



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: DECEMBER 20, 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)

HISTORY:

The application was first heard at the September 25, 2024 ARCOM hearing and was deferred two months by the commission (7-0) to the November meeting with instructions for a complete restudy.

The applicant wrote-in requesting a deferral to the December 20th ARCOM meeting to allow time for further study and refinement of the plan.

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 December 04, 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% Prev. Proposed: 29% Proposed; 30%	Enclosed Square Footage	Prev. Proposed: 7,555 SF Proposed: 6,418 SF
Cubic Content Ratio (CCR)	Permitted: 3.94 Prev. Proposed: 3.94 Proposed: 3.94	Angle of Vision	Permitted: 100° Prev. Proposed: 98° Proposed: 98°

Building Height	Permitted: 22' Prev. Proposed: 19' Proposed: 20'	Overall Building Height	Permitted: 30' Proposed: 29.78'
Finished Floor Elevation	Proposed: 7' NAVD	FEMA Flood Zone	AE 6
Maximum Fill	Permitted: 2' Proposed: 1.81'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Prev. Proposed: 45.5% Proposed: 46.4%	Front Yard Landscape Open Space	Required: 40% Prev. Proposed: 47.8% Proposed: 49%
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 applicant has resubmitted plans in response to comments of the commission. The overall site planning remains largely the same as previous submittal. Changes include changing the architectural style of the structure from a contemporary Cape Dutch to a traditional Mediterranean style. The gable ends have been replaced with hipped roofs and the pitch of the roof lowered to reduce the massing. The overall floor area was reduced with a majority removed from the second-floor area, reducing the overall size of the second floor. The side yard setbacks have been increased. A loggia has been added for shade at the south side of the great room and a covered front porch has been added. A trellis has been added over the garage to support plant growth and sliding doors at the rear have changed to French doors.



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 an arched full glass double front door with grille feature and coral stone surround. 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 corner of the site. 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 barrel tile roof, coral stone entry surround, and light grey bleached mahogany paneled shutters. Windows on the perimeter of the structure are painted dark charcoal casements with divided light pattern, and first floor windows and doors at the pool courtyard are full lite.



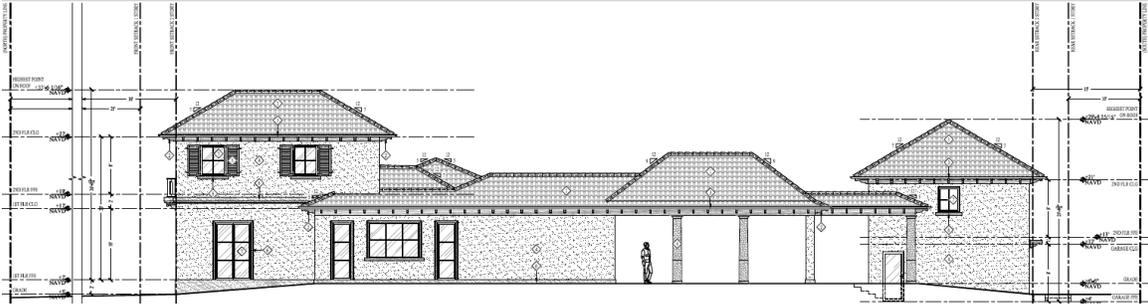
Previously proposed north (front) elevation.



Proposed north (front) elevation.



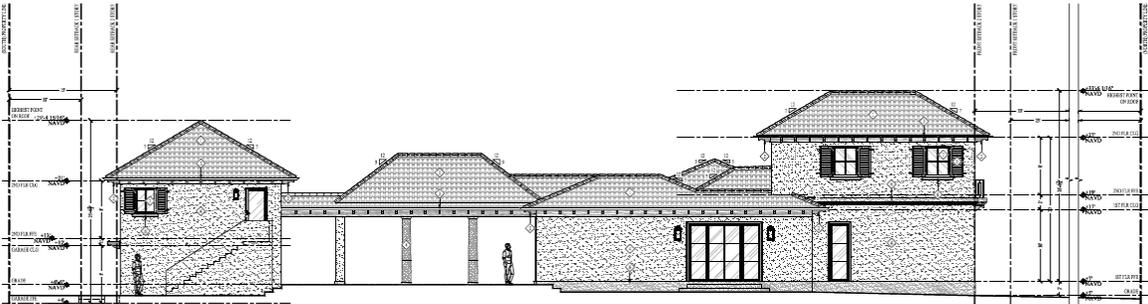
Previously proposed west (side) elevation.



Proposed west (side) elevation.



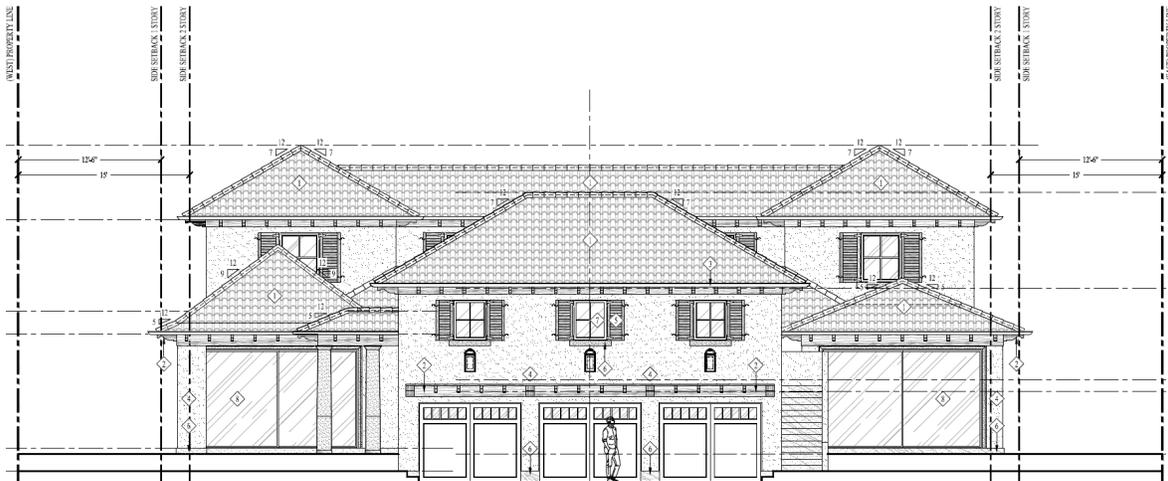
Previously proposed east (side) elevation.



Proposed east (side) elevation.



Previously proposed south (rear) elevation.



Proposed south (rear) elevation at Laurian Lane.

The landscape plan has been modified to eliminate the central pedestrian entry and relocates the pedestrian entrance to the west side of the parcel heading into the site then turning left and stepping up to the entry terrace, with this configuration mirrored at the auto court on the opposite side of the terrace to the east. A tall hedge now screens the house from view at the right of way. 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, grey tabby concrete, grey brick, and gravel.





Previously proposed landscape and hardscape rendering.



Proposed landscape and hardscape rendering.

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