



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

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

SUBJECT: ZON-24-057 (ARC-24-047) 960 N OCEAN BLVD (COMBO)

MEETING: APRIL 24, 2024, ARCOM
MAY 15, 2024, TC

ARC-24-047 (ZON-24-057) 960 N OCEAN BLVD (COMBO). The applicant, PB NORTH OCEAN TRUST (represented by Todd Cury), has filed an application requesting Architectural Commission review and approval for the construction of a 2-story accessory structure, demolition of approximately 28 square feet of the existing residence, and construction of an approximately 30 square foot addition. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.

ZON-24-057 (ARC-24-047) 960 N OCEAN BLVD (COMBO) VARIANCE. The applicant, PB NORTH OCEAN TRUST (represented by Todd Cury), has filed an application requesting Town Council review and approval of one (1) variance for a lot coverage to exceed the 25% maximum permitted in the R-B zoning district on a lot 20,000 square feet or more in area for the construction of a 2-story accessory structure and construction of an approximately 30 square foot addition. The Architectural Commission shall perform design review of the application.

Applicant: Todd Cury
Professional: Portuondo Perotti Architects, Inc (Rafael Portuondo)

HISTORY:

This property contains a one-story Regency style primary residence with the primary facade facing east. At the APRIL 24, 2024 ARCOM meeting, the Commission approved (5-2) the design of the project with conditions to reduce the overall height and size. Additionally, the Commission approved (5-2) a motion that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "960 N OCEAN RESIDENCE", as prepared by **Portuondo Perotti Architects, Inc.**, date stamped by the Town, April 15, 2024.

The application is proposing the following scope of work at the property:

- Construction of a new two-story accessory structure.
- Slight modification at primary residence (demolition of 28 SF, addition of 30 SF) and window and door replacement on primary structure.
- Associated site work with construction of a freestanding arbor and accessory structure.

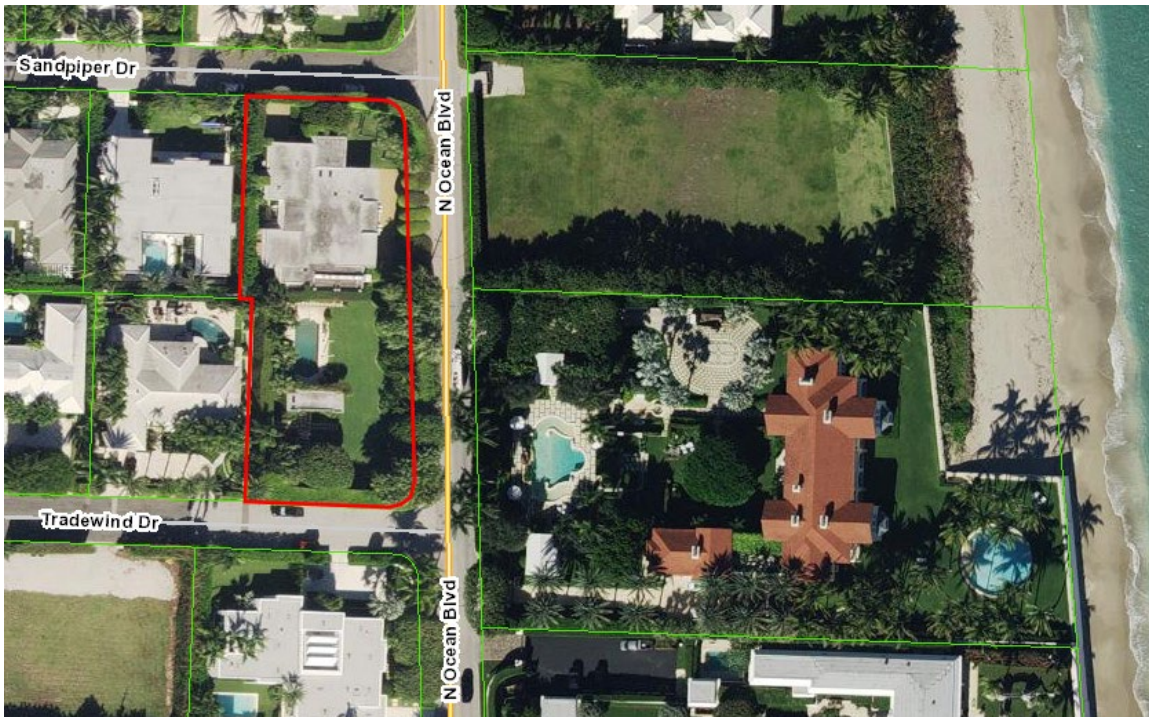
The following Variance is required for completion of the project as presented:

