



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0040 (ZON-25-0002) 1285 N OCEAN BLVD (COMBO)

MEETING: FEBRUARY 26, 2025, ARCOM  
APRIL 9, 2025, TC

**ARC-24-0040 (ZON-25-0002) 1285 N OCEAN BLVD (COMBO).** The applicant, M2B Properties LLC, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool requiring a variance for fill. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-25-0002 (ARC-24-0040) 1285 N OCEAN BLVD – VARIANCE.** The applicant, M2B Properties LLC, has filed an application requesting Town Council approval for one (1) fill variance as it relates to development of a new residence. The Architectural Commission shall perform design review of the application.

Applicant: M2B Properties LLC  
Architecture: Harrison Design (Gregory Palmer)  
Landscape: Vertesch Landscape Architecture

**HISTORY:**

This project was first and last heard on October 23, 2024, by ARCOM requesting minor design changes. The roof massing, chimney designs and driveway has been addressed. Through further study some fill concerns were identified that will require a variance.

**THE PROJECT:**

The applicant has submitted plans, entitled "1285 N OCEAN BLVD, PALM BEACH, FL ARCOM RE-SUBMITTAL as prepared by **Harrison Design**, uploaded January 28, 2025.

The following scope of work is proposed:

- New, two-story, single-family residence w hardscape, landscape and swimming pool

The following variance is required to complete the project:

- **VARIANCE 1: Sec. 134-1600:** A variance to exceed a grade elevation height of more than half the difference between the lowest habitable finished floor of the principal structure and the highest crown of road in front of the lot.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 14,575 SF	<b>Crown of Road</b>	12.51 NAVD
<b>Lot Depth</b>	134'	<b>Lot Width</b>	100'
<b>Lot Coverage</b>	Permitted: 30% Proposed: 24%	<b>Enclosed Square Footage</b>	Proposed: 6,118.84 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.95 Proposed: 3.95	<b>Angle of Vision</b>	Permitted: 106° Proposed: 87°
<b>Building Height</b>	Permitted: 22' Proposed: 18.6'	<b>Overall Building Height</b>	Permitted: 30' Proposed: 29.76'
<b>Finished Floor Elevation</b>	Proposed: 15.9'NAVD	<b>FEMA Flood Zone</b>	X
<b>Maximum Fill</b>	Permitted: .545' Proposed: 1.32'	<b>Zero Datum</b>	15.9'NAVD
<b>Overall Landscape Open Space</b>	Required: 45% Proposed: 45.26%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 52.5%
Surrounding Properties / Zoning			
<b>North</b>	1290 N Ocean Blvd   Residence / R-B		
<b>South</b>	1270 N Ocean Blvd   Residence / R-B		
<b>East</b>	N Ocean Blvd Right-Of-Way		
<b>West</b>	1287 N Ocean Blvd & 1291 N Ocean Blvd   Residence(s) / R-B		

**STAFF ANALYSIS**

The applicant is proposing the construction of a new two-story residence with associated hardscape, landscape, and swimming pool. The subject property is located on the southeast corner of North Ocean Boulevard and Kenlyn Road. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance to achieve the application as proposed.

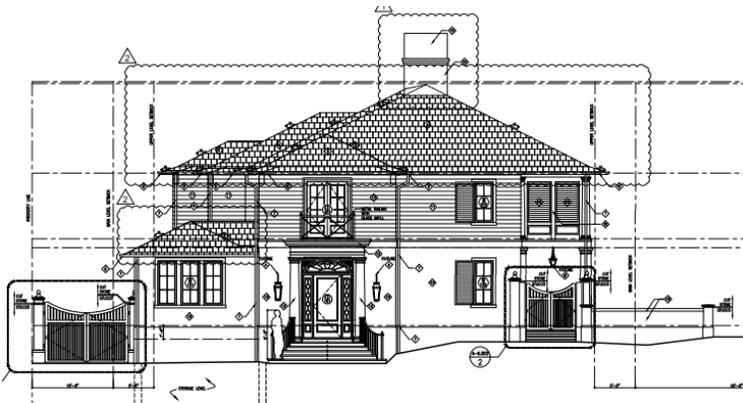
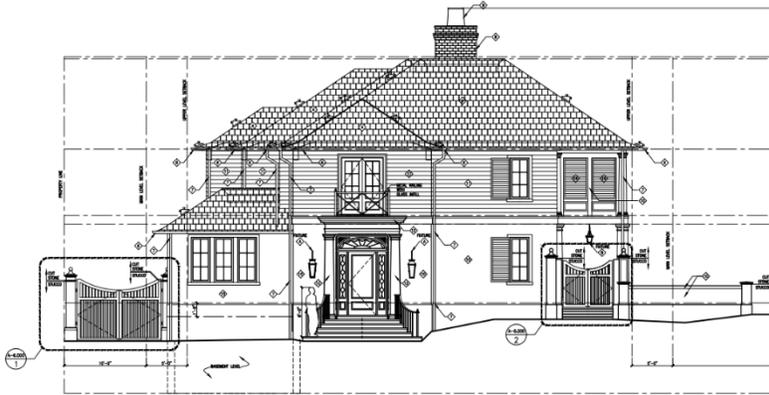


The proposed structure has its main pedestrian and vehicular entry from Kenlyn Road. The residence features one and two-story masses. The two-car garage, located on the north side of the property, and one of the bedrooms, located on the west side of the property, are proposed as one-story masses. A unique aspect of the design is the basement/split level portion of the house, which

