



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0019 1214 NORTH OCEAN BLVD

MEETING: JUNE 26, 2024, ARCOM

ARC-24-0019 1214 N OCEAN BLVD. The applicant, Michael Perry, has filed an application requesting Architectural Commission review and approval for an addition to primary structure, construction of a new guest house, new pool, landscape and hardscape to expand into recently combined property to the west.

Architecture: Michael Perry, MP Design
Landscape: Nievera Williams

HISTORY:

This site consists of two recently combined lots. The east lot along North Ocean Boulevard has been developed with a two-story house built circa 1951 with later additions consisting of approximately 7,906 SF. The west lot has a single-story house built circa 1955 with approximately 3,322SF.

THE PROJECT:

The applicant has submitted plans, entitled “Mr. & Mrs. John Sculley Residence” as prepared by **MP Design & Architecture**, uploaded April 30, 2024, and identified as final submittal for ARCOM hearing 6-26-24.

The following scope of work is proposed:

- Demolish structures and pools on western portion of newly combined lot.
- New two-story rear addition at primary structure.
- New one-story gallery connected via glass enclosed walkway to primary structure.
- New two-car garage, accessed from North Ocean Way and connected to gallery via glass enclosed walkway.
- New pool.
- New associated hardscape, and landscape.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	33,967 SF	Crown of Road	15.18' NAVD
Lot Depth	270'	Lot Width	126.5'
Lot Coverage	Permitted: 25% (8,492 SF) Proposed: 22.2% (7,555 SF)	Enclosed Square Footage	Existing: 10,389 SF Proposed: 10,355 SF

Cubic Content Ratio (CCR)	Permitted: 3.76 Proposed: 3.19	Angle of Vision	Permitted: 100° Proposed: 100°
Building Height	Permitted: 22' – 0" Proposed: 20' – 0"	Overall Building Height	Permitted: 30' Proposed: 27.5'
Finished Floor Elevation	Proposed: 7.00' NAVD	FEMA Flood Zone	ZONE X
Maximum Fill	Permitted: 2.46' Proposed: 2.31'	Zero Datum	11.9' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 49.4%	Front Yard Landscape Open Space	Required: 40% Proposed: 55.6%
Surrounding Properties / Zoning			
North	1220 N Ocean Blvd/1195 N Ocean Way Residences / R-B		
South	101 Nightingale Trl/115 Nightingale Trl Residences / R-B		
East	Atlantic Ocean		
West	200 Mockingbird Trl Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the demolition of a cabana, pools and single-family residence west of the primary structure that currently fronts N Ocean Blvd to allow the expansion of the existing single-family house. Preliminary review of the project indicates that the application is consistent with the Town zoning code.

The most visually impacted area will be along the south side of Mockingbird Trail along the property's north side.

