



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 *WCB*
Director PZ&B

SUBJECT: ARC-24-0117 980 S OCEAN BLVD

MEETING: JANUARY 29, 2025 ARCOM

ARC-24-0117 980 S OCEAN BLVD. The applicant, 980 S Ocean (Emma) LLC, 980 S Ocean (Ian) LLC, and 980 S Ocean (Jane) LLC (Jane Holzer, Manager), has filed an application requesting Architectural Commission review and approval for modifications to the previously approved design of a new, two-story single-family residence including new additions and complete redesign of landscape and hardscape across the site, resulting from the acquisition of additional lot area subsequent to the original approval.

Applicant: 980 S Ocean (Emma) LLC, 980 S Ocean (Ian) LLC, and 980 S Ocean (Jane) LLC (Jane Holzer, Manager)
Architecture: Dailey Janssen Architects (Roger P. Janssen)
Landscape: Environment Design Group (Dustin Mizell)
Legal: Maura Ziska

HISTORY:

An application for a new, two-story, single-family residence was approved at the November 28, 2022 ARCOM hearing, pursuant to ARC-22-136. A building permit was issued for construction of the new residence.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT: 980 SOUTH OCEAN BLVD" as prepared by **Dailey Janssen Architects**, uploaded January 10, 2025.

| Site Data | | | |
|-------------------------------------|---|--|---------------------------------------|
| Zoning District | R-A | Future Land Use | SINGLE FAMILY |
| Lot Size | Previous: 19,409 SF Current: 27,793 SF | Crown of Road | 16.56' NAVD |
| Lot Depth | 169.67 | Lot Width | Previous: 112.54' Current: 167.54' |
| Lot Coverage | 24.9% | Enclosed Square Footage | 15,443 SF |
| Cubic Content Ratio (CCR) | N/A | Angle of Vision | 100° |
| Building Height | 24' | Overall Building Height | 34' |
| Overall Landscape Open Space | 50.22% | Front Yard Landscape Open Space | 52.95% |

| Surrounding Properties / Zoning | |
|---------------------------------|---|
| North | 974 S Ocean Blvd Residence / R-A |
| South | 120 Via Del Lago & 1020 S Ocean Blvd Residence(s) / R-A |
| East | 977 S Ocean Blvd Residence / R-A |
| West | 125 Via Del Lago Residence / R-A |

STAFF ANALYSIS

The applicant is proposing an addition to a previously approved new single-family residence which is currently under construction. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The subject property is located on the north side of Via Del Lago at the eastern end of the street on the corner of S Ocean Blvd. After the approval of the application in 2022, the owner obtained additional land to the east of the existing parcel, adding about 8,384 SF of lot area to the parcel.



With this new acquisition of land, the owner is revising plans to accommodate additional first floor and basement area to the west of the newly configured parcel. The additions are in keeping with the approved design. Landscape and hardscape modifications were made to accommodate the addition and incorporation of additional land area.



Color Elevation of South Elevation

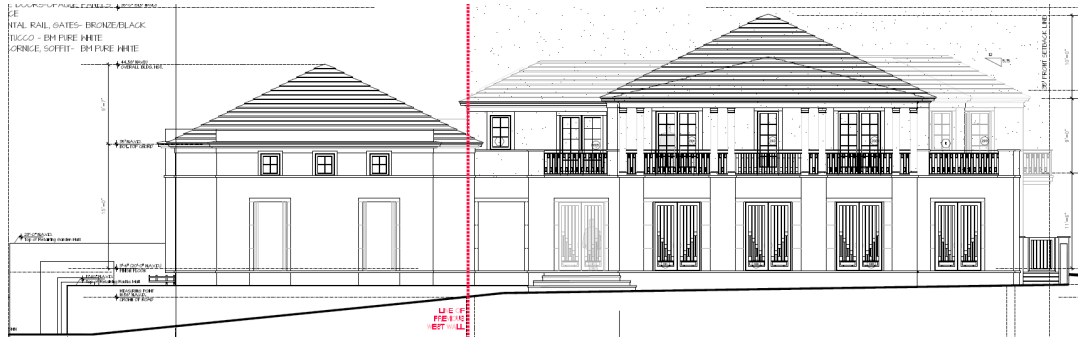


Color Landscape Rendering at South Elevation

GLASS DOORS-BRONZE
E DOORS-OPAQUE PANELS
W
METAL RAIL, GATES- BRONZE/BLACK
STUCCO - BM PURE WHITE
CORNICHE, SOFFIT- BM PURE WHITE



