



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0071 224 VIA MARILA

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0071 224 VIA MARILA. The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Applicant: Adrian Tauro
Architecture: Jason Cutajar Architectural Design (with LaBerge and Menard, Inc.)
Landscape: Nievera Williams Design (Mario Nievera)

THE PROJECT:

The applicant has submitted plans, entitled "NEW SINGLE FAMILY HOME – 224 VIA MARILA" as prepared by **Jason Cutajar Architectural Design (with LaBerge & Menard Inc.)**, uploaded August 12, 2024.

The following scope of work is proposed:

- New, two-story, single-family residence with attached two-story accessory structure.
- Final hardscape, landscape and swimming pool improvements.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	16,474 SF	Crown of Road	2.85' NAVD
Lot Depth	164.74'	Lot Width	100'
Lot Coverage	Permitted: 30% Proposed: 29%	Enclosed Square Footage	Proposed: 7,555 Sq. Ft.
Cubic Content Ratio (CCR)	Permitted: 3.94 Proposed: 3.94	Angle of Vision	Permitted: 100° Proposed: 98°
Building Height	Permitted: 22' Proposed: 19'	Overall Building Height	Permitted: 30' Proposed: 29.78'
Finished Floor Elevation	Proposed: 7' NAVD	FEMA Flood Zone	ZONE AE 6
Maximum Fill	Permitted: 2' Proposed: 1.81'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45.5%	Front Yard Landscape Open Space	Required: 40% Proposed: 47.8%

Surrounding Properties / Zoning	
North	226 List Rd & 218 List Rd Residence(s) / R-B
South	227 Garden Rd & 215 Garden Rd Residence(s) / R-B
East	216 Via Marila Residence / R-B
West	232 Via Marila Residence / R-B

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with attached two-story accessory structure and final hardscape, landscape, and swimming pool. The subject property is located on the south side of Via Marila three lots west of North Ocean Boulevard. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning.

The proposed structure is sited with the main two-story massing centered at the front (north) of the lot, a one-story wing along the west side of the property, connected by a covered loggia to a two-story, three bay garage accessory structure accessed off the rear at Laurian Lane (public alley). The front of the structure is symmetrical, with a broad pedestrian terrace stepping up to a full glass double front door with grille feature. In addition to the parking at the rear of the structure, a curb cut is also proposed at the north-east of the site off of Via Marila with parking for two vehicles. A central pool courtyard is proposed between the main residence and attached accessory structure, with open space on the east and a dining terrace at the southeast quadrant. The residence prominently features a two-story massing in an H shape footprint, which steps down to single-story wings on the east and west sides at the rear of the structure. Exterior finishes include white painted stucco, grey ludowici flat terracotta roof tiles, coral stone entry surround, and light grey bleached mahogany paneled shutters. Windows on the perimeter are painted dark charcoal casements with divided light pattern, and first floor windows and doors at the pool courtyard are full lite.

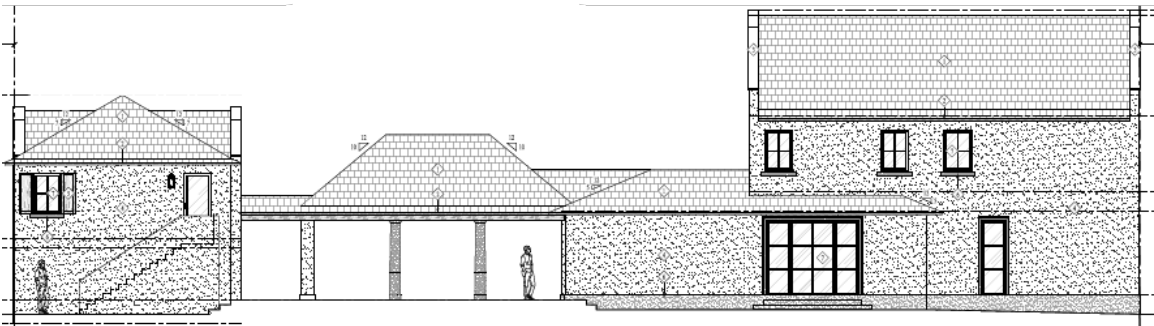




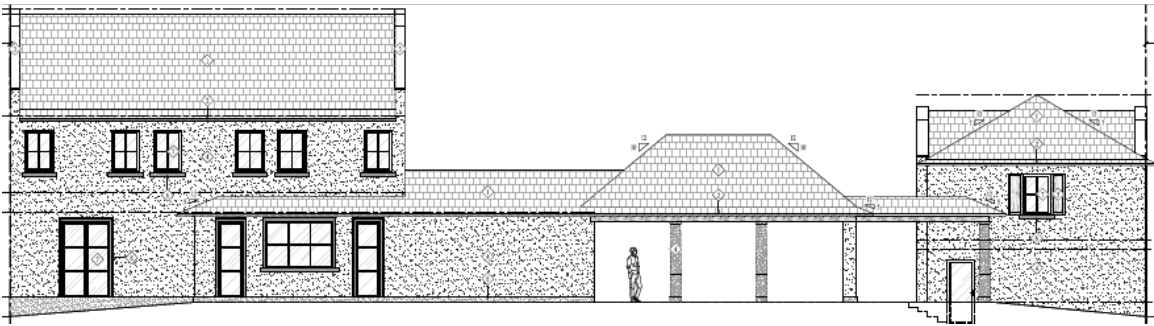
Proposed front elevation.



Proposed rear elevation @ Laurian Lane.

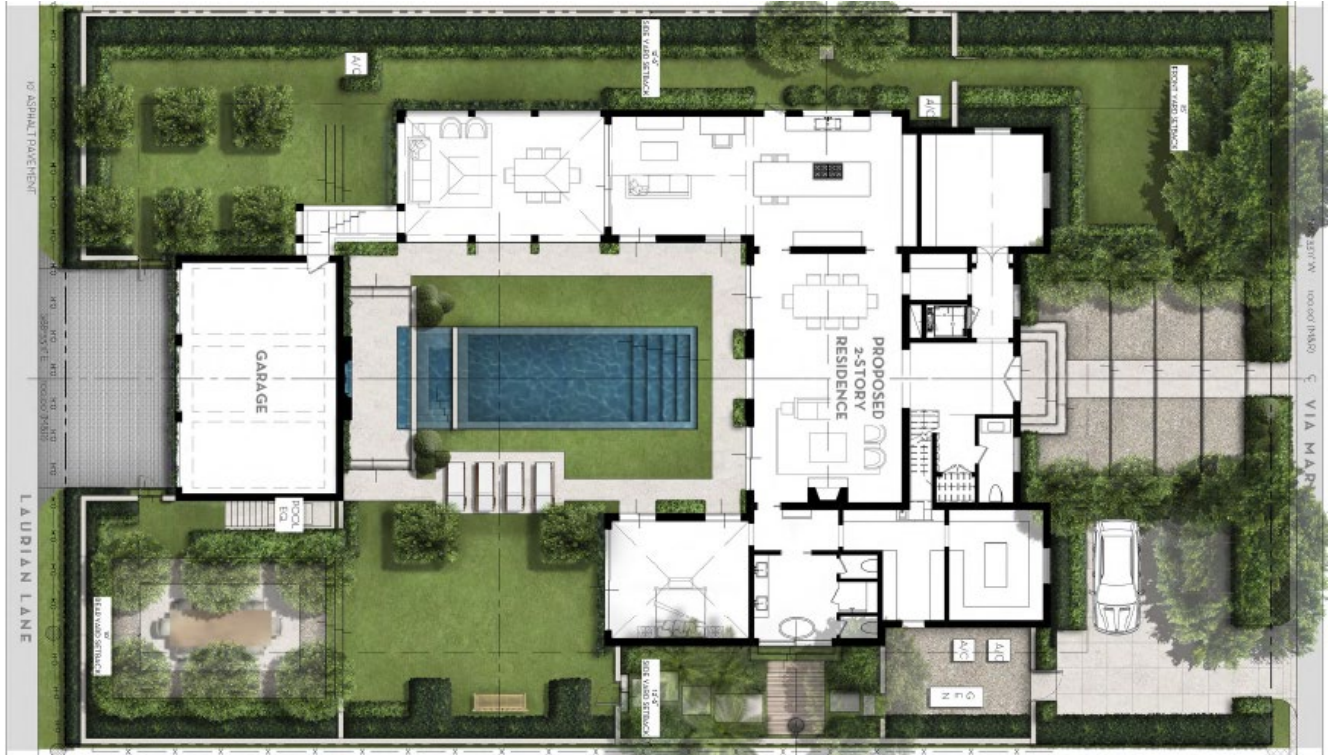


Proposed east side elevation.



Proposed west side elevation.

The landscape plan features an entry garden terrace with over 75 spherical ilex shrubs flanked by two large leaf Calusia trees at the road and rows of pigeon plums leading to the front door. The sides and rear of the property are surrounded by a green buttonwood hedge inside of a 6' site wall with foundation plantings and lawn areas. The east side of the garage features a paved dining terrace with rows of pigeon plum trees and the west side of the garage features a lawn with pleached calophyllum trees. Hardscape materials include white Dominican coral surrounded by grey gravel at the entry walkway and outdoor dining terrace, white Dominican coral at the pool courtyard area, grey tabby concrete at the guest parking on Via Marila, and grey brick at the garage parking area.



CONCLUSION:

Approval of the project will require one (1) 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

WRB:JGM:BMF