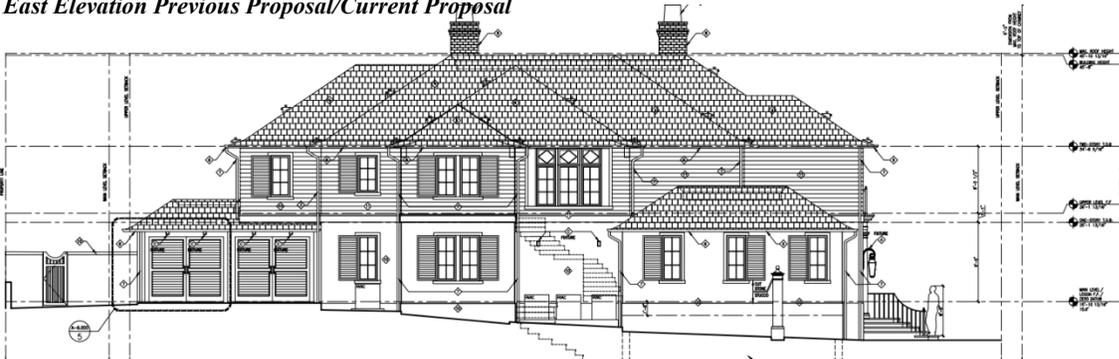
occupies a small portion of the footprint and is accessible by both a staircase and an elevator. A covered porch with columns is proposed on the east side of the property, overlooking a new pool, spa, and water feature. The site plan features a circular driveway that connects to a side-loaded ribbon driveway that traverses the property along the west side to access the garage on the north. In the letter of intent, the project architect describes the residence as having a French Colonial style. The exterior finishes include a Ludowici tile roof (in Earth Gray) and stucco-finished walls with a steel trowel finish on the first floor and a simulated lap siding finish on the second floor. The fenestration includes a glazed door with sidelights and a transom adorned by divided-light patterns, French doors, sliding glass doors, and casement windows. Other notable features include engaged columns and entablature at the front entrance, front steps, decorative railings, louvered shutters, louvered garage doors, exterior light fixtures, and chimneys. The exterior walls, trim, and rafter tails will be painted 'DECORATORS WHITE' and all the doors and shutters will be painted 'OXFORD GRAY'.



*South Elevation Previous Proposal /Current Proposal*



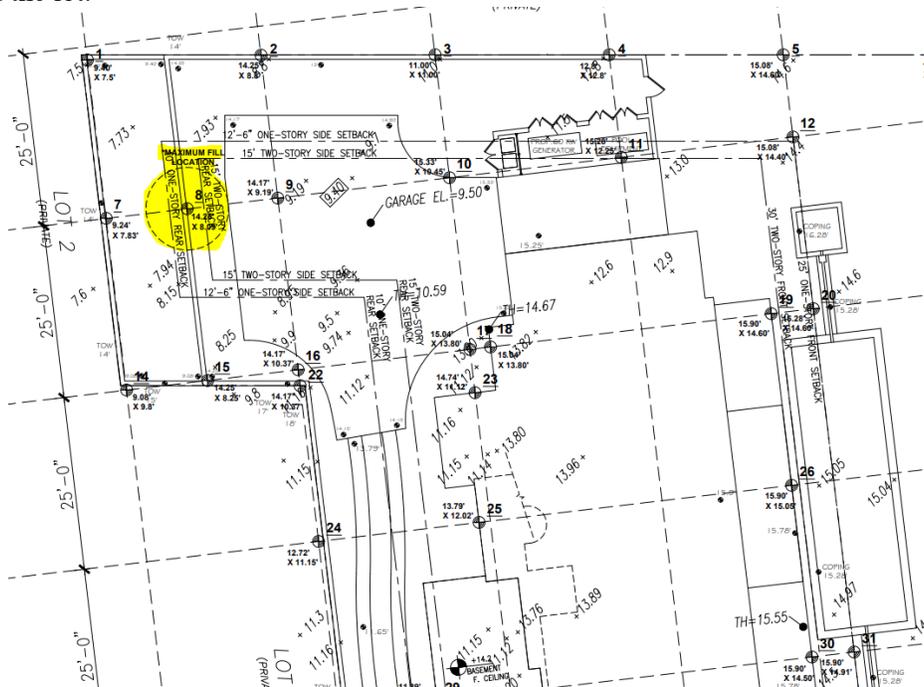
*East Elevation Previous Proposal/Current Proposal*



The landscape plan is designed with a focus on the yard area on the east side of the property, fronting North Ocean Boulevard. Perimeter and interior landscaping is also proposed which offers privacy and enjoyment of the site. The hardscape will feature brick, limestone, and tabby shell concrete. Perimeter walls are proposed which range from 4 to 7 feet in height. The proposed trees and palms include Green Buttonwood, Mastwood, Lignum-Vitae Tree, Joewood, and Christmas Palm. A wide variety of shrubs and vines are being proposed including Dwarf Carissa, Silver Buttonwood, Golden Creeper, and Green Island Ficus. The pool equipment and the new generator will be located within an enclosure on the north side of the property.



Due to the significant grade change along Kenlyn Road the applicant is wishing to bring in some fill and has one area where it would exceed the permitted fill by approximately 9" at the northwest corner of the lot.



Code Section	Permitted	Proposed	Variance
Variance 1: Sec. 134-1600	.545'	1.32'	.775'

**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 variance **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion 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, and;

WRB: JGM:FHM