



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 Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0048 1520 N OCEAN WAY

MEETING: AUGUST 28, 2024 ARCOM

ARC-24-0048 1520 N OCEAN WAY. The applicant, Jennifer Beqaj, has filed an application requesting Architectural Commission review and approval for a second story addition to an existing single-story residence with hardscape and landscape modifications at the main entry.

Applicant: Jennifer Baqaj
 Architecture: SKA Architect + Planner (Pat Seagraves)

THE PROJECT:

The applicant has submitted plans, entitled "MR. & MRS. BEQAJ 1520 N OCEAN WAY" as prepared by **SKA Architect & Planner**, submitted **July 1, 2024**.

The following scope of work is proposed:

- New 2nd story addition to one-story residence.
- Modified entry walk and entry area landscaping only.

Site Data			
Zoning District	R-B	Future Land Use	Single-Family
Lot Size	13,370 SF	Crown of Road	+5.52' NAVD
Lot Depth	110'	Lot Width	122'
Lot Coverage	Permitted: 30% (two-story) Proposed: 30%	Enclosed Square Footage	Existing: 3,703 SF Proposed: 4,931 SF
Cubic Content Ratio (CCR)	Permitted: 3.96 Existing: 2.91 Proposed: 3.07	Angle of Vision	Permitted: 108° Existing/Proposed: 106°
Building Height	Permitted: 22' Existing: 10'-2" Proposed: 20'-1"	Overall Building Height	Permitted: 30' Existing: 17'-6" Proposed: 27'-3"
Finished Floor	Existing 8.92' NAVD Proposed 8.92' NAVD	FEMA Flood Zone	ZONE AE
Maximum Fill	Permitted: 1.7' Proposed: 0'	Zero Datum	7.02' NAVD
Overall Landscape Open Space	Required: 45% Existing: 45.23% Proposed: 45.45%	Front Yard Landscape Open Space	Required: 40% Existing: 72.5% Proposed: 72.5%

Surrounding Properties / Zoning	
North	1557 N Ocean Blvd & 1534 N Ocean Way Residence(s) / R-B
South	1498 N Ocean Way Residence / R-B
East	1515 N Ocean Way & 1497 N Ocean Way Residence(s) / R-A
West	112 Caribbean Rd Residence / R-B

STAFF ANALYSIS

The applicant is proposing a second floor addition to an existing one-story single-family residence, replacement of select windows and doors, and with slight modifications to front entry landscape and hardscape area.. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



The subject property is located in the far north end of Palm Beach, one block in from the ocean on the south-east corner parcel of land at the intersection of Caribbean Road and North Ocean Way. The existing residence is sited with the front of the house facing east to North Ocean Way and the street side of the house on Caribbean Road. The addition is occurring roughly center of the main façade of the house. A curb cut accessing the garage exists on Caribbean Road and an additional curb cut and guest parking area exists on North Ocean Way.

The scope of work includes modification to the entry fenestration with related hardscape and landscape changes, as well as replacement of select windows and doors around the structure. All finishes are proposed to match existing which include white concrete tile roof, pink exterior wall paint, shaker style shutters, white double hung aluminum clad windows and aluminum clad doors with divided light pattern. The residence’s massing features one-story and two-story volumes with second floor open terraces. The design features both flat roofs and hipped roofs with Bermuda concrete flat roof tiles. Exterior details include stucco parapet cap, stucco siding, limestone banding, scored reveal, limestone cladding and cast stone breezeblock. Doors and windows are proposed to be aluminum, with divided window lites. The modifications to the entry include elimination of a bay window, shifting the door to the north, with new first floor windows on either side to provide some symmetry to the central bay. Column features at the front door are proposed to be retained in the design.