- **VARIANCE 1: Section 134-893(b)(1)(e):** A variance for a lot coverage of 27% in lieu of the 25% existing and the 25% maximum permitted in the R-B zoning district on a lot 20,000 SF or more in area.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	26,552 SF	Lot Coverage	Existing: 5,681 SF 21.39% Proposed: 7,047 SF 26.6 % Permitted: 6,638 SF 25% <i>Variance Requested</i>
Surrounding Properties / Zoning			
North	970 N Ocean Blvd Residence / R-B		
South	200 Tradewind Dr Residence / R-B		
East	965 N Ocean Blvd (Vacant) & 947 N Ocean Blvd (Residence) / R-A- Estate Residential		
West	208 Sandpiper Dr & 209 Tradewind Dr Residence / R-B		

STAFF ANALYSIS

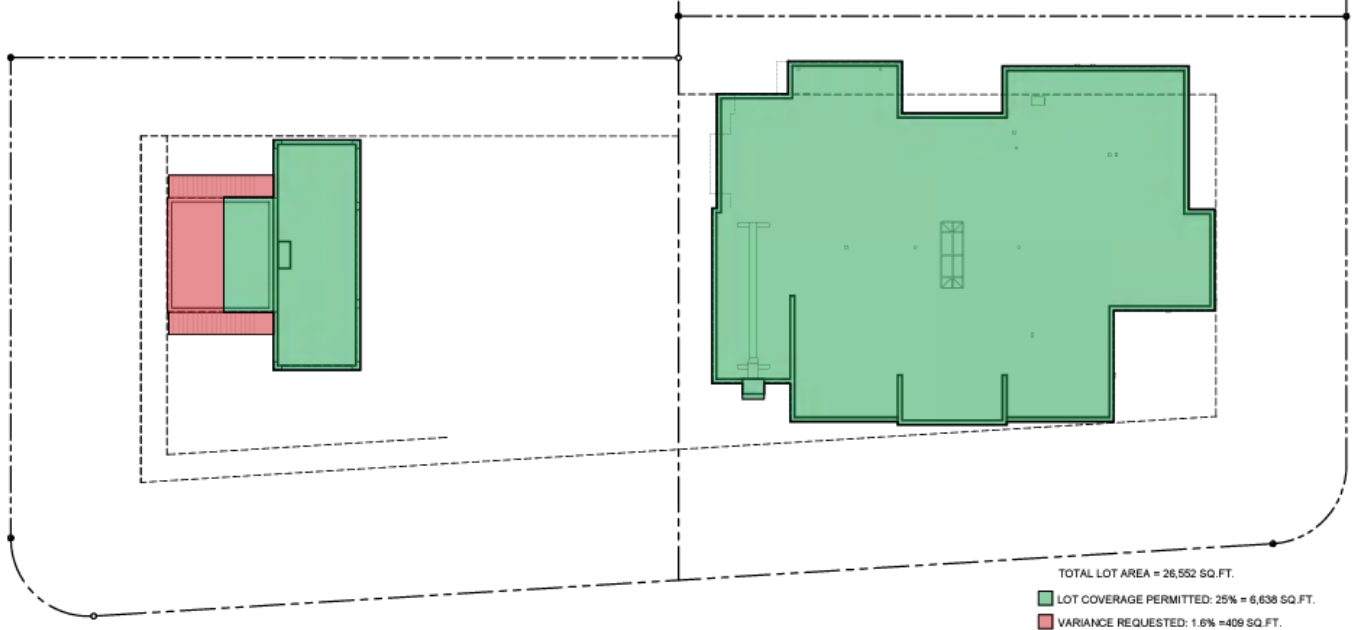
This is a double lot that stretches along North Ocean Blvd between TradeWind Drive to the South and Sandpiper Drive to the north. The existing one-story Regency style home built circa 1970 is situated on the north side of the lot. The applicant is requesting approval of a two-story accessory structure which will house a cabana, guest house, garage and storage.



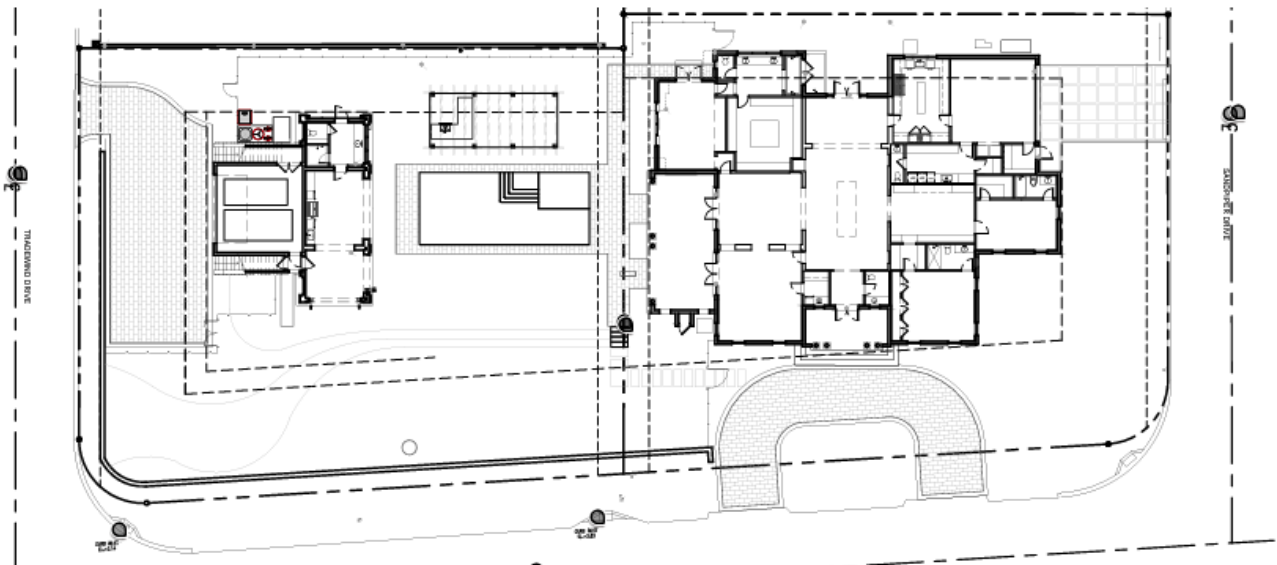
By constructing this second structure on site they will exceed their lot coverage by 1.6% or

approximately 410 SF necessitating a variance.

Code Section	Permitted Lot coverage	Proposed Lot coverage	Variance
VARIANCE 1 <u>Section 134-893(b)(1)(e)</u>	25% (6,638 SF)	26.6 % (7,047 SF)	1.6% (409 SF)



The site certainly can accommodate another structure given the open area to the south of the lot without substantial impact. However, staff has some concerns about a two-story accessory structure relative to a primary structure that is one-story and them appearing side by side very one in the front and another in the rear of the lot. Both of these structures will be visible as a unit along North Ocean Boulevard.





Area of new accessory structure

There is currently a one-story primarily open-air cabana in the general area of the proposed new two-story structure that will be demolished to accommodate the new build. Architecturally the architect has attempted to employ Regency elements such as the flat roof. However, the introduction of louvered elements and Corinthian columns is not an inspiration drawn from the main house.



The window replacements on the primary structure are proposed to be metal and the same lite pattern as existing yet no window frame colored was called out.

CONCLUSION:

Approval of the project will require two (2) separate motions 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, and
- (2) That the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion 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 that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB: JGM: FHM