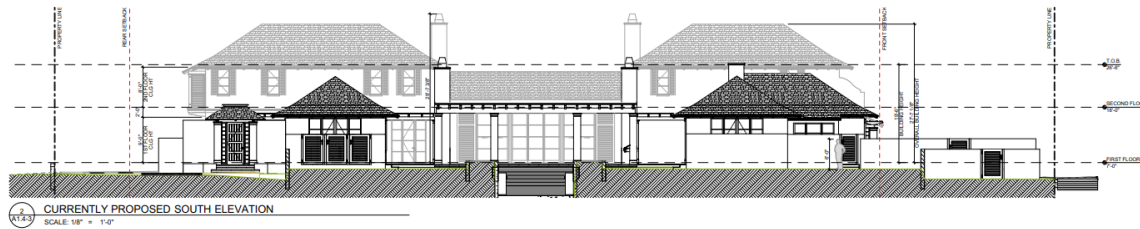
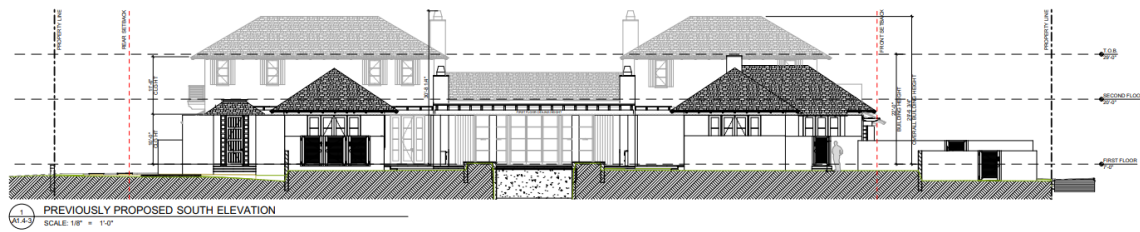
The architectural design of the residence features a horizontally oriented component along the north side of the lot with a pair of one-story wings jutting south. Roof lines are primarily hip and surfaced with wood cedar shingles. The main entry is a single solid door flanked by asymmetrical fenestration. 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.



1
 A1.4-1 PREVIOUSLY PROPOSED EAST ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"

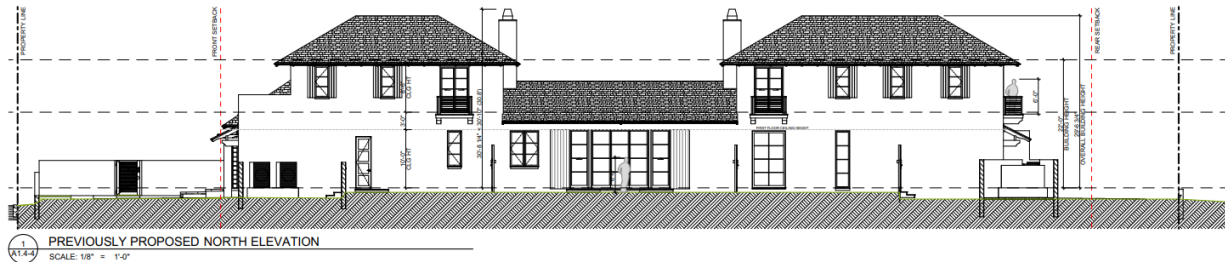


2
 A1.4-1 CURRENTLY PROPOSED FRONT ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"



The revised design includes the following changes:

- The north side-yard setback has been increased to 19'-1½".
- Greater landscape buffering along the northern property line.
- Decrease building height to 19'-6" and overall building height reduced to 27'-7.125".
- On the north elevation, privacy louvers were added to the Juliet balconies.
- Minor revisions to the elevations, hardscape, landscape, and site walls.





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.



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