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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

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.

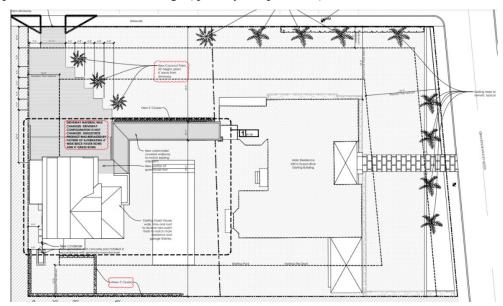
Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	Existing: 40,325 SF	Crown of Road	13.6'
Lot Coverage	Permitted: 25% Proposed: 17%	Enclosed Square Footage	Existing: 9,019 SF Proposed: 9,019 SF
Cubic Content Ratio (CCR)	Permitted: 3.7 Proposed: 2.4	Angle of Vision	Permitted: 100° 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		

STAFF ANALYSIS

This is a prominent site located at the southwest corner of South Ocean Boulevard and Seaspray Avenue. The property features a large Dutch colonial shingled home facing the Ocean and a new accessory structure that faces Seaspray Avenue. The construction of this detached garage and guest house along with its connector to the primary structure was heard by AROM in 2021. The applicant is now proposing a different type of driveway than what was part of the 2021 approval. The driveway has already been installed and is subject to a code enforcement case.



Additionally, the applicant is taking this opportunity to request replacing the three (3) 20' high approved Royal Palms staggered along the driveway with three (3) 20' high Coconut Palms. The other landscape modification is from five (5) 4" caliper new lignum vitae at the southwest corner of the parcel to a new 5' clusia hedge (quantity not provided).



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 <u>Sec. 18-205</u> criteria, subject to any imposed conditions, and

WRB JGM:BMF:FHM