



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^{BD}
Director PZ&B

SUBJECT: ARC-24-0093 1240 N OCEAN WAY

MEETING: DECEMBER 20, 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.

This case was deferred from the November 2024 ARCOM meeting to further study the visibility of the proposed solar arrays.

THE PROJECT:

The applicant has submitted revised plans, entitled "Solar Panels for Collier Residence" as prepared by Paradelo Burgess Design Studio, dated December 4, 2024.

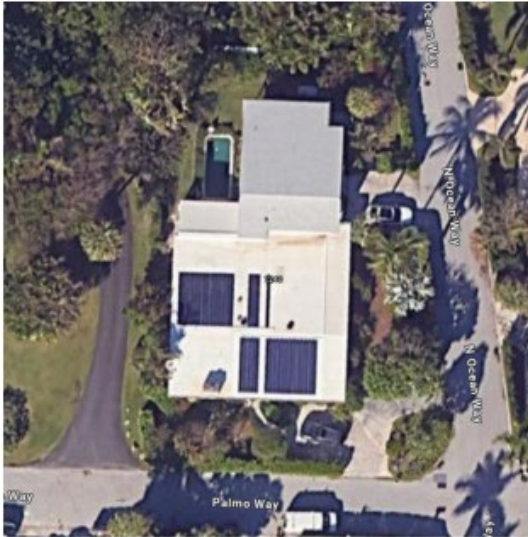
The following scope of work is proposed:

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

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

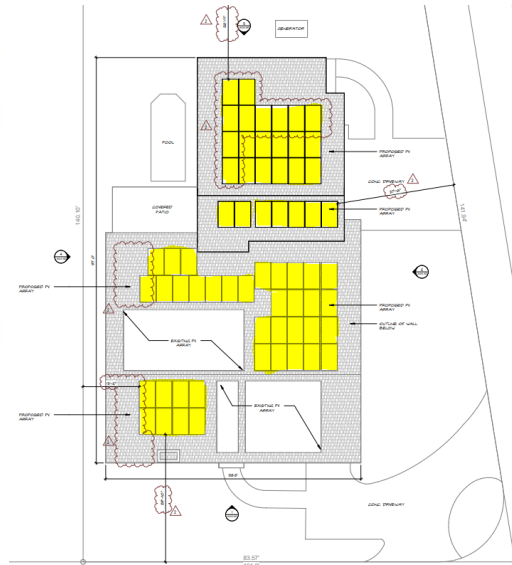
STAFF ANALYSIS

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

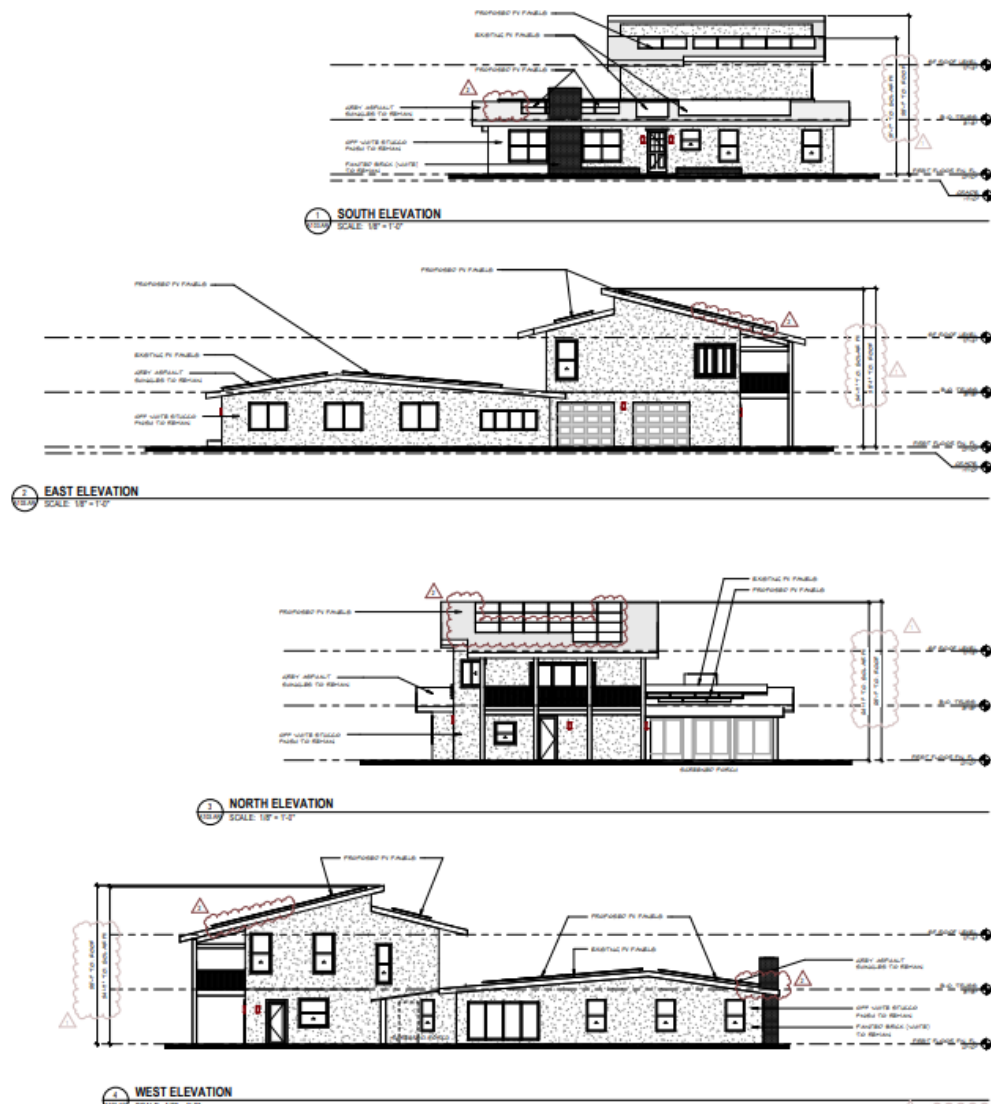


SOUTH SIDE VIEW



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 portions 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 its 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 peninsular property the visibility from the west, south and east 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 significantly 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.

The applicant has provided additional studies showing which arrays can be seen from a 6'-0" height view. They include:



From west and south



From south and east



From north

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