



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
www.townofpalmbeach.com

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

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

SUBJECT: ARC-24-0120 224 ATLANTIC AVE

MEETING: JANUARY 29, 2025 ARCOM

ARC-24-0120 224 ATLANTIC AVE The applicant, 224 Atlantic LLC, have filed an application requesting Architectural Commission review and approval for the enclosure of first floor covered parking area to an enclosed garage and storage area with sitewide landscape and hardscape improvements.

Applicant: 224 Atlantic LLC
 Architect: ACI Architectural Concept
 Landscape: Environment Design Group
 Legal: Kochman & Ziska PLC

HISTORY:

The property at 224 Atlantic Ave was a multi-family residential building built in 1980. It was converted into a single-family residence in 2013.

THE PROJECT:

The applicant has submitted plans, entitled "EXISTING OPEN GARAGE ENCLOSURE & STORAGE" as prepared by **ACI Architectural Concepts**, dated January 9, 2025.

The following scope of work is proposed:

- Enclosure of an existing open air garage to an enclosed garage.
- Relocation of pool equipment.

Site Data			
Zoning District	R-C	Future Land Use	Single-Family
Lot Size	Existing: 9,500 SF	Crown of Road	3.06 NAVD
Lot Depth	95'	Lot Width	100'
Lot Coverage	Permitted: 30% Existing: 36.7%	Enclosed Square Footage	Existing: 3,952 SF Proposed: 5,993 SF
Finished Floor Elevation	Existing: 5.26 Proposed: N/C	FEMA Flood Zone	AE 6
Overall Landscape Open Space	Required: 45% Existing: 45.54%	Front Yard Landscape Open Space	Required: 40% Existing: 72.56%
Surrounding Properties / Zoning			
North	223 Atlantic Ave Condominium / R-C		

South	225 Everglade Ave Condominium / R-C
East	220 Atlantic Ave Condominium / R-C
West	230 Atlantic Ave Residence / R-C

STAFF ANALYSIS

The applicant is seeking to enclose the existing first floor open air space to create a garage a storage area. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The existing building was constructed as triplex and converted to a single owner residence in 2013. Located midblock on the south side of Atlantic Ave.

Currently, the existing structure has a large open-air covered parking area. The applicant is proposing to enclose this entire first floor area with new matching stucco finish. New aluminum impact windows will be installed as well as garage doors featuring 3” cedar slats. There is no change to the amount of onsite paving.



Surrounding the new first floor enclosure a series of new foundation plantings will be placed around the perimeter including green island ficus, wild coffee plants and lady palms. All other existing plantings and hardscape will remain.



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