Existing front (east) elevation



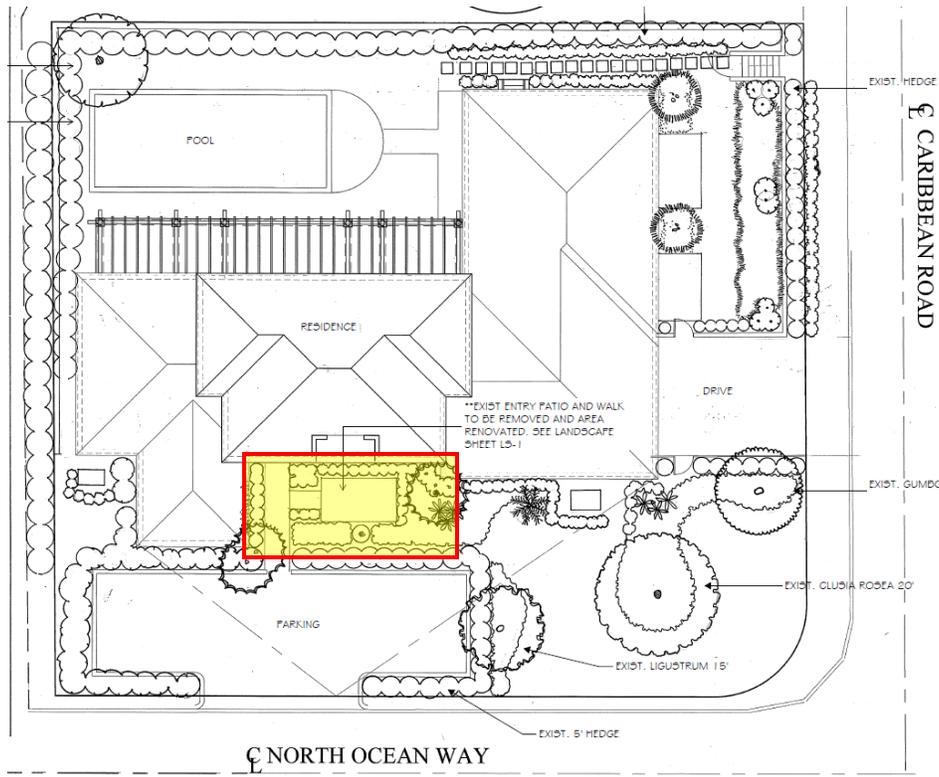
Proposed front (east) elevation



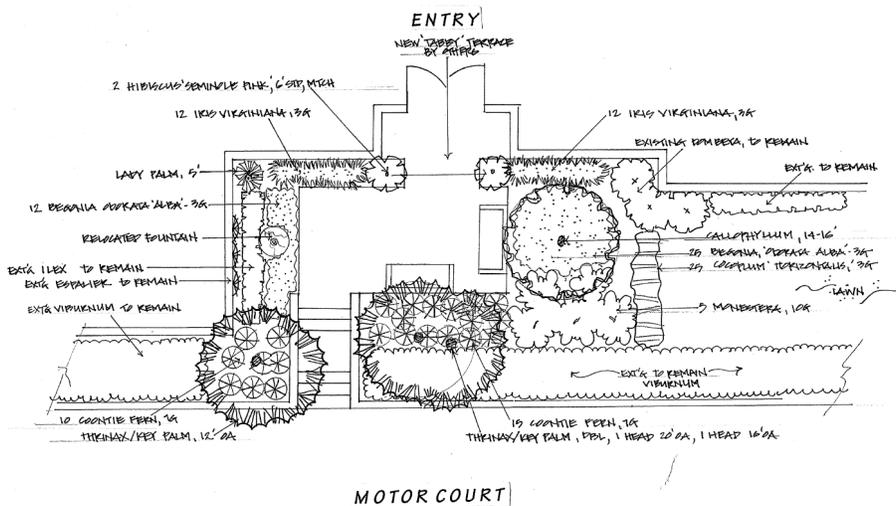
Existing street-side (north) elevation at Caribbean Rd



Proposed street-side (north) elevation at Caribbean Rd



Existing landscape plan with area of modifications indicated



Enlarged proposed plan for entry area

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.
- (2) that the implementation of the proposed variances **will or will not** cause negative architectural impacts to the subject property.