



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0112 224 S OCEAN BLVD

MEETING: DECEMBER 20, 2024, ARCOM

ARC-24-0112 224 S OCEAN BLVD. The applicants, Armen & Claudia Manoogian, have filed an application requesting Architectural Commission (ARCOM) review and approval for modifications to a previously approved new driveway design.

Applicant: Armen & Claudia Manoogian
Architecture: Gonzalez Architects

HISTORY:

On July 28, 2021, ARCOM approved the design for construction of a new 836 SF detached four-car garage and driveway with conditions. The condition included that the palms between the home and garage would be staggered along the grass Crete. Since then, the applicant has installed a driveway that alternates between tiles and synthetic turf.

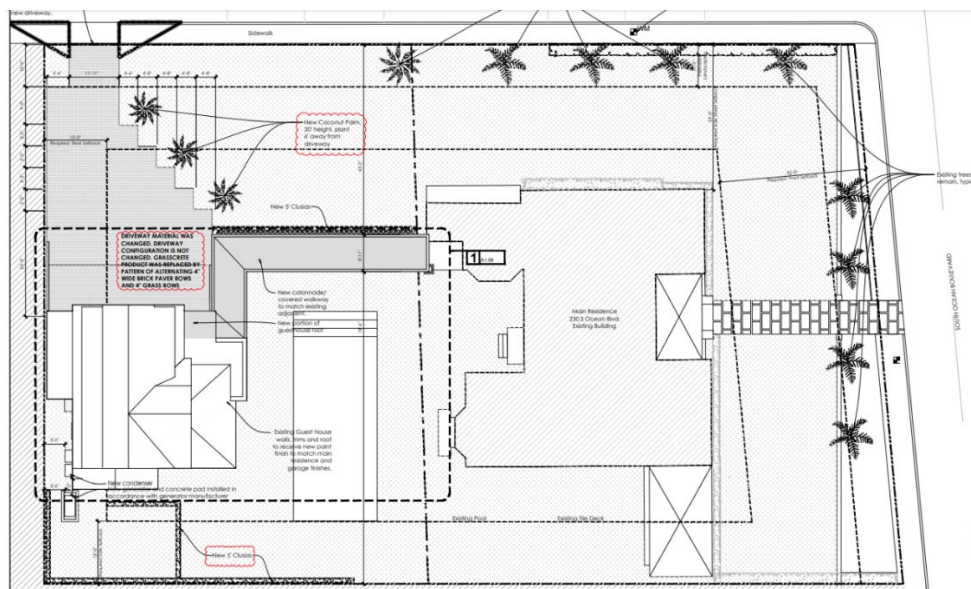
THE PROJECT:

The applicant has submitted plans, entitled "MANOOGIAN RESIDENCE GUESTHOUSE & GARAGE" as prepared by **Gonzalez Architects**, dated December 10, 2024.

The following scope of work is proposed:

- Driveway pattern/material modification. Palm trees and shrub species modification.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	Existing: 40,325 SF	Crown of Road	13.6'
Lot Coverage	Permitted: 25% Proposed: 17%	Enclosed Square Footage	Existing: 9,019 SF Proposed: 9,019 SF
Cubic Content Ratio (CCR)	Permitted: 3.7 Proposed: 2.4	Angle of Vision	Permitted: 100° Proposed: No change
Overall Landscape Open Space	Required: 50% Proposed: 65%	Front Yard Landscape Open Space	Required: 45% Proposed: 91%
Surrounding Properties / Zoning			
North	212 S. Ocean Blvd Residence / R-B		
South	230 S. Ocean Blvd Residence / R-B		
East	224 S. Ocean Blvd cabana/pool - Atlantic Ocean		
West	114 Seaspray Ave Residence / R-B		



This is a very visibly prominent corner property and the artificial turf in this modern pattern would be a new element introduced along the Seaspray Avenue streetscape. However, a switch to the Coconut Palm species would be in keeping with the plant material on this site and the one immediately to the north.

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:BMF:FHM