



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: Mayor and Town Council

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

SUBJECT: ARC-23-078 160 KINGS ROAD

MEETING: AUGUST 23, 2023

ARC-23-078 160 KINGS RD. The applicant, Gene & Mindy Aaron, has filed an application requesting Architectural Commission review and approval for overall site landscape and hardscape improvements, modification to vehicular gates and new generator.

Applicant: Gene & Mindy Aaron
Professional: Dustin Mizell | Environment Design Group

HISTORY

The property at 160 Kings Rd was previously presented for construction of a new residence with associated landscape and hardscape in 2005. There have been minor revisions to the property since it's construction.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 160 Kings Road Palm Beach" as prepared by **Environment Design Group**, dated July 11, 2023.

The following is the scope of work:

- New Front Door.
- Window infill on existing garage.
- Modification to vehicular gates and landscape.
- Installation of new generator.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	14,308 SF		
Landscape Open Space	Existing: 38.35% Proposed: 40.62%	Front Yard Landscape Open Space	Existing: 51.17% Proposed: 48.11%
Surrounding Properties / Zoning			

North	161 Kings Rd 1-Story Residence / R-A
South	161 Woodbridge Rd 1-Story Residence / R-A
East	168 Kings Rd 1-Story Residence / R-A
West	150 Kings Rd 1-Story Residence / R-A

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A review of the project indicates that the application, as proposed, is consistent with the R-A zoning provisions provided within the Town zoning code.

CONCLUSION:

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