



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 *WB*
 Director PZ&B

SUBJECT: ARC-24-011 301 PLANTATION RD

MEETING: FEBRAURY 28, 2024

ARC-24-011 301 PLANTATION RD. The applicant, 301 Plantation LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to the previously approved façade and roof of a single-family residence.

Applicant: 301 Plantation LLC
 Professional: Fairfax & Sammons Architecture
 Agent: Maura Ziska Esquire

HISTORY:

A new two-story single-family residence was reviewed and approved by ARCOM under application number ARC-23-061 (ZON-23-062) at the May 24, 2023 meeting. The project included 3 variances for (1) height (2) overall height and (3) chimney that were approved unanimously. The landscape portion of the application was deferred to the following month where it was approved unanimously at the June meeting. The current application seeks to modify the previously approval.

THE PROJECT:

The applicant has submitted plans, entitled "DeGuardiola Residence", as prepared by Fairfax & Sammons Architecture, date stamped by the Town, February 5, 2024.

The following is the scope of work for the project:

- Changes to window and door configurations, roof and stucco alterations.
- Railing design change and replacement.
- Modifications to pool cabana.

Site Data			
Zoning District	R-B	Lot Size (SF)	18,649 SF
Future Land Use	SINGLE FAMILY	Lot Coverage (SF)	4,671 SF / 25.04%
Landscape Open Space	8,410 SF / 45.17%		
Surrounding Properties / Zoning			
North	620 N LAKE WAY / VACANT LOT / R-B		
South	304 PLANTATION RD / SINGLE FAMILY / R-B		
East	271 PLANTATION RD / SINGLE FAMILY / R-B		
West	620 CREST RD / SINGLE FAMILY / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town zoning code. The proposed modifications to the previously approved house do impact elevations, however they are not a departure from the overall design of the home and do not include any changes to the material palette.

Revisions from the January ARCOM meeting have considered comments made by the Commission. The applicant submitted new drawings that include revisions to the roof pitch, stucco moldings, balcony railings and refinement of the window and door changes.

CONCLUSION:

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the subject project will require one (1) separate motion to be made by the Architectural Review Commission:

- (1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions.

WRB:SCP