




**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   
Director PZ&B

SUBJECT: ARC-23-060 101 NIGHTINGALE TRL

MEETING: JUNE 28, 2023

**ARC-23-060 101 NIGHTINGALE TRL.** The applicant, 04TST101 Nightingale LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story beach cabana, new spa and associated landscape and hardscape.

Applicant: 04TST101 Nightingale LLC  
Professional: Brooks & Falotico Associates, LLP

**THE PROJECT:**

The applicant has submitted plans, entitled "Libman Renovation - Cabana" as prepared by **Brooks & Falotico Associates, LLP** dated June 5, 2023.

The following is the scope of work:

- Modifications to landscape and hardscape surrounding existing beach cabana.

Site Data			
Zoning District	BA Beach Area	Future Land Use	SINGLE FAMILY
Beach Parcel Size	1730 SF	Landscape Open Space (LOS)	Existing: 1120 SF Proposed: 827 SF
Surrounding Properties / Zoning			
North	Cabana of 1213 N Ocean Blvd		
South	Vacant Beachfront		
East	Beachfront - Ocean		
West	Residence		

**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The applicant proposed a roof replacement and modifications to existing hardscape and landscape at the May 2023 ARCOM meeting. The proposed architectural changes to the existing cabana were approved unanimously. The landscape plan was deferred to the June ARCOM meeting.

The applicant has made revisions including the addition of a pool safety gate at the beach access

landing and increased the use of a flagstone path per directions from the commission. In addition, the existing Seagrape hedge along the north wall has been retained and landscape has been added to increase screening. A review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM: SCP