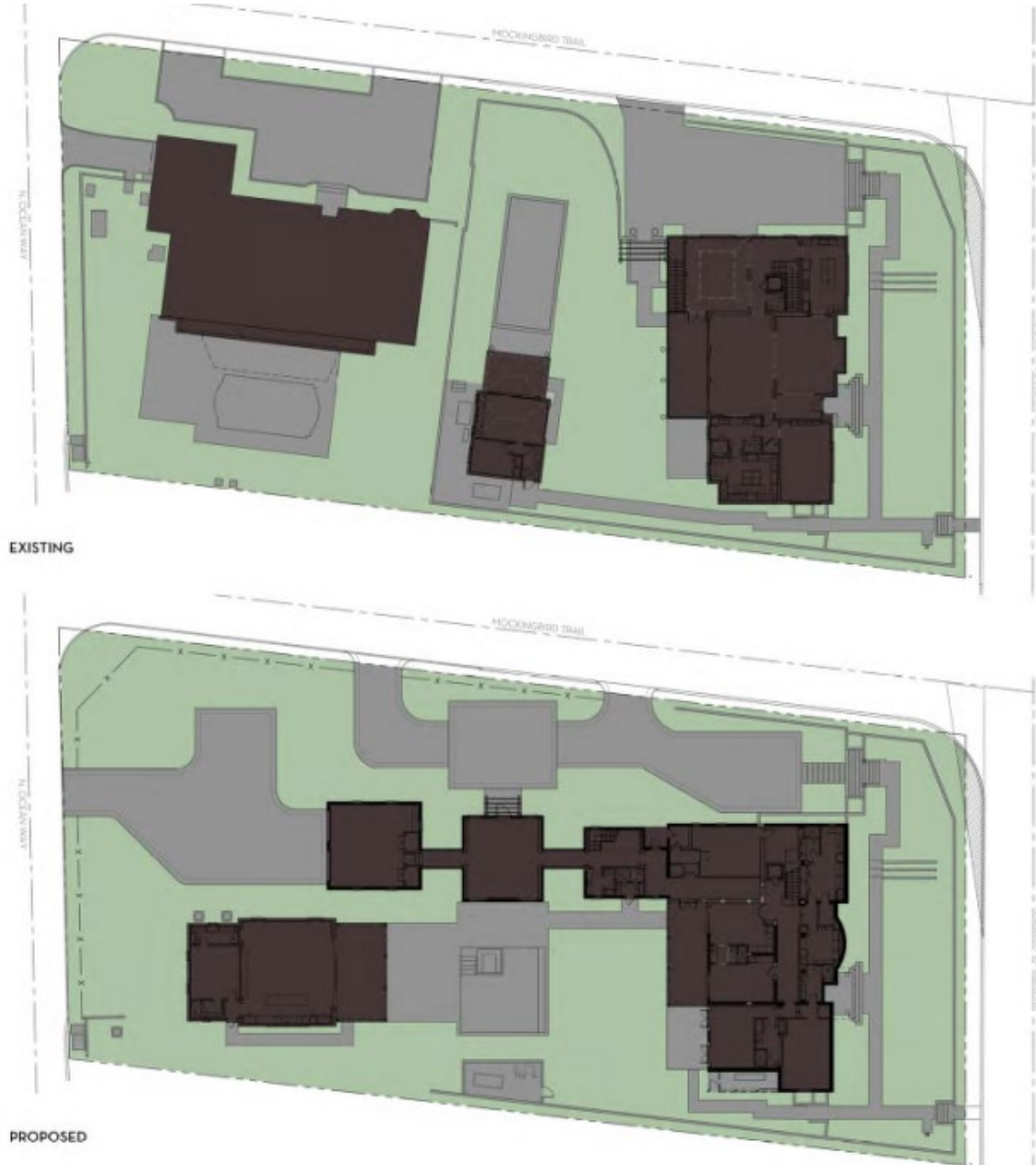


NORTH ELEVATION- SCALE: 3/32" = 1'-0"

The proposed additions consist of approximately 1,209 SF to the rear of the existing two-story house. A flat roofed connector with glass on the north and south leads to a new two story north facing gabled roof gallery. This new volume, west of the existing house features a standing seam metal roof in gray. Moving westward there is another connector that leads to a new one story two car garage. The new connected garage has a hip roof with flat concrete tile to match the existing primary structure. A new detached accessory structure is located at the southwest corner of the property and houses a great room and guest bedroom suite with an east facing loggia that opens onto the new square pool. White, blue and gray is the proposed color palette.

Vehicular access will be via a circular drive off Mockingbird Trail and a driveway in a similar location to the existing one off North Ocean Way into the proposed two car garage. The new pool (replacing two) will be located towards the center south side of the lot. Hardscape materials are primarily pavers to match the existing driveway on the north and landscaping includes eight (8)

Bismark Palms, two (2) coconut palms, twenty-two hurricane palms, green buttonwood and podocarpus hedges as well as groundcovers and sod.



The design requires no variances or special exceptions as proposed.

CONCLUSION:

Approval of the project will require one (1) 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, and

WRB: JGM: FHM