



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0093 1240 N OCEAN WAY

MEETING: NOVEMBER 22, 2024, ARCOM

**ARC-24-0093 1240 N OCEAN WAY.** The applicant, Polly Daugherty on behalf of Paradelo Burgess Design Studio, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the roofs of an existing two-story residence.

Owner: Terry and Maria Collier  
Applicant: Polly Daugherty  
Architecture: Paradelo Burgess Design Studio

**HISTORY:**

The property received approval in 2008 for the installation of solar panels on the sloped roof of the one-story component of the structure.

**THE PROJECT:**

The applicant has submitted plans, entitled "Solar Panels for Collier Residence" as prepared by Paradelo Burgess Design studio, dated October 7, 2024.

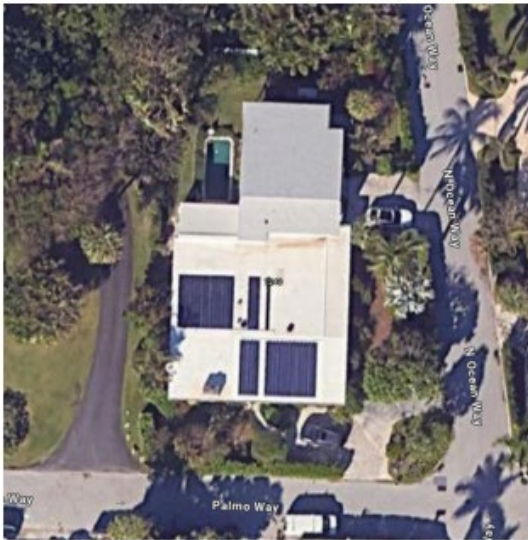
The following scope of work is proposed:

- New grid interactive photovoltaic system 28.60 kW roof mounted with new whole home battery backup energy storage system

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Depth</b>	140'	<b>Lot Width</b>	101'
<b>Lot Coverage</b>	Permitted: 30% Existing: 40% Proposed: 40%	<b>Building Height</b>	Permitted: 30' Existing: 21.1' Proposed: 21.1'
Surrounding Properties / Zoning			
<b>North</b>	202 Kenlyn Rd / SFR / R-B		
<b>South</b>	1236 N Ocean Way / SFR / R-B		
<b>East</b>	1250 N Ocean Blvd & 1260 N Ocean Blvd / SFR / R-B		
<b>West</b>	265 Palm Way / Town of Palm Beach Nursery / R-B		

### STAFF ANALYSIS

This structure, built circa 1954, features a large single story element typical of a mid-century house and a smaller two-story contemporary component along the north side of the property with steeply sloped roof lines.



TOP VIEW



Existing arrays vs proposed highlighted in yellow



SOUTH SIDE VIEW



EAST SIDE VIEW

The property installed several roof mounted solar arrays in 2008 and is seeking to add additional ones on both the one and two story portion of the house. Some of these panels will be slightly visible from the public right of way. Of all types of architectural styles this seems to be the most appropriate one to have solar panels given it's association with the Space Age time frame and its embodiment of technology and exploration starting in 1957 with the launch of Sputnik 1.



As this is a corner property the visibility from the east and south sides is enhanced. However, due to the narrow street widths, large hedges and service-oriented sides of the nearest properties this request should not have a negative impact. The property owner to the north also has a two story house and would be able to see the panels except for the very lush and layered landscape buffer between the two properties. This application is presented to the Commission to consider whether all the criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

### **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.

WRB: JGM: FHM