



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

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

SUBJECT: ARC-24-0103 (ZON-24-0061) 1247 S OCEAN BLVD

MEETING: DECEMBER 20, 2024 ARCOM
JANUARY 15, 2024 TC

ARC-24-0103 (ZON-24-0061) 1247 S OCEAN BLVD (COMBO). The applicant, Providencia Partners LLC (Maura Ziska, Authorized Signatory), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new residential estate which includes the incorporation of a pickleball court and modifications to front yard site walls which will require a variance to exceed maximum wall height permitted; with landscape and hardscape adjustments related to the scope of work. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0061 (ARC-24-0103) 1247 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION AND VARIANCE. The applicant, Providencia Partners LLC (Maura Ziska, Authorized Signatory), has filed an application requesting Town Council review and approval for a special exception (1) to construct a pickleball court and a variance (1) to exceed maximum wall height permitted within the front yard setback, as part of a previously approved application for development of a residential estate. The Architectural Commission shall perform design review of the application.

Applicant: Providencia Partners LLC (Maura Ziska, Authorized Signatory)
Architecture: Smith & Moore Architects (Daniel Kahan) / Olson Kundig
Landscape: Stoev (Shilpa Stoev)
Legal: Maura Ziska, Esq.

HISTORY:

- At the February 09, 2022 Town Council Development Review hearing, a motion was passed (5-0) for application Z-20-00318 (Blossom Estate Replat No. 2) to replat lots 1-6 of “The Replat of the Blossom Estate” including relocation of an 8 foot wide pedestrian beach access easement, the elimination of the limited access easement along South Ocean Boulevard, the abandonment of the private road known as Blossom Way, and the creation of a new pedestrian beach access easement across the north side of the easement.
- At the June 29, 2022 Architectural Commission hearing, a motion on application ARC-22-040 was passed (5-2) for construction of new main house and accessory structures with hardscape and landscape improvements on the northern parcel created with Replat 2 of the Blossom Estate.

- At the July 13, 2022 Town Council Development Review hearing, a motion was passed (5-0) on site plan review application ZON-22-037 for installation of a generator over 100kW for the approved new residence and accessory structures.
- At the July 26, 2023 Architectural Commission hearing, a motion was passed (7-0) on application ARC-23-070 for modifications to the previously approved new residential estate including expansion of garage parking area, relocation of utility building, new service entry and new service parking area.
- At the May 29, 2024 Architectural Commission hearing, a motion was passed (6-0) on application ARC-24-063 for modifications to the previously approved new residential estate including reconfiguration of utility and security building, relocation of pool bath and BBQ pavilion and modification to the design and location of caretaker's cottage with associated landscape and hardscape adjustments.

THE PROJECT:

The applicant has submitted plans, entitled "PRIVATE RESIDENCE 1247 SOUTH OCEAN BOULEVARD" as prepared by **Smith and Moore Architects (Olson Kundig)**, uploaded on December 04, 2024.

The following scope of work is proposed:

- Modifications to site features of a previously approved new residential estate including:
 - Increase height of street front site walls beyond the maximum height permitted, requiring a variance.
 - Incorporation of a new pickle-ball court to the site plan.

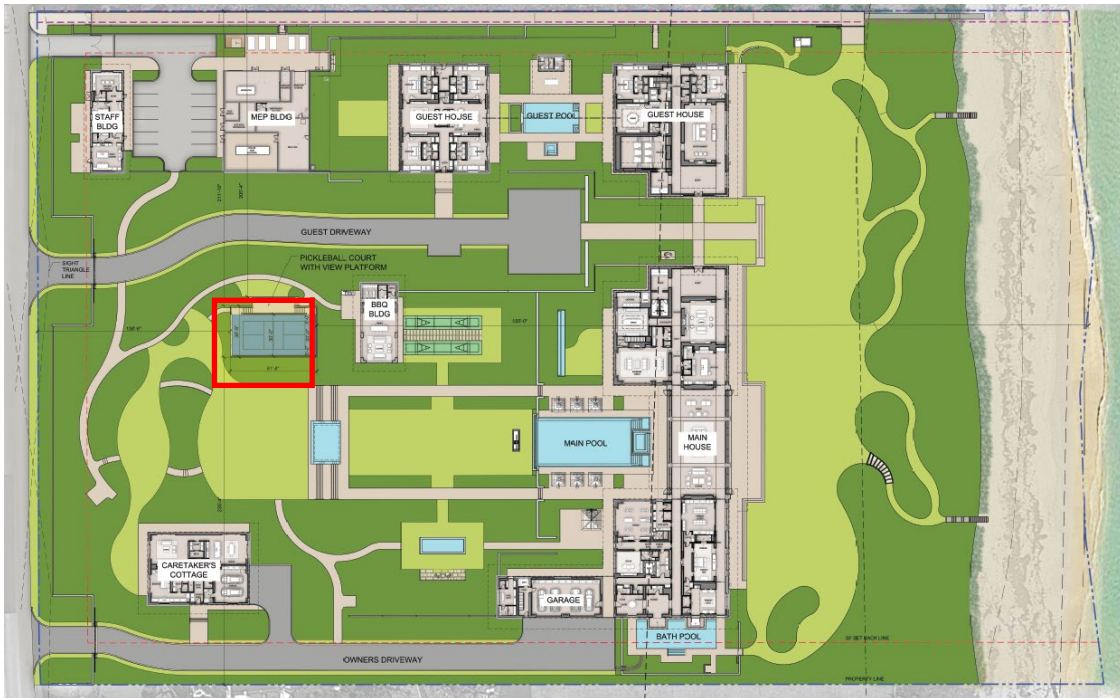
The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **SPECIAL EXCEPTION 1 – Sec. 134-1759(e):** A special exception request for the installation of a pickleball court as part of a previously approved new estate residence.
- **VARIANCE 1 – Sec. 134-1667(a):** A variance for street fronting site wall heights ranging from 6.01 ft to 8.04 ft in lieu of the 6 ft maximum wall height permitted within the front yard setback area.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY
Lot Size	363,692 Sq. Ft.	Crown of Road	+6.65' NAVD – +6.92' NAVD
Landscape Open Space	Required: 45% (163,661 SF) Prev. Approved: 65% (236,367 SF) Proposed: 64.6% (234,957 SF)	Wall Height	Permitted: +6 ft Proposed: +6.01 ft – + 8.04 ft <i>Variance Requested</i>
Surrounding Properties / Zoning			
North	1236 S Ocean Blvd Residence / R-B		
South	1265 S Ocean Blvd Vacant Parcel / R-AA		
East	Atlantic Ocean		
West	1255 S Ocean Blvd Residence / R-AA		

Code Section	Permitted	Proposed	Variance
<u>VARIANCE 1:</u> Sec. 134-1667(a)	Six (6) foot maximum wall height, as measured from the crown of road across the front of the property.	6.01 ft to 8.04 ft proposed wall height along varying with crown of road change.	+0.01 ft to +2.04 ft

As it pertains to the proposed pickleball sport court, a special exception is required to be granted by town council to permit this accessory feature. The proposed pickleball court is internal to the site and located well beyond required setback areas. The proposed distance from the South Ocean Blvd right of way is 138.5ft, the distance from the north property line 211.5 ft, and the distance from the south property line 235 ft. The incorporation of the pickleball court has negligible effect on landscape open space calculations due to the size of the estate.



Site indicating proposed location of pickleball court.

Code Section	Max. Permitted	Proposed	Variance
Sec. 134-893(b)(13)a.2.	3.92 (69,090 Cubic Feet)	4.33 (76,128 Cubic Feet)	+0.41 CCR (+7,038 Cubic Feet)

CONCLUSION:

Approval of the project will require two (2) separate motion(s) 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(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.
- (2) for final determination of approval or denial fo the (1) special exception by the Town Council, and the special exception shall or shall not be granted and that all the criteria applicable to this application as set forth in [Sec. 134-229](#), items 1 through 14 have been met.