



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

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

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

SUBJECT: ARC-23-166 1150 N OCEAN WAY

MEETING: MARCH 27, 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.

At the February 28, 2024, ARCOM meeting, the neighbors to the north provided public comment to express their concerns. The Commissioners discussed shifting the 2nd-story by 90 degrees to reduce the mass on the north side of the property and ensure compatibility with the neighborhood context. The item was deferred (7-0) to the March 27, 2024, ARCOM meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Burns Residence" as prepared by **Clemens Bruns Schaub Architect & Associates, PA**, dated March 11, 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: 19'-6" Currently Proposed: 19'-6"	Overall Building Height	Permitted: 30' Previously Proposed: 27'-7.125" Currently Proposed: 26'-10.5"
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: 6,222 SF Currently Proposed: 6,238 SF	Enclosed SF	Previously Proposed: 7,015 SF Currently Proposed: 7,090 SF
Cubic Content Ratio (CCR)	Permitted: 3.85 (96,250 CF) Previously Proposed: 2.94 (73,488 CF) Currently Proposed: 3.19 (81,285 CF)	Maximum Fill	Permitted: 1.37' Proposed: 1.37'
Landscape Open Space	Required: 50% Previously Proposed: 51.1% Currently Proposed: 51.3%	Front Yard Landscape Open Space	Required: 45% Previously Proposed: 69% Currently Proposed: 70.1%
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.

Previous Proposal

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.

Proposal Revised for February 28, 2024, ARCOM

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.





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.

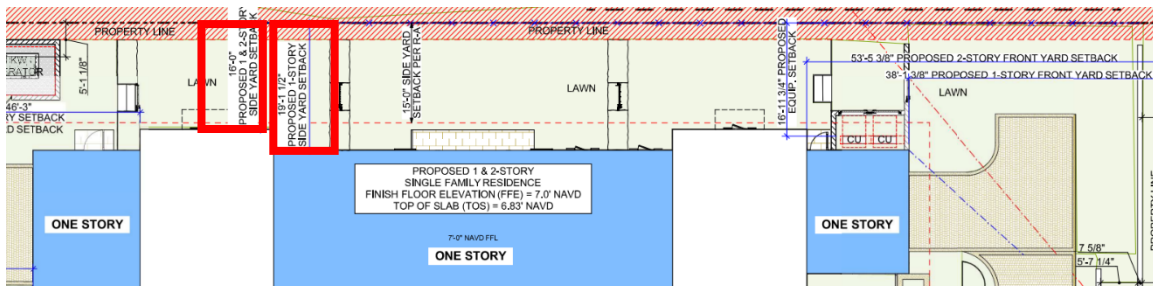


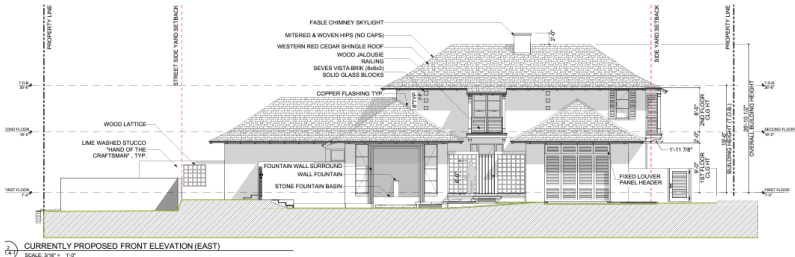
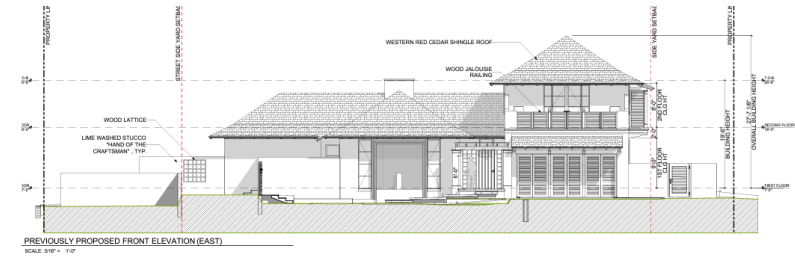
February proposal

Revised Proposal – March 27, 2024, ARCOM

The revised design includes the following changes:

- The north side-yard setback has been adjusted to be 16'-0" for the two-story masses and 19'-1½" for the one-story mass.





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: ALF