



**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-24-0050 130 CLARENDON AVE

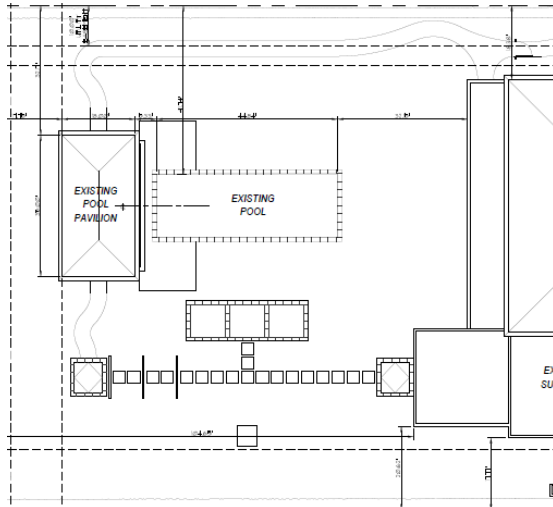
MEETING: SEPTEMBER 25, 2024 ARCOM

**ARC-24-0050 130 CLARENDON AVE** The applicant, Mr. & Mrs. Harry Slatkin (MP Design & Architecture)), has filed an application requesting Architectural Commission review and approval for enclosure of an existing pool pavilion to construct a two-story accessory structure.

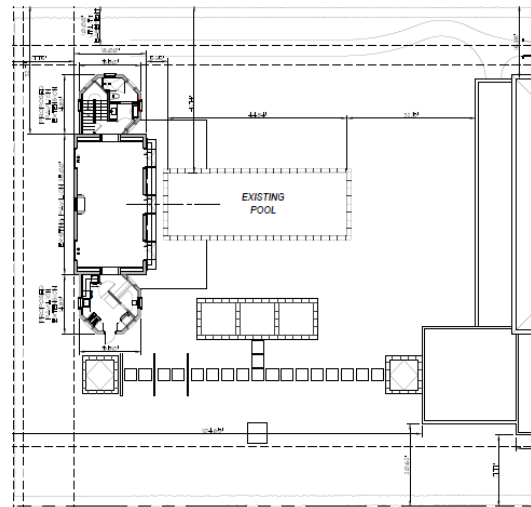
Applicant: Mr. & Mrs. Harry Slatkin  
Architecture: MP Design & Architecture

**HISTORY:**

The existing 642 SF pool pavilion, originally designed by MP Design & Architecture, received unanimous approval at the April 25, 2018 ARCOM meeting (B-039-2018). The application also encompassed landscape and hardscape modifications by Nievera Williams Design. Following the initial approval and construction, minor alterations have been made through staff-level applications, including the installation of impact-rated doors to enclose portions of the structure and the addition of a pergola.



***CURRENT CONDITIONS***



***PROPOSED ADDITION***

**THE PROJECT:**

The applicant has submitted plans, entitled "Slatkin Residence" as prepared by **MP Design & Architecture**, dated September 9, 2024.

The following scope of work is proposed:

- Enclosure of existing pool pavilion.
- A 1,438 SF second-story addition and expansion to the footprint of the existing one-story pool pavilion.

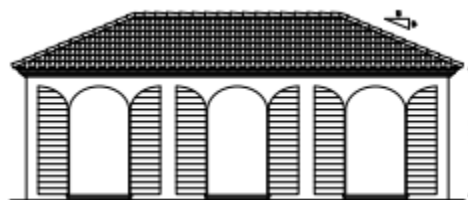
Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	Single Family
<b>Lot Size</b>	32,106 SF	<b>Crown of Road</b>	5.24 NAVD
<b>Lot Depth</b>	256.85'	<b>Lot Width</b>	125'
<b>Lot Coverage</b>	Permitted: 25% Existing: 22% Proposed: 23.2%	<b>Enclosed Square Footage</b>	Existing: 11,053 SF Proposed: 12,491 SF
<b>Finished Floor Elevation</b>	Proposed: 8.09' NAVD	<b>Overall Landscape Open Space</b>	Required: 50 % Existing: 55% Proposed: 54%
Surrounding Properties / Zoning			
<b>North</b>	143 Clarendon Ave   Residence / R-A		
<b>South</b>	151 Via Bellaria   Residence / R-A		
<b>East</b>	120 Clarendon Ave   Residence / R-A		
<b>West</b>	160 Clarendon Ave   Residence / R-A		

**STAFF ANALYSIS**

The applicant's proposal entails a substantial alteration of the existing one-story pool pavilion structure located in the rear (south) portion of the site through the addition of a second story and an expanded footprint to the east and west.

The existing one-story pool pavilion will be significantly modified through the second-floor addition vertically to accommodate the new floor and the construction of two new symmetrical two-story addition towers flanking the main structure. The additions will house three guest bedrooms, three additional bathrooms, a catering kitchen, and storage areas. This expansion will result in a substantial increase in the total square footage from 630 SF to 2,068 SF. No changes are being proposed to the existing two-story residence.

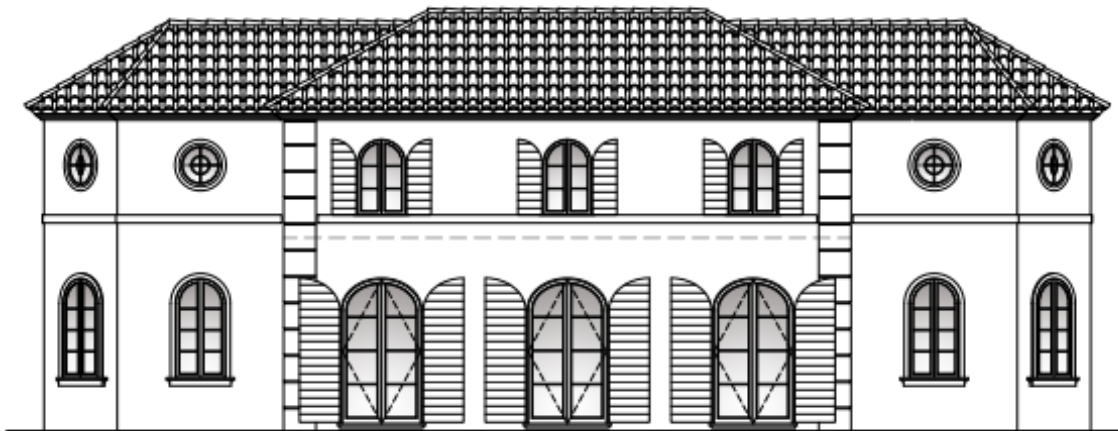
Following the August 28<sup>th</sup>, 2024 deferral from ARCOM the applicant has revised the proposed towers and eliminated the dormers.



***CURRENT CONDITIONS***



***PREVIOUSLY PROPOSED ADDITION***



***CURRENTLY PROPOSED ADDITION***

**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.