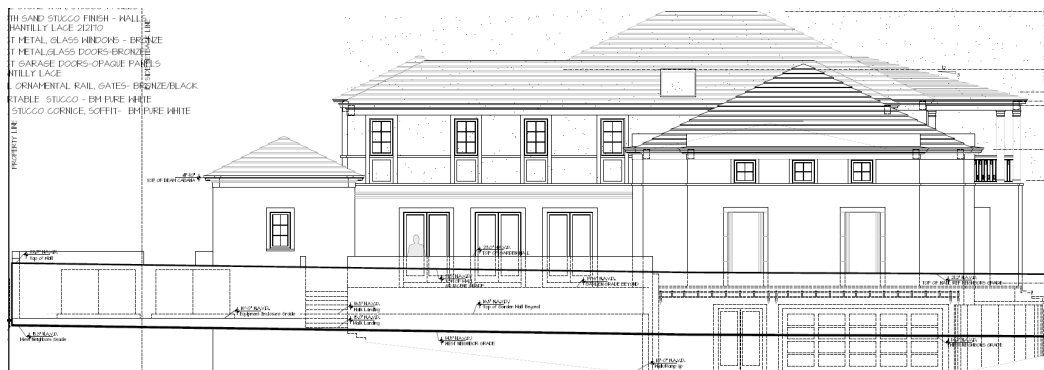
Previously Approved Front (South) Elevation



Proposed Front (South) Elevation



Previously Approved Side (West) Elevation



Proposed Side (West) Elevation.



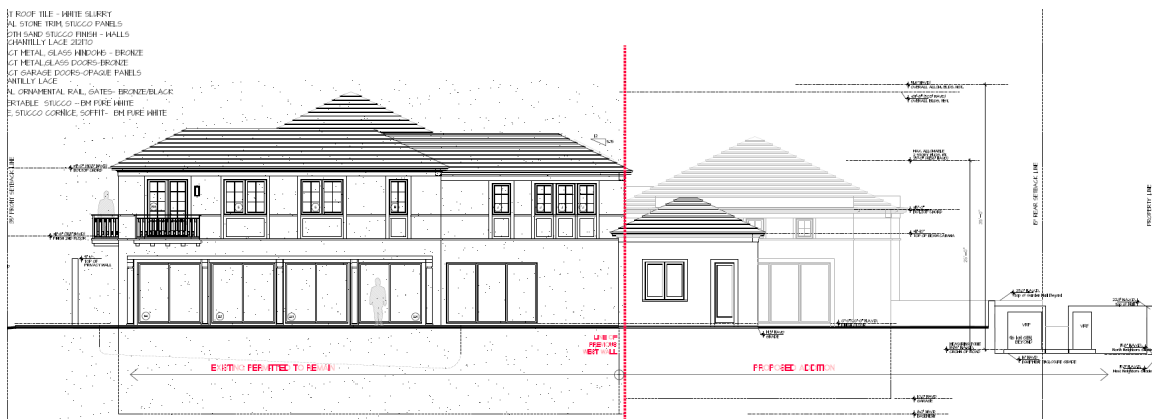
Previously Approved Side (East) Elevation.



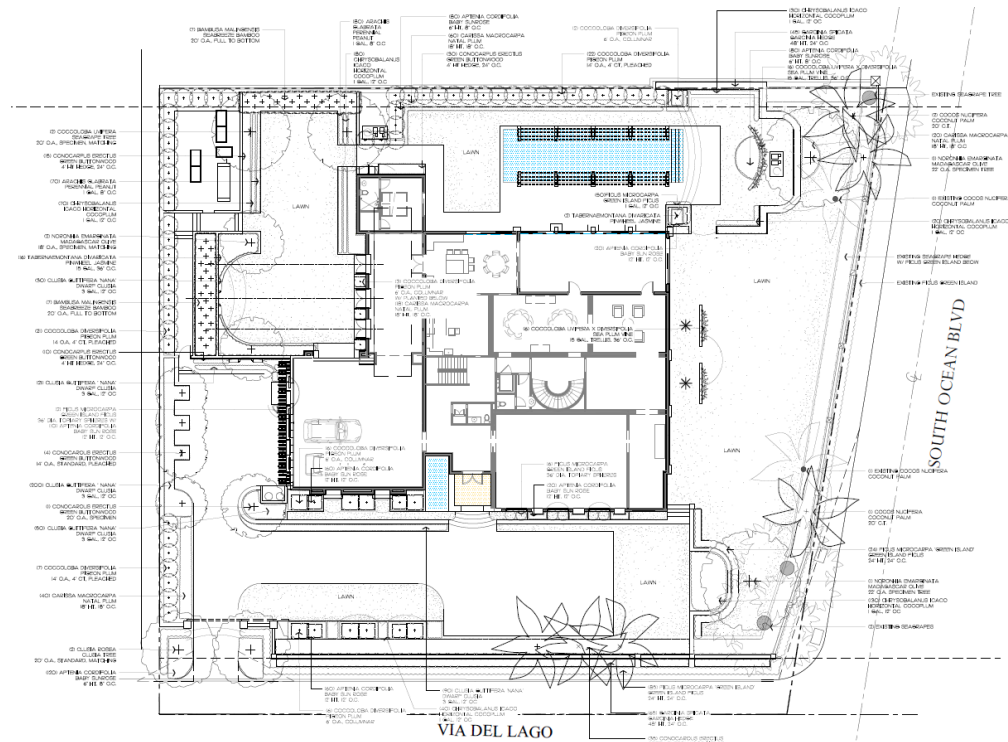
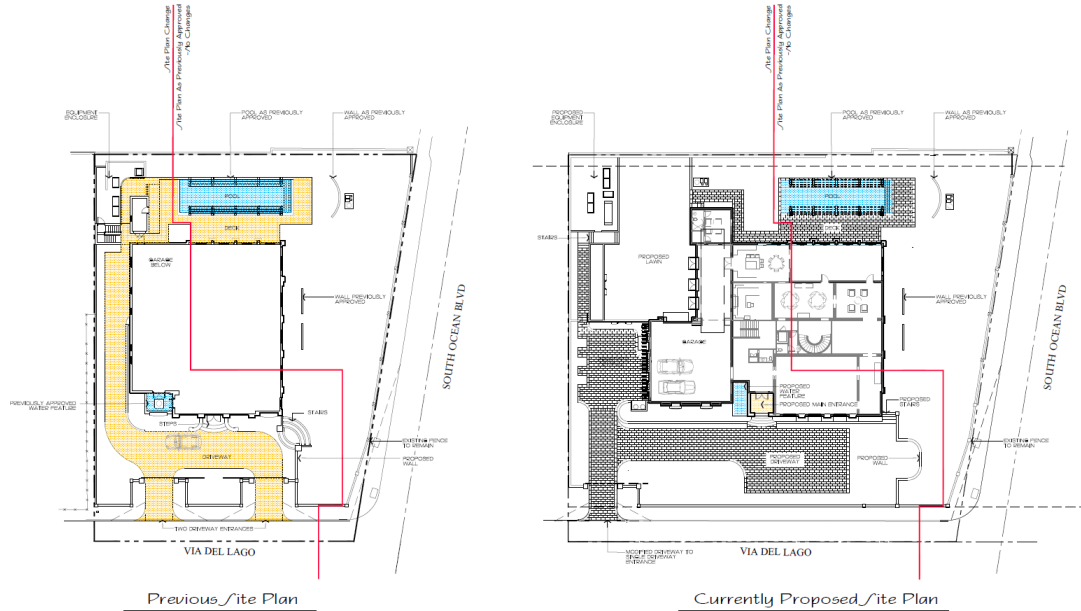
Proposed Side (East) Elevation



Previously Approved Rear (North) Elevation



Proposed Rear (North) Elevation



Proposed Landscape Plan

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.