



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0006 300 S OCEAN BLVD

MEETING: JULY 24, 2024, ARCOM

ARC-24-0006 300 S OCEAN BLVD. The applicant, Carousel Development & Restoration, Inc and Courtney Cox on behalf of 300 South Ocean Boulevard Apartments, Inc has filed an application for structural repairs to the penthouse partition wall.

HISTORY:

This large multifamily condominium building was built in 1960 and designed by Howard Chilton in the Art Moderne style. It has a semi-circular design and bold lattice like concrete balconies with a bold Porte cochere. The penthouse units have white awning canopies installed for shade.



Google Streetview 2024

THE PROJECT:

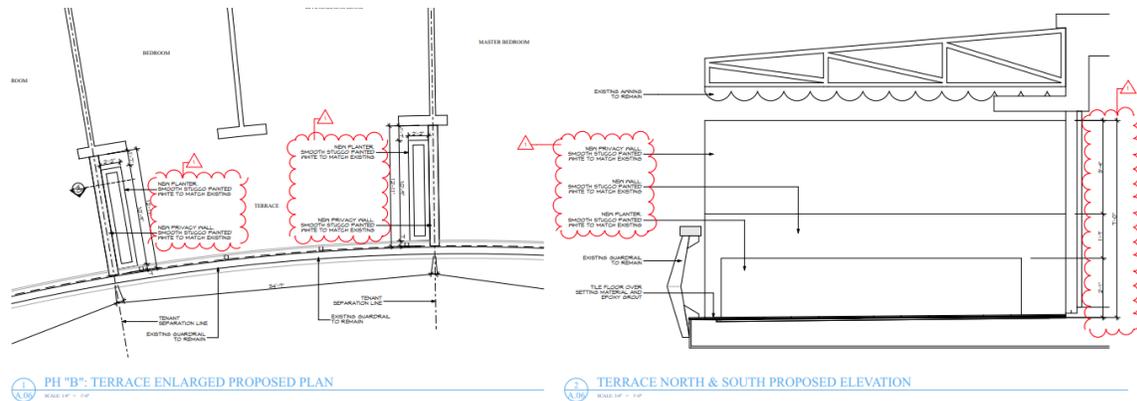
The applicant has submitted plans, entitled “Condominium Renovation unit PH “B”” as prepared by **Roy & Posey Architecture**, uploaded June 6, 2024.

The following scope of work is proposed:

- Remove two (2) existing penthouse dividers
- Rebuild two (2) penthouse dividers

STAFF ANALYSIS

The applicant is proposing the demolition of two planters and associated wall dividers separating penthouse “B” from penthouse “A” to the south and penthouse “C” to the north. Current images provided show stucco walls and stucco planters existing and similar planters/walls to replace those. Structural and concrete repair work is cited as the reason for the need for replacement. However, no permits substantiate this currently illustrated installation. Previous pictures show planters and a fabric awning type wall separating the units.



Staff certainly understands the need for privacy between units and finds both the planters and walls aesthetically acceptable as they are proposed to be finished in white stucco which is consistent with the remainder of the building.

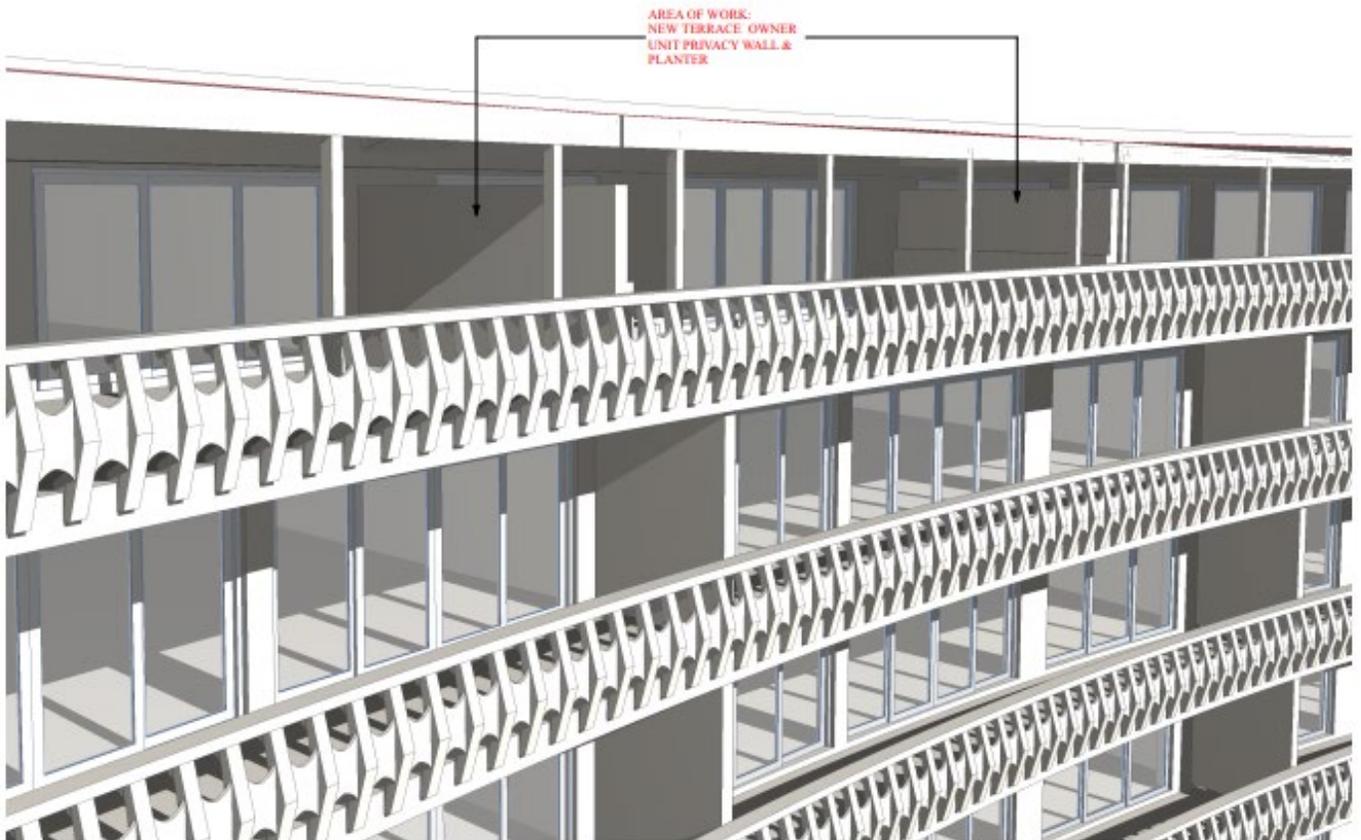


2022 image



PROPOSED PHOTO ILLUSTRATION OF OWNER'S TERRACE PRIVACY WALL

There is concern though for the alignment of the walls in relationship with the vertical posts of the canopy supports. The proposed privacy walls are dimensioned at 2'2" and are neither in alignment with the posts nor spaced evenly between them. These walls also do not align with the vertical separators of the units on the floors below the penthouse. Therefore, a more aesthetically desirable approach from the street view might be to rebuild the planters at the height of the balcony railings and set in the walls from the balcony or revert back to a fabric separator for the vertical element.



PH "B": PRIVACY WALLS RENDERING

The design requires no variances or special exceptions as proposed.

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, and

WRB: JGM: FHM