



**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 *WLB*  
Director PZ&B

**SUBJECT:** ARC-24-0060 910 S OCEAN BLVD

**MEETING:** SEPTEMBER 25, 2024 ARCOM

**ARC-24-0060 910 S OCEAN BLVD.** The applicant, 910 S Ocean LLC (Portuondo Perotti Architects) has filed an application requesting Architectural Commission review and approval for modifications to an interior courtyard and balcony railings.

**Applicant:** 910 S Ocean LLC  
**Architecture:** Portuondo Perotti Architects

**HISTORY:**

The two-story single-family residence at 910 S Ocean Blvd was approved by ARCOM in 2021 under B-17-2021. Construction is currently underway on-site, and only two minor revisions have been requested since the original approval via staff-level applications. These include the removal of the approved beach access tunnel from the scope of work and a revision for a revised muntin pattern, both of which were approved.

**THE PROJECT:**

The applicant has submitted plans, entitled "910 South Ocean Residence" as prepared by **Portuondo Perotti Architects**, dated August 13, 2024.

The following scope of work is proposed:

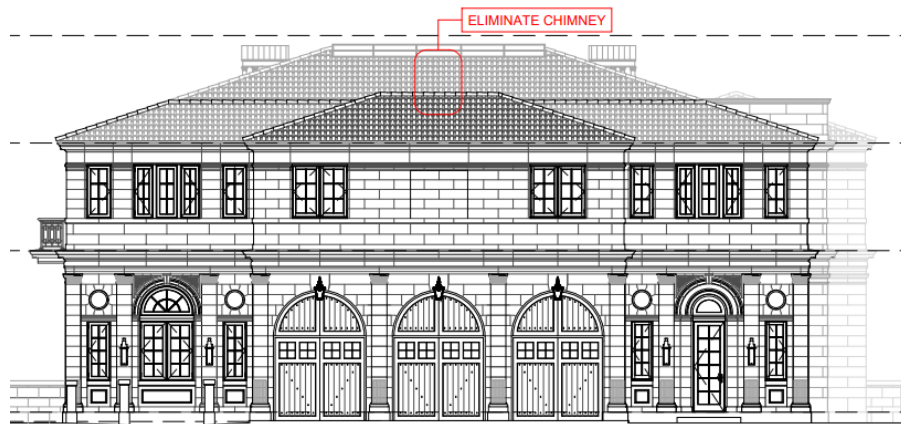
- Elimination of the courtyard chimney.
- Change in north facing façade.
- Change in balcony railing design.

Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	Singly Family
<b>Lot Size</b>	27,528 SF	<b>Lot Coverage</b>	25%
<b>Lot Depth</b>	150'	<b>Lot Width</b>	125'
<b>Building Height</b>	34'10"	<b>Enclosed Square Footage</b>	19,035 SF
<b>Overall Landscape Open Space</b>	50.84%	<b>Front Yard Open Space</b>	Existing: 45%
Surrounding Properties			
<b>North</b>	105 Clarendon Ave   Residence / R-A		
<b>South</b>	916 S Ocean Blvd   Residence / R-A		
<b>East</b>	910 S Ocean   Beach Cabana for 910 S Ocean Blvd / B-A		

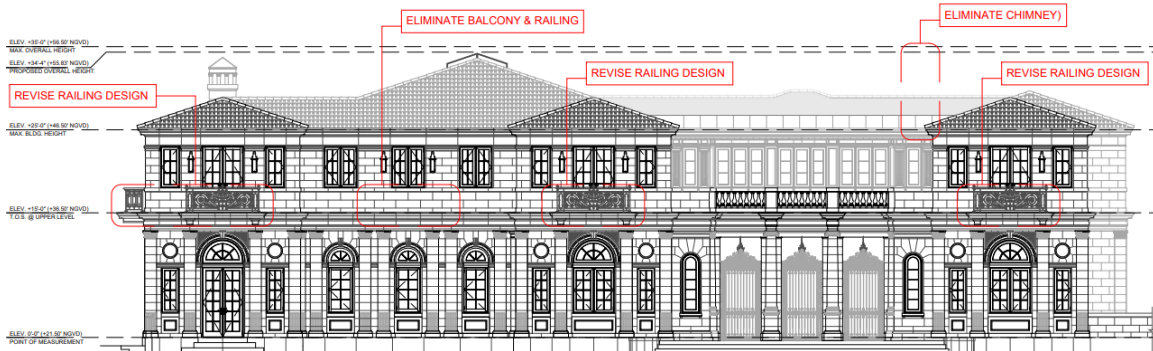
West	110 Clarendon Ave  Residence / R-A
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### **STAFF ANALYSIS**

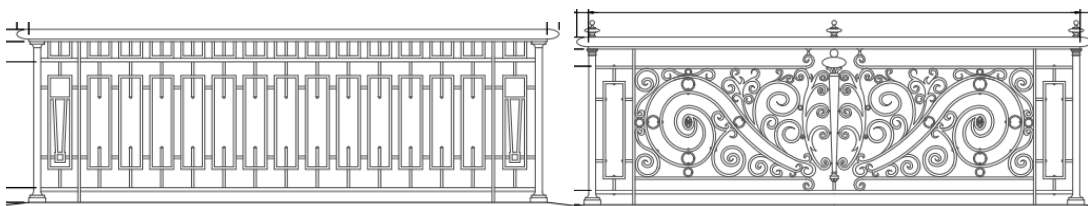
The newly constructed two-story residence at 910 S Ocean Blvd has submitted an application for minor revisions to the façade. On the west elevation, the proposal includes the removal of the chimney, which faces an interior courtyard and is not visible from the street. Additionally, the applicant seeks to modify both the north and west elevations by removing some of the balconies and redesigning the railing on those that will remain. In the interior courtyard, several windows will be omitted, and the entry doors on the north side will be redesigned. A new metal awning will also be introduced above the entry doors to complement the updated design of the property.



### ***ELIMINATION OF CHIMNEY***



### ***NORTH FAÇADE MODIFICATIONS***



***PREVIOUS RAILING DESIGN***

***PROPOSED RAILING DESIGN***

**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